



Roosevelt Island Operating Corporation

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

Agenda Item V, 2. June 25, 2019

PROPOSED RESOLUTION

AUTHORIZATION OF FIRST AMENDMENT TO SUBLEASE WITH THE NEW YORK CITY TRANSIT AUTHORITY FOR USE OF STRECKER LAB

RESOLVED by the Board of Directors of the Roosevelt Island Operating Corporation of the State of New York, as follows:

- Section 1. that the First Amendment to the Sublease with the New York City Transit Authority for Use of Strecker Lab, upon such terms and conditions substantially similar to those outlined in the Memorandum from Jonna Carmona-Graf to Susan G. Rosenthal/Board of Directors dated June 21, 2019, attached hereto, is hereby authorized;
- 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.



Roosevelt Island Operating Corporation

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

TO: Susan G. Rosenthal and the Board of Directors
FROM: Jonna Carmona-Graf, AVP of Capital Planning and Projects
DATE: June 21, 2019
RE: New York City Transit Authority – Strecker Laboratory sublease amendment

New York City has leased substantially all of Roosevelt Island to Roosevelt Island Operating Corporation (“RIOC”), as assignee of the New York State Urban Development Corporation under a lease dated December 23, 1969, as amended. RIOC’s master lease requires it to develop, operate, and maintain certain facilities and infrastructure on Roosevelt Island, including the Strecker Laboratory, a historic landmark listed on the National and State Registers of Historic Places and a New York City designated landmark, located in the south portion of Roosevelt Island. MTA New York City Transit (“NYCT”) operates its 53rd Street IND line under and around the Strecker Laboratory.

On November 1, 1996, RIOC and NYCT entered into a sublease agreement for a substation and other improvements for NYCT’s 53rd Street IND line, which were built in and around the Strecker Laboratory. At the time, NYCT restored the exterior of the Strecker Laboratory and landscaped its immediate surroundings.

NYCT is now proposing to add approximately 716.92 square feet around the Strecker Laboratory to the area subleased under the original 1996 sublease for flood mitigation improvements for the 53rd Street IND line. In particular, it plans to construct platforms on which emergency generators will be housed temporarily in advance and during a Category 2 storm to provide an additional source of power in the event of flooding. The emergency generators will be removed immediately after each storm. The generator housing facility will result in a vertical extension of NYCT’s subsurface fan plant, resulting in an above ground addition which measures approximately 716.92 square feet. NYCT has also agreed to add trees as landscaping buffers near the proposed generator housing.

Based on the foregoing, we recommend the authorization to amend the 1996 sublease to incorporate NYCT’s property requirements on the above-described terms and conditions.