



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
Conway S. Ekpo
Jeffrey R. Escobar
David Kapell
David Kraut
Howard Polivy
Michael Shinozaki

**MINUTES OF THE DECEMBER 12, 2019 MEETING OF THE
ROOSEVELT ISLAND OPERATING CORPORATION BOARD OF DIRECTORS**

A meeting of the Board of Directors was held at the Manhattan Park, 548 Main Street, Roosevelt Island, New York, on December 12, 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 ²
Erica Levendosky	Representing Robert F. Mujica, Director, the State of New York Division of Budget
Conway Ekpo	Director ³
Jeffrey Escobar	Director
David Kapell	Director
David Kraut	Director ⁴
Howard Polivy	Director
Michael Shinozaki	Director

Officers and Staff Attending:

Susan G. Rosenthal	President/Chief Executive Officer
Shelton J. Haynes	Vice President/Chief Operating Officer
John O'Reilly	Vice President/Chief Financial Officer
Gretchen K. Robinson	Vice President/General Counsel
Arthur G. Eliav	Associate General Counsel
Muneshwar Jagdharry	Comptroller
Terrence McCauley	Public Information Officer
Lada V. Stasko	Assistant General Counsel

¹ The RIOC Board Meeting commenced following a public comment period. The public comment period was not part of the meeting.

² Chair Valella left during the President's report.

³ Director Ekpo arrived during discussion of new business #4.

⁴ Director Kraut arrived after new business #1.

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

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6 **APPROVAL OF MINUTES**
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8 The first item of business was the approval of the minutes of the October 17, 2019 meeting of
9 the RIOC Board of Directors and the November 12, 2019 special meeting of the RIOC Board of
10 Directors. The proposed drafts of the October 17, 2019 and November 12, 2019 Board meetings
11 minutes had been previously distributed to all Board members for their consideration.
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13 Upon a motion duly made, seconded and carried by unanimous votes in favor (Mr. Valella,
14 Ms. Levendosky, Mr. Escobar, Mr. Kapell, Mr. Polivy and Mr. Shinozaki), the minutes of the October
15 17, 2019 meeting of the RIOC Board of Directors and the November 12, 2019 special meeting of the
16 RIOC Board of Directors were **APPROVED** and ordered filed.
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20 **NEW BUSINESS ITEM #1**
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22 The first item of new business was the approval of the proposed RIOC Budget for Fiscal Year
23 2020-21.
24

25 Director Polivy noted that the updated proposed RIOC Budget for Fiscal Year 2020-21 was
26 discussed in detail at the Audit Committee meeting on December 5, 2019. He noted that the
27 Committee Members were satisfied with the proposed Budget.
28

29 Mr. O'Reilly, Chief Financial Officer, presented the final proposed Fiscal Year 2020-21
30 Budget to the Board. He discussed the Budget changes made after the September 5, 2019 Board
31 meeting, including transaction payments updates. Mr. O'Reilly noted that the proposed budget FY
32 2020-21 projects capital improvements in the amount of \$39,791,000, an increase of 14.79% over the
33 FY 2019-20. The proposed budget also projects revenues in the amount of \$35,575,000, an increase
34 of 15,88% over the FY 2019-20. Mr. O' Reilly further discussed capital expenditure plan and cash
35 flow projections. He recommended the proposed RIOC Budget for Fiscal Year 2020-21 for Board
36 approval.
37

38 Upon a motion duly made, seconded and carried by unanimous vote in favor (Mr. Valella,
39 Ms. Levendosky, Mr. Escobar, Mr. Kapell, Mr. Polivy and Mr. Shinozaki), the following resolution
40 was ADOPTED:
41

42 **RESOLUTION**
43

44 **APPROVAL OF THE PROPOSED RIOC BUDGET FOR FISCAL YEAR 2020-21**
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46
47 **RESOLVED** by the Board of Directors of the Roosevelt Island Operating Corporation of the State
48 of New York, as follows:

1 **NEW BUSINESS ITEM #4**

2
3 The fourth item of new business was the authorization to enter into contract with Prometheus
4 Art Bronze Foundry & Metal Fabrication (“Prometheus Art”) for design and construction services
5 for the Nellie Bly Memorial.
6

7 President Susan Rosenthal stated that the Nellie Bly Memorial project was presented at the
8 Townhall meeting, as well as discussed at the Real Estate Development Advisory Committee
9 (“REDAC”) meeting. Ms. Rosenthal explained the selection process for the Nellie Bly Memorial
10 project and discussed the winning design by Ms. Amanda Matthews of Prometheus Art. She also
11 noted that Nellie Bly Memorial will be installed at Lighthouse Park, close to the former New York
12 City Lunatic Asylum (restored and renovated as the Octagon). RIOC anticipates this would increase
13 foot traffic to the north of the Island and help retailers on Main Street. Ms. Rosenthal recommended
14 the contract with Prometheus Art for the Nellie Bly Memorial for Board approval.
15

16 Director Polivy noted that this item was presented and discussed in greater detail at the
17 REDAC meeting on December 4, 2019. The Committee members enthusiastically supported the
18 project. Director Kapell requested that the resolution also include the reference to \$500,000 grant
19 budgeted for this project, as explained in the supporting memorandum.
20

21 Upon a motion duly made, seconded and carried by seven votes in favor (Mr. Valella, Ms.
22 Levendosky, Mr. Escobar, Mr. Kapell, Mr. Kraut, Mr. Polivy and Mr. Shinozaki), and one abstention
23 (Mr. Ekpo) the following resolution was ADOPTED:
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26 **RESOLUTION**

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28 **AUTHORIZATION TO ENTER INTO CONTRACT WITH**
29 **PROMETHEUS ART BRONZE FOUNDRY & METAL FABRICATION**
30 **FOR DESIGN AND CONSTRUCTION SERVICES FOR THE NELLIE BLY MEMORIAL**
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33 **RESOLVED** by the Board of Directors of the Roosevelt Island Operating Corporation of the State
34 of New York (“RIOC”), as follows:
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36 Section 1. that RIOC is hereby authorized to enter into contract with Prometheus Art
37 Bronze Foundry & Metal Fabrication for design and construction services for
38 the Nellie Bly Memorial, and to disburse a grant of \$500,000, upon such terms
39 and conditions substantially similar to those outlined in the Memorandum from
40 Jonna Carmona-Graf to Susan G. Rosenthal/Board of Directors dated
41 December 3, 2019, attached hereto;
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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 * * *
2

3 Chair's Designee Mr. Valella announced that the Board would like to adjourn into executive
4 session to discuss negotiations for Roosevelt Landings.
5

6 Upon a motion duly made, seconded, and carried by a unanimous vote in favor (Mr. Valella,
7 Ms. Levendosky, Mr. Ekpo, Mr. Escobar, Mr. Kapell, Mr. Kraut, Mr. Polivy and Mr. Shinozaki), the
8 open meeting was adjourned for the Directors to go into executive session at 5:45 p.m.
9

10 Upon the return of the Directors from executive session at 6:10 p.m., Mr. Valella stated that
11 no votes were taken during the executive session.
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14

15 **PRESIDENT'S REPORT**
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17 President Rosenthal stated that 2019 has been a fantastic and productive year for RIOC. Ms.
18 Rosenthal commended Chief Financial Officer John O'Reilly, Chief Operating Officer Shelton
19 Haynes, and General Counsel Gretchen Robinson for their great work.
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21 Ms. Rosenthal noted that now RIOC spends on important capital projects much more than in
22 previous years. This year, RIOC budgeted \$40.8 million for its capital program. Ms. Rosenthal stated
23 that RIOC either completed or is still working on some exciting projects. She then provided updates
24 on these projects.
25

26 Ms. Rosenthal stated that the new seawall railings project is successfully completed. She
27 noted that the renovations of the Blackwell House are nearing completion. Ms. Rosenthal stated that
28 that the Youth Center renovations would have been completed but for the flooding that occurred. The
29 Nellie Bly Memorial and the Hope Memorial projects will both be completed in 2020. The Hope
30 Memorial sculpture is arriving soon. The McManus Field was opened. Work on the comfort station
31 is ongoing.
32

33 Ms. Rosenthal then provided an update for the Lighthouse renovation project. She further
34 announced that there will be a Townhall meeting on January 8, 2020 where residents can exchange
35 ideas on the Lighthouse Park expansion. In addition, on January 9, 2020, in the Roosevelt Island
36 Seniors Center, RIOC's COO Haynes, Director of Transportation Opperman, and Bus Garage
37 Supervisor Marino will be discussing the transportation issues affecting senior citizens. Ms.
38 Rosenthal invited everyone to attend these meetings.
39

40 Ms. Rosenthal further noted that the Southpoint Park Seawall/Riprap Project will give the
41 seafront back to the people of Roosevelt Island. More changes and details will be forthcoming for the
42 community. Ms. Rosenthal also provided updates on the construction of a bike ramp and a bike lane
43 around the Island, as well as a plan for Citi Bike to come here in 2020. RIOC is awaiting a proposal
44 from Citi Bike's owner/operator.
45

46 Ms. Rosenthal stated that Southtown Building 8 will be completed in 2020, bringing more
47 affordable housing to Roosevelt Island. She also noted that the Tram elevator work on Second Avenue
48 in Manhattan has resumed.

1 Finally, President Rosenthal thanked the RIOC Board and RIOC staff for their hard work, as
2 well as residents for their commitment and cooperation. Ms. Rosenthal wished everyone the happiest
3 of holidays and all the best in the new year.

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7 **COMMITTEE REPORTS**

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9 **AUDIT COMMITTEE**

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11 Mr. Polivy stated that the Audit Committee met on December 5, 2020 to discuss the final
12 proposed RIOC Budget for Fiscal Year 2020-21.

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14 **GOVERNANCE COMMITTEE**

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16 The Governance Committee did not meet.

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18 **OPERATIONS ADVISORY COMMITTEE**

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20 The Operations Advisory Committee did not meet.

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22 **REAL ESTATE DEVELOPMENT ADVISORY COMMITTEE**

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24 Mr. Polivy stated that the Real Estate Development Advisory Committee met on December
25 4, 2019 to discuss the Nelly Bly Memorial item presented at this meeting, as well as the dog run
26 relocation and the transfer of equity interest regarding Roosevelt Landings. The Committee also held
27 the executive session to discuss the Southtown Building 9 negotiations. No votes were taken at this
28 meeting.

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32 **PUBLIC SAFETY REPORT**

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34 Ms. Robinson noted that the Public Safety Report was included in the Board package.

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38 Upon a motion duly made, seconded and carried by unanimous vote in favor (Ms.
39 Levendosky, Mr. Ekpo, Mr. Escobar, Mr. Kapell, Mr. Kraut, Mr. Polivy and Mr. Shinozaki), the
40 meeting was adjourned at 6:20 p.m.

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Gretchen K. Robinson, Secretary