



**KATHY HOCHUL**  
Governor

**SHELTON J. HAYNES**  
President & CEO

**BOARD OF DIRECTORS**

RuthAnne Visnauskas, Chair, Commissioner of NYSHCR  
Robert F. Mujica Jr., Director of BUDGET  
Conway S. Ekpo  
David Kapell  
David Kraut  
Howard Polivy  
Michael Shinozaki

**MINUTES OF THE SEPTEMBER 29, 2021 MEETING OF THE  
ROOSEVELT ISLAND OPERATING CORPORATION BOARD OF DIRECTORS**

A meeting of the Board of Directors was held via videoconference on September 29, 2021 at 5:30 p.m.

**Directors Present:**

Linda Manley	Representing RuthAnne Visnauskas, RIOC Chair and Commissioner, the New York State Division of Housing and Community Renewal
Erica Levendosky	Representing Robert F. Mujica, Director, the State of New York Division of Budget
Conway Ekpo	Director
Jeffrey Escobar	Director
David Kapell	Director
David Kraut	Director
Howard Polivy	Director
Michael Shinozaki	Director

**Officers and Staff Attending:**

Shelton J. Haynes	President/Chief Executive Officer
John O'Reilly	Vice President/Chief Financial Officer
Gretchen K. Robinson	Vice President/General Counsel
Kevin Brown	Director of Public Safety Department
Lada V. Stasko	Assistant General Counsel
Markus Szejnberg	Special Counsel

1 Gretchen K. Robinson, RIOC’s Vice President/General Counsel, called the Board meeting to  
2 order at 5:30 p.m. The roll was 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 June 24, 2021 meeting of the  
9 RIOC Board of Directors. The proposed draft of the June 24, 2021 Board meeting minutes had been  
10 previously distributed to all Board members for their consideration.

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12 Upon a motion duly made, seconded and carried by unanimous votes in favor (Ms. Manley,  
13 Ms. Levendosky, Mr. Ekpo, Mr. Escobar, Mr. Kapell, Mr. Kraut, Mr. Polivy, and Mr. Shinozaki), the  
14 minutes were **APPROVED** and ordered filed.

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18 **NEW BUSINESS ITEM #1**

19  
20 The first item of new business was the presentation of Proposed Budget for FY 2022-23.

21  
22 Mr. O’Reilly presented highlights of the proposed budget for FY 2022-23. He briefly  
23 discussed capital projects expenses, revenues, personnel expenses and extraordinary expenses and  
24 explained the chief reasons for variances in the budget.

25  
26 Mr. O’Reilly projected a \$32,400.000 of revenue for the 2023 budget. Also, adding a  
27 projected actual of \$29,400.000 for the year of 2022. He stated that the variance on that projection is  
28 a revenue decrease from the Tram.

29  
30 Director Polivy stated the Proposed Budget for FY 2022-23 was discussed at the Audit  
31 Committee Meeting held on September 22, 2021. Mr. Polivy explained the Budget approval process,  
32 noting that modifications are anticipated before its final version is presented to the Board in  
33 December.

34  
35 Gretchen Robinson stated that the proposed budget for FY 2022-23 is posted on RIOC’s  
36 website.

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40 **NEW BUSINESS ITEM #2**

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42 The second item of new business was the authorization to Enter into Agreement with Neave  
43 Group for Roosevelt Island Holiday Decorations.

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45 Mr. John O’Reilly provided a brief background for this item. He mentioned that several years  
46 ago an RFP to decorate the Island during the holiday season was issued with the assistance of Hudson  
47 Related. Mr. O’Reilly noted that last year the three-year contract expired and that Hudson Related  
48 was no longer interested in partnering with RIOC.



1 The Southpoint Park Rip-Rap Revetment project was a huge initiative which garnered  
2 community feedback and engagement. The project completion will take place in fall of 2021. Mr.  
3 Haynes expressed that RIOC has taken a holistic approach to all projects to ensure they remain under  
4 budget and on schedule.

5  
6 The Sportspark facility will receive a total facelift which will include gym flooring and the  
7 exterior façade. Mr. Haynes noted that once renovations are complete the facility has the potential to  
8 increase revenue for the Island. The project is scheduled to be completed during the summer of 2022.

9  
10 Despite delays, the Tram Elevator project is in progress, with the first phase nearly complete  
11 while the final phase is scheduled to be completed in December. The upgrades will garner additional  
12 revenue for the Island.

13  
14 According to Mr. Haynes, The Blackwell Park Pavers project was viewed as a health and  
15 safety issue. Mr. Haynes mentioned that the project is moving along smoothly to ensure the area will  
16 no longer be a trip hazard. He also added that the fountain will be functional as upgrades will also be  
17 made to the fountain.

18  
19 Regarding the Motorgate Garage, the project has been completed, and the longstanding issues  
20 were corrected during the construction. Mr. Haynes stated rates at the garage have remained the same  
21 for the past decade and RIOC will consider increasing the fees. He added that the area near Coler,  
22 could be a potential option for parking as parking has become scarce at the garage. This potential  
23 solution will help alleviate the waitlist at Motorgate.

24  
25 The Lighthouse Tower will be completed by December, which will coincide with the Nellie  
26 Bly project completion. An opening ceremony will be held for the two projects and information will  
27 be shared with the public once scheduled.

28  
29 Mr. Haynes noted that the Girl Puzzle Monument artwork is scheduled to be completed during  
30 the fall. He expressed his appreciation to Amanda Matthews and her team for their dedication and  
31 craftsmanship.

32  
33 Finally, Mr. Haynes stated that the McManus Comfort Station project, once renovated, will  
34 include a green roof, upgraded seating and will also be ADA accessible, further noting that previous  
35 issues regarding to the project has been addressed.

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37 \* \* \*

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39 **COMMITTEE REPORTS**

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41 **AUDIT COMMITTEE**

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43 The Audit Committee met on September 22, 2021 to review the proposed budget for FY 2022-  
44 23. No votes were taken.

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46 **GOVERNANCE COMMITTEE**

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48 The Governance Committee did not meet.

1 OPERATIONS ADVISORY COMMITTEE

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3 The Operations Advisory Committee did not meet.

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5 REAL ESTATE DEVELOPMENT ADVISORY COMMITTEE

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7 The Real Estate Development Advisory Committee did not meet.

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12 **PUBLIC SAFETY REPORT**

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

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18 **EXECUTIVE SESSION**

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20 Upon a motion duly made, seconded and carried by unanimous vote in favor (Ms. Manley,  
21 Ms. Levendosky, Mr. Ekpo, Mr. Escobar, Mr. Kapell, Mr. Kraut, Mr. Polivy, and Mr. Shinozaki), the  
22 Board proceeded with Executive Session to discuss personnel matters at 6:46 p.m. No votes were  
23 taken at the Executive Session. The Board returned from Executive Session at 7:36 p.m.

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27 Upon a motion duly made, seconded and carried by unanimous vote in favor (Ms. Manley,  
28 Ms. Levendosky, Mr. Ekpo, Mr. Escobar, Mr. Kapell, Mr. Kraut, Mr. Polivy, and Mr. Shinozaki), the  
29 meeting was adjourned at 7:42 p.m.

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Gretchen K. Robinson, Secretary