



ANDREW M. CUOMO
Governor

SUSAN G. ROSENTHAL
President & CEO

BOARD OF DIRECTORS

RuthAnne Visnauskas, Chair, Commissioner of NYSHCR
Robert F. Mujica Jr., Director of Budget
David Kraut
Howard Polivy
Michael Shinozaki

**MINUTES OF THE MARCH 7, 2019 MEETING OF THE
ROOSEVELT ISLAND OPERATING CORPORATION BOARD OF DIRECTORS**

A meeting of the Board of Directors was held at the Cultural Center Theater, 548 Main Street, Roosevelt Island, New York, on March 7, 2019 at 5:30 p.m.¹

Directors Present:

Alejandro J. Valella	Representing RuthAnne Visnauskas, RIOC Chair and Commissioner, the New York State Division of Housing and Community Renewal
David Kraut	Director
Howard Polivy	Director
Michael Shinozaki	Director

Directors Absent:

Robert F. Mujica	Director, the State of New York Division of Budget
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Officers and Staff Attending:

Susan G. Rosenthal	President/Chief Executive Officer
John O'Reilly	Vice President/Chief Financial Officer
Mary C. Cunneen	Director of Parks and Recreation
Arthur G. Eliav	Associate General Counsel
Janet Fasano	Project Manager
Robert Greene	Senior Project Manager
Prince Shah	Senior Project Manager
Lada Stasko	Assistant General Counsel

Other Participants:

Frank S. Franco, AIA	Vice President, The Liro Group
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¹ The RIOC Board Meeting commenced following a public comment period. The public comment period was not part of the meeting.



1 Chair's Designee Mr. Valella called the Board meeting to order at 5:30 p.m. The roll was called
2 and a quorum found to be assembled and present.

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5 **APPROVAL OF MINUTES**

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7 The first item of business was the approval of the minutes of the December 13, 2018 meeting
8 of the RIOC Board of Directors. The proposed draft of the December 13, 2018 Board meeting minutes
9 had been previously distributed to all Board members for their consideration.

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11 Upon a motion duly made, seconded and carried by a unanimous vote in favor (Mr. Valella,
12 Mr. Kraut, Mr. Polivy and Mr. Shinozaki), the minutes were **APPROVED** and ordered filed.

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16 **NEW BUSINESS ITEM #1**

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18 The first item of new business was the presentation by Frank S. Franco, AIA, Vice President
19 of The LiRo Group ("LiRo").

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21 President Rosenthal noted that a presentation was previously made before the Operations
22 Advisory Committee on February 21, 2019. Mr. Frank S. Franco of LiRo provided a brief history of
23 the company, emphasizing its involvement in public work. He noted that in 2018, LiRo received #10
24 ranking from York Engineering News Record.

25
26 Mr. Franco discussed LiRo's recent projects, which include multi-million Hudson River Park
27 Project, Niagara Falls State Park Rehabilitation, Battery Park Conservancy Program and High Line
28 Reconstruction Project. He also emphasized that LiRo has extensive experience on Roosevelt Island,
29 including construction management for the Tram Modernization Project and engineering study for the
30 Helix ramp. Mr. Franco explained in greater detail the company's experience in owner's
31 representative field of work that RIOC requires. He noted LiRo's familiarity with resiliency work and
32 landmark restoration projects. Mr. Franco further discussed work plan for RIOC's projects that LiRo
33 plans to oversee.

34
35 Finally, Mr. Franco explained the components of owner's representative responsibilities from
36 planning through post-construction phases. He noted that the important aspect of owner's
37 representative work is a financial responsibly. Mr. Franco assured the Board that RIOC will get
38 excellent service.

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42 **NEW BUSINESS ITEM #2**

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44 The second item of new business was the authorization to enter into contract with LiRo
45 Program & Construction Management P.E., PC for Owner's Representative Services for Capital
46 Projects & Strategic Planning.

1 Mr. John O'Reilly, RIOC Chief Financial Officer, explained the Corporation's need for
2 owner's representative services. He briefly discussed the procurement process noting that LiRo
3 Program & Construction Management P.E., PC ("LiRo") had received the second highest score and
4 became the top contender after the contract with the top bidder was terminated. Mr. O'Reilly
5 recommended the contract with LiRo for Owner's Representative Services for Capital Projects &
6 Strategic Planning for Board approval.

7
8 Director Polivy stated that the Operations Advisory Committee discussed this item on February
9 21, 2019. According to Mr. Polivy, the Committee members expressed their satisfaction with LiRo's
10 prior work on Roosevelt Island and were impressed with quality of service that LiRo could bring to
11 RIOC.

12
13 Upon a motion duly made, seconded and carried by unanimous vote in favor (Mr. Valella, Mr.
14 Kraut, Mr. Polivy and Mr. Shinozaki), the following resolution was ADOPTED:

15
16 **RESOLUTION**

17
18 **AUTHORIZATION TO ENTER INTO CONTRACT WITH**
19 **LIRO PROGRAM & CONSTRUCTION MANAGEMENT P.E., PC FOR OWNER'S**
20 **REPRESENTATIVE SERVICES FOR CAPITAL PROJECTS & STRATEGIC PLANNING**
21

22
23 **RESOLVED** by the Board of Directors of the Roosevelt Island Operating Corporation of the State of
24 New York ("RIOC"), as follows:

25
26 Section 1. that RIOC is hereby authorized to enter into contract with LiRo Program &
27 Construction Management P.E., PC for owner's representative services for
28 capital projects and strategic planning, upon such terms and conditions
29 substantially similar to those outlined in the Memorandum from Shelton J.
30 Haynes to RIOC Board of Directors/Susan G. Rosenthal dated February 11,
31 2019, attached hereto;

32
33 Section 2. that the President/Chief Executive Officer or her designee is hereby authorized
34 to take such actions and execute such instruments as she deems necessary to
35 effectuate the foregoing; and

36
37 Section 3. that this resolution shall take effect immediately.

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41 **NEW BUSINESS ITEM #3**

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43 The third item of new business was the authorization of architectural and engineering task
44 order to The Lawrence Group Architects of New York, P.C. ("The Lawrence Group") for architectural
45 and engineering services in connection with the Motorgate Garage Repairs Project.

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47 Mr. Robert Greene, Senior Project Manager, noted that this item was discussed at the February
48 21, 2019 Operation Advisory Committee meeting. He stated that RIOC is seeking to engage The

1 Lawrence Group, a member of RIOC’s architectural and engineering panel, to provide engineering
2 services in connection with the Motorgate Garage Repairs Project, which is separate from the
3 Motorgate Waterproofing Project. Mr. Greene discussed the scope and the costs of The Lawrence
4 Group’s proposal. He noted that the proposal was approved by Gardiner & Theobald, then RIOC
5 Owner’s Representative, and recommended the Task Order with The Lawrence group for Board
6 approval. In response to Mr. Valella’s question, Mr. Greene explained the architectural and
7 engineering panel selection process.
8

9 Upon a motion duly made, seconded and carried by unanimous vote in favor (Mr. Valella, Mr.
10 Kraut, Mr. Polivy and Mr. Shinozaki), the following resolution was ADOPTED:
11

12 **RESOLUTION**
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14 AUTHORIZATION OF ARCHITECTURAL AND ENGINEERING TASK ORDER TO
15 THE LAWRENCE GROUP ARCHITECTS OF NEW YORK, P.C.
16 FOR ARCHITECTURAL AND ENGINEERING SERVICES
17 IN CONNECTION WITH THE MOTORGATE GARAGE REPAIRS PROJECT
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19
20 **RESOLVED** by the Board of Directors of the Roosevelt Island Operating Corporation of the State of
21 New York (“RIOC”), as follows:
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23 Section 1. that RIOC is hereby authorized to enter into architectural and engineering task
24 order with The Lawrence Group Architects of New York, P.C. for architectural
25 and engineering services in connection with the Motorgate Garage Repairs
26 Project, upon such terms and conditions substantially similar to those outlined
27 in the Memorandum from Shelton J. Haynes to RIOC Board of Directors/Susan
28 G. Rosenthal dated February 28, 2019, attached hereto;
29

30 Section 2. that the President/Chief Executive Officer or her designee is hereby authorized
31 to take such actions and execute such instruments as she deems necessary to
32 effectuate the foregoing; and
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34 Section 3. that this resolution shall take effect immediately.
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38 **NEW BUSINESS ITEM #4**
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40 The fourth item of new business was the authorization to enter into contract with U.Arias,
41 Corp. (“U.Arias”) for landscaping and maintenance services.
42

43 Mary C. Cunneen, Director of Parks and Recreation, noted that this item was discussed at the
44 February 21, 2019 Operation Advisory Committee meeting. She explained the need for the Island-
45 wide landscaping and maintenance services. Ms. Cunneen briefly discussed the procurement process
46 and noted that U.Arias received the highest rating score among four bidders. In response to Mr.
47 Valella’s question, Ms. Cunneen noted that proposed contractor offered the best value to RIOC.
48

1 President Rosenthal noted that U.Arias is currently providing certain landscaping services on
2 the Island. Ms. Cunneen stated that under the new contract, U. Arias will be providing landscaping
3 and maintenance services for additional locations, as well as arborist’s services. In response to Mr.
4 Valella’s question regarding the contract terms, President Rosenthal noted that this is a one-year
5 contract with four additional one-year extension options.
6

7 Upon a motion duly made, seconded and carried by unanimous vote in favor (Mr. Valella, Mr.
8 Kraut, Mr. Polivy and Mr. Shinozaki), the following resolution was ADOPTED:
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10 **RESOLUTION**

11 **AUTHORIZATION TO ENTER INTO CONTRACT WITH U.ARIAS, CORP. FOR**
12 **LANDSCAPING AND MAINTENANCE SERVICES**
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16 **RESOLVED** by the Board of Directors of the Roosevelt Island Operating Corporation of the State of
17 New York (“RIOC”), as follows:
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19 Section 1. that RIOC is hereby authorized to enter into contract with U.Arias, Corp. for
20 landscaping and maintenance services, upon such terms and conditions
21 substantially similar to those outlined in the Memorandum from Mary C.
22 Cunneen to RIOC Board of Directors/Susan G. Rosenthal dated February 22,
23 2019, attached hereto;
24

25 Section 2. that the President/Chief Executive Officer or her designee is hereby authorized
26 to take such actions and execute such instruments as she deems necessary to
27 effectuate the foregoing; and
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29 Section 3. that this resolution shall take effect immediately.
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33 **NEW BUSINESS ITEM #5**
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35 The fifth item of new business was the authorization to accept gift of “One Dollar” Sculpture.
36

37 President Susan G. Rosenthal stated the presentation of Mr. Karl Lagasse’s “One Dollar”
38 sculpture was made at the Operations Advisory Committee meeting on February 21, 2019. Ms.
39 Rosenthal noted that the Committee discussed the fabrication, delivery, installation and lighting of the
40 sculpture, as well as the foundry in Italy where the sculpture will be manufactured. She noted the
41 artist’s desire to locate it on the north end of the Roosevelt Island, overlooking the West Promenade.
42 Ms. Rosenthal also explained the artist’s idea behind the sculpture. She stated that the installation of
43 the sculpture is consistent with the concept of “Island of Arts,” and recommended it for Board
44 approval.
45

46 Upon a motion duly made, seconded and carried by unanimous vote in favor (Mr. Valella, Mr.
47 Kraut, Mr. Polivy and Mr. Shinozaki), the following resolution was ADOPTED:
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RESOLUTION

AUTHORIZATION TO ACCEPT GIFT OF “ONE DOLLAR” SCULPTURE

RESOLVED by the Board of Directors of the Roosevelt Island Operating Corporation of the State of New York (“RIOC”), as follows:

- Section 1. that RIOC is hereby authorized to accept a gift of the “One Dollar” sculpture, upon such terms and conditions substantially similar to those outlined in the Memorandum from Susan G. Rosenthal to RIOC Board of Directors dated March 1, 2019, attached hereto;
- Section 2. that the President/Chief Executive Officer or her designee is hereby authorized to take such actions and execute such instruments as she deems necessary to effectuate the foregoing; and
- Section 3. that this resolution shall take effect immediately.

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NEW BUSINESS ITEM #6

The sixth item of new business was the ratification of amendment of contract with Saratoga Associates Landscape Architects, Architects, Engineers and Planners, P.C. (“Saratoga”) in connection with the Blackwell House interior restoration.

Mr. Robert Greene, Senior Project Manager, noted that this item was previously discussed at the Operations Advisory Committee meeting. He provided the update on the Blackwell House interior restoration project and explained the need for the ratification of amendment of contract with Saratoga. In response to Director Shinozaki’s question, Mr. Greene confirmed that upon the completion of this project, the Blackwell House interior could be used for its intended purpose. President Rosenthal noted that RIOC is planning a ribbon-cutting ceremony at the Blackwell House in the near future.

Upon a motion duly made, seconded and carried by unanimous vote in favor (Mr. Valella, Mr. Kraut, Mr. Polivy and Mr. Shinozaki), the following resolution was ADOPTED:

RESOLUTION

RATIFICATION OF AMENDMENT OF CONTRACT WITH SARATOGA ASSOCIATES
LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS AND PLANNERS, P.C.
IN CONNECTION WITH THE BLACKWELL HOUSE INTERIOR RESTORATION PROJECT

RESOLVED by the Board of Directors of the Roosevelt Island Operating Corporation of the State of New York (“RIOC”), as follows:

1 Section 1. that the amendment of contract with Saratoga Associates Landscape Architects,
2 Architects, Engineers and Planners, P.C. in connection with the Blackwell
3 House Interior Restoration Project, upon such terms and conditions
4 substantially similar to those outlined in the Memorandum from Shelton J.
5 Haynes to RIOC Board of Directors/Susan G. Rosenthal dated February 28,
6 2019, attached hereto, is hereby ratified;

7
8 Section 2. that the President/Chief Executive Officer or her designee is hereby authorized
9 to take such actions and execute such instruments as she deems necessary to
10 effectuate the foregoing; and

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12 Section 3. that this resolution shall take effect immediately.

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16 **NEW BUSINESS #7**

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18 The seventh item of new business was the ratification of supplemental architectural and
19 engineering task order to Cameron Engineering & Associates, L.L.P. (“Cameron”) for architect of
20 record services in connection with the Lighthouse Park Repairs Project.

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22 Mr. Prince Shah, RIOC Senior Project Manager, explained the need for the supplemental
23 architectural and engineering task order to Cameron to complete the Lighthouse Park Repairs Project.
24 He stated that Cameron has concluded that originally-designed wood bridges would not withstand
25 recurrent flooding in the area, as well as exposure during the storms. The supplemental work would
26 include subsoil testing and concrete bridge design, as opposed to the original wood. Mr. Shah
27 recommended the ratification of the supplemental task order with Cameron for Board approval.
28 Director Shinozaki noted that this item was previously discussed at the Operations Advisory
29 Committee.

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31 Upon a motion duly made, seconded and carried by unanimous vote in favor (Mr. Valella, Mr.
32 Kraut, Mr. Polivy and Mr. Shinozaki), the following resolution was ADOPTED:

33
34 **RESOLUTION**

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36 **RATIFICATION OF SUPPLEMENTAL ARCHITECTURAL AND ENGINEERING TASK**
37 **ORDER TO CAMERON ENGINEERING & ASSOCIATES, L.L.P. FOR ARCHITECT OF**
38 **RECORD SERVICES IN CONNECTION WITH THE LIGHTHOUSE PARK REPAIRS PROJECT**
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41 **RESOLVED** by the Board of Directors of the Roosevelt Island Operating Corporation of the State of
42 New York (“RIOC”), as follows:

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44 Section 1. that the supplemental architectural and engineering task order to Cameron
45 Engineering & Associates, L.L.P. for Architect of Record Services in
46 connection with the Lighthouse Park Repairs Project, upon such terms and
47 conditions substantially similar to those outlined in the Memorandum from

1 Shelton J. Haynes to RIOC Board of Directors/Susan G. Rosenthal dated
2 February 28, 2019, attached hereto, is hereby ratified;

3
4 Section 2. that the President/Chief Executive Officer or her designee is hereby authorized
5 to take such actions and execute such instruments as she deems necessary to
6 effectuate the foregoing; and

7
8 Section 3. that this resolution shall take effect immediately.
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12 **NEW BUSINESS #8**

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14 The eighth item of new business was the authorization to enter into contract with Thomas A.
15 Fenniman Architects for architect of record services in connection with the Lighthouse Restoration
16 Project.

17
18 Mr. Prince Shah, Senior Project Manager, explained the need for the Lighthouse Restoration
19 Project. He noted that this item had been previously brought before the Board in October of 2018.
20 However, the memorandum submitted then was not accurate and the project costs have now been
21 revised. Mr. Shah recommended the contract with Thomas A. Fenniman Architects for the Lighthouse
22 Restoration Project for Board approval.

23
24 Upon a motion duly made, seconded and carried by unanimous vote in favor (Mr. Valella, Mr.
25 Kraut, Mr. Polivy and Mr. Shinozaki), the following resolution was ADOPTED:

26
27 **RESOLUTION**

28
29 **AUTHORIZATION TO ENTER INTO CONTRACT WITH**
30 **THOMAS A. FENNIMAN ARCHITECTS FOR ARCHITECT OF RECORD SERVICES**
31 **IN CONNECTION WITH THE LIGHTHOUSE RESTORATION PROJECT**
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33
34 **RESOLVED** by the Board of Directors of the Roosevelt Island Operating Corporation of the State of
35 New York (“RIOC”), as follows:

36
37 Section 1. that RIOC is hereby authorized to enter into contract with Thomas A. Fenniman
38 Architects for architect of record services in connection with the Lighthouse
39 Restoration Project, upon such terms and conditions substantially similar to
40 those outlined in the Memorandum from Shelton J. Haynes to RIOC Board of
41 Directors/Susan G. Rosenthal dated February 1, 2019, attached hereto;

42
43 Section 2. that the President/Chief Executive Officer or her designee is hereby authorized
44 to take such actions and execute such instruments as she deems necessary to
45 effectuate the foregoing; and

46
47 Section 3. that this resolution shall take effect immediately.
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1 **NEW BUSINESS #9**

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3 The ninth item of new business was the ratification of task order to Leitner-Poma of America
4 O&M, Inc. (“Leitner-Poma”) for overhauls to Aerial Tramway (“Tram”) rope and gearbox.
5

6 Mr. Prince Shah, Senior Project Manager, explained that the long-term maintenance overhaul
7 work is a part of the Tram Operation and Maintenance Agreement. He noted that Leitner-Poma
8 performed overhauls to the Tram rope and gearbox, for the total estimate of \$2,152,000. In response
9 to Chair’s Designee Valella question, Mr. Shah stated that Leitner-Poma would submit a valid invoice
10 for their actual work. President Rosenthal noted that RIOC tasked Hardesty & Hanover, LLC, the
11 engineering consultant for the Tram, to review the long-term overhaul reports. Mr. Shah
12 recommended the ratification of the task order with Leiter-Poma for overhauls to the Tram rope and
13 gearbox for Board approval. Director Shinozaki noted that this item was discussed in detail at the
14 Operations Advisory Committee.
15

16 Upon a motion duly made, seconded and carried by unanimous vote in favor (Mr. Valella, Mr.
17 Kraut, Mr. Polivy and Mr. Shinozaki), the following resolution was ADOPTED:
18

19 **RESOLUTION**

20
21 **RATIFICATION OF TASK ORDER TO LEITNER-POMA OF AMERICA O&M, INC.**
22 **FOR OVERHAULS TO AERIAL TRAMWAY ROPE AND GEARBOX**
23

24
25 **RESOLVED** by the Board of Directors of the Roosevelt Island Operating Corporation of the State of
26 New York (“RIOC”), as follows:
27

28 Section 1. that the task order to Leitner-Poma of America O&M, Inc. for overhauls to
29 Aerial Tramway rope and gearbox, upon such terms and conditions
30 substantially similar to those outlined in the Memorandum from Shelton J.
31 Haynes to RIOC Board of Directors/Susan G. Rosenthal dated February 28,
32 2019, attached hereto, is hereby ratified;
33

34 Section 2. that the President/Chief Executive Officer or her designee is hereby authorized
35 to take such actions and execute such instruments as she deems necessary
36 to effectuate the foregoing; and
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38 Section 3. that this resolution shall take effect immediately.
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42 **NEW BUSINESS #10**

43
44 The tenth item of new business was the authorization of architectural and engineering task
45 order to MP Engineers and Architects, P.C. (“MP Engineers”) for architectural and engineering
46 services in connection with the Firefighters Field renovation.

47 Mr. Prince Shah, Senior Project Manager, explained the need for the Firefighters Field
48 renovation, which would include slight field relocation and building a comfort station. RIOC selected

1 a design proposal from MP Engineers, one of the companies on RIOC’s architectural and engineering
2 firm panel. Mr. Shah noted that RIOC has a funding agreement with Hudson Related pursuant to which
3 Hudson Related will pay construction costs of this project up to \$1M. However, the design services
4 and construction administration will be paid for by RIOC.
5

6 Upon a motion duly made, seconded and carried by unanimous vote in favor (Mr. Valella, Mr.
7 Kraut, Mr. Polivy and Mr. Shinozaki), the following resolution was ADOPTED:
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9 **RESOLUTION**

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11 **AUTHORIZATION OF ARCHITECTURAL AND ENGINEERING TASK ORDER TO**
12 **MP ENGINEERS, P.C. FOR ARCHITECTURAL AND ENGINEERING SERVICES IN**
13 **CONNECTION WITH THE FIREFIGHTERS FIELD RENOVATION PROJECT**
14

15 **RESOLVED** by the Board of Directors of the Roosevelt Island Operating Corporation of the State of
16 New York (“RIOC”), as follows:
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18 Section 1. that RIOC is hereby authorized to enter into architectural and engineering task
19 order with MP Engineers, P.C. for architectural and engineering services in
20 connection with the Firefighters Field Renovation Project, upon such terms and
21 conditions substantially similar to those outlined in the Memorandum from
22 Shelton J. Haynes to RIOC Board of Directors/Susan G. Rosenthal dated
23 February 28, 2019, attached hereto;
24

25 Section 2. that the President/Chief Executive Officer or her designee is hereby authorized
26 to take such actions and execute such instruments as she deems necessary
27 to effectuate the foregoing; and
28

29 Section 3. that this resolution shall take effect immediately.
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33 **NEW BUSINESS #11**
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35 The eleventh item of new business was the authorization of architectural and engineering task
36 order to Cameron Engineering & Associates, L.L.P for architectural and engineering services in
37 connection with the Sportspark Renovation Project.
38

39 Ms. Janet Fasano, Project Manager, explained the need for this project and recommended it
40 for Board approval.
41

42 Upon a motion duly made, seconded and carried by unanimous vote in favor (Mr. Valella, Mr.
43 Kraut, Mr. Polivy and Mr. Shinozaki), the following resolution was ADOPTED:
44

45 **RESOLUTION**

46
47 **AUTHORIZATION OF ARCHITECTURAL AND ENGINEERING TASK ORDER TO**
48 **CAMERON ENGINEERING & ASSOCIATES, L.L.P FOR ARCHITECTURAL AND**

1 ENGINEERING SERVICES IN CONNECTION WITH THE SPORTSPARK RENOVATION
2 PROJECT
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4
5 **RESOLVED** by the Board of Directors of the Roosevelt Island Operating Corporation of the State of
6 New York (“RIOC”), as follows:
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8 Section 1. that RIOC is hereby authorized to enter into architectural and engineering task
9 order with Cameron Engineering & Associates, L.L.P for architectural and
10 engineering services in connection with the Sportspark Renovation Project,
11 upon such terms and conditions substantially similar to those outlined in the
12 Memorandum from Janet Fasano to RIOC Board of Directors/Susan G.
13 Rosenthal dated February 28, 2019, attached hereto;
14

15 Section 2. that the President/Chief Executive Officer or her designee is hereby authorized
16 to take such actions and execute such instruments as she deems necessary
17 to effectuate the foregoing; and
18

19 Section 3. that this resolution shall take effect immediately.
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24 **NEW BUSINESS #12**
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26 The twelfth item of new business was the authorization to enter into contract with The LandTek
27 Group, Inc. for Octagon Field renovation.
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29 Mr. Shah noted that the overall project of Octagon field renovation was discussed at the
30 Operations Committee meeting. The RFP was published and a walkthrough with interested bidders
31 was conducted. Unfortunately, no bids were ultimately received.
32

33 Because RIOC appreciates the importance of having the field re-opened as soon as possible, a
34 decision was made not to republish the RFP. Instead, the Corporation staff contacted The LandTek
35 Group, Inc., one of the subcontractors who provided a quote for the turf installation portion of the
36 RFP, and obtained a reasonable direct quote. As a result, it was decided to proceed, as an emergency
37 procurement, with that part of the work. The remaining scope of the original project will be included
38 in a separate future RFP. Mr. Shah recommended this contract for approval.
39

40 Upon a motion duly made, seconded and carried by unanimous vote in favor (Mr. Valella, Mr.
41 Kraut, Mr. Polivy and Mr. Shinozaki), the following resolution was ADOPTED:
42

43 **RESOLUTION**
44

45 AUTHORIZATION TO ENTER INTO CONTRACT WITH
46 THE LANDTEK GROUP, INC. FOR OCTAGON FIELD RENOVATION
47
48

1 **RESOLVED** by the Board of Directors of the Roosevelt Island Operating Corporation of the State of
2 New York (“RIOC”), as follows:

3
4 Section 1. that RIOC is hereby authorized to enter into contract with The LandTek Group,
5 Inc. for Octagon Field renovation, upon such terms and conditions substantially
6 similar to those outlined in the Memorandum from Shelton J. Haynes to RIOC
7 Board of Directors/Susan G. Rosenthal dated March 6, 2019, attached hereto;

8
9 Section 2. that the President/Chief Executive Officer or her designee is hereby authorized
10 to take such actions and execute such instruments as she deems necessary to
11 effectuate the foregoing; and

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13 Section 3. that this resolution shall take effect immediately.

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17 **PRESIDENT’S REPORT**

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19 President Rosenthal first thanked all of the residents for their patience and understanding
20 during the necessary Tram overhaul. She credited Leitner-Poma and RIOC staff for implementing the
21 safety plan during the overhaul work. Ms. Rosenthal stated that the rope relocation should be
22 completed by March 18, 2019. She also noted that the gear box work would take four weeks, but one
23 cabin will be always running, and there will be access to the middle platform and elevators.

24
25 Ms. Rosenthal announced that new Assistant VP of Capital Projects & Planning, Ms. Jonna
26 Carmona- Graf, will be joining RIOC team next Monday. Ms. Rosenthal noted that Ms. Carmona-
27 Graf spent a large part career working for the NYC Parks Department. Ms. Carmona-Graf’s extensive
28 background should be of great value to RIOC.

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30 Ms. Rosenthal further noted the Blackwell House is almost ready for opening. Roosevelt Island
31 Historical Society is working with RIOC staff and exhibitions’ consultant on organizing an exhibition
32 at the Blackwell House.

33
34 Ms. Rosenthal noted that RIOC has received eight bids in response to the Youth Center
35 renovation RFP, as the original contract scope has dramatically changed. RIOC is now evaluating the
36 bids and plans to move forward with a contract as soon as possible. For the Motorgate Garage
37 Waterproofing project, RIOC is evaluating three bids received earlier this week. RIOC is sending out
38 advisories to all residents; even though the garage will not be completely closed during the repairs.

39
40 Finally, President Rosenthal invited everyone to participate in the upcoming annual Island
41 events, including the Motorgate Gallery Opening on April 5, 2019 and Cherry Blossom Festival on
42 April 13, 2019.

1 **COMMITTEE REPORTS**

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3 **AUDIT COMMITTEE**

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5 Committee Chair Mr. Polivy stated the Audit Committee did not meet.

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7 **GOVERNANCE COMMITTEE**

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9 Committee Chair Mr. Shinozaki stated that the Governance Committee did not meet.

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11 **OPERATIONS ADVISORY COMMITTEE**

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13 Committee Chair Mr. Shinozaki stated that the Operations Advisory Committee met on
14 February 21, 2019 to discuss the items approved at this Board meeting.

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17 **REAL ESTATE DEVELOPMENT ADVISORY COMMITTEE**

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19 Chair Mr. Polivy stated that the Real Estate Development Advisory Committee did not meet.

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23 **PUBLIC SAFETY REPORT**

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25 Chair's Designee Mr. Valella noted that the Public Safety Report was included in the Board
26 package.

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30 Upon a motion duly made, seconded and carried by unanimous vote in favor (Mr. Valella, Mr.
31 Kraut, Mr. Polivy and Mr. Shinozaki), the meeting was adjourned at 6:35 p.m.

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Susan G. Rosenthal, Acting Secretary