

Roosevelt Island Operating Corporation Performance Measure Report as of March 31, 2019

1. To promote, develop, and maintain the mixed-use residential community on Roosevelt Island.

Pursuant to the guidelines specified in the Roosevelt Island General Development Plan, the Roosevelt Island Operating Corporation (“RIOC”) has promoted the development of approximately 5,217 units of housing, with the expected development of an additional 641 units. Of the built out units of housing stock, approximately 46% are currently affordable under Federal Section 8, New York State Mitchell- Lama, New York City Inclusionary Housing Programs, or qualifying units sold/rented as Middle Income Affordable Housing (see Table 1 below).

Table 1

Building	Units Developed	In Development	To Be Developed	Total Units	Units Developed as Affordable	Units Subsequently Converted To Market	Units Currently Affordable	Current Percentage Affordable
Manhattan Park	1,107			1,107	222		222	20%
Roosevelt Landings	1,003			1,003	1,003	440	563	56%
The Octagon	501			501	100		100	20%
Island House	400			400	400	63	337	84%
Southtown	1,468	341	300	2,109	697	193	504	28%
Westview	361			361	361		361	100%
Rivercross	377			377	377	54	323	86%
Total:	5,217	341	300	5,858	3,160	750	2,410	46%

Unit Counts and Percentages are Approximate.

**Ground lease allows for deferral of ground rent if maintenance fees exceed a specified level, not yet exceeded. Residents as of the date of the Mitchell Lama withdrawal, with incomes below 100% of AMI, will qualify for the deferrals.*

Of the total 3,160 affordable units originally developed above, 2,151 or 68% of the units in four developments - Roosevelt Landings, Island House, Westview, and Rivercross - were developed as affordable units through the New York State Mitchell Lama (ML) Program in the mid-to-late 70s. The ML developers have the option after twenty years to exit the program, converting to a market rate building or adopting a new affordability plan. All of the four developments have exited the ML program.

Roosevelt Landings, formerly known as Eastwood, exited the ML program in 2006. Units are now a mix of market rate, enhanced voucher, and Landlord Assistance Plan units, with rents that will convert to market rate upon vacancy. As of March 31, 2019, 440 or 44% of the units have been converted to market rate units. The ground lease

for Roosevelt Landings expires in 2068.

The ground lease for Island House was extended to 2068 on September 28, 2012, upon exit from ML under a thirty-year Affordability Plan. This Plan provided a structure for the

creation of a leasehold condominium and the conversion of the residential portion of the building to cooperative ownership. The conversion to cooperative ownership occurred on January 1, 2014, the first day of the year following the conversion in accordance with the terms of the lease. At least 65% of the units will either be sold as affordable CO-OPs or remain as affordable rentals. As of March 31, 2019, 63 or 16% of the units have been converted to market rate.

As of March 27, 2014, Rivercross Tenants Corp. (“Rivercross”) exited the Mitchell-Lama program without settling the financial terms required under Amendment 1 to the Restated Ground Lease. The parties subsequently entered into arbitration and concluded with a settlement agreement, which was approved by RIOC’s Board on April 18, 2018, with authorization for a second amendment to the Restated Ground Lease, with an effective date of May 30, 2018. The financial impact of the settlement agreement is presented in the notes to the financial statement under section 2 (b) Ground Rent on page 26. As of March 31, 2019, 54 or 14% of the units have been converted to market rate.

On July 26, 2018, the ground lease with NORTH TOWN PHASE III HOUSES, INC (“Westview”) was amended to: (1) extend the term through December 22, 2068; and (2) document the exit from the Mitchell Lama program in exchange for Westview to be maintained as an affordable housing complex for a period of 30 years pursuant to an Affordability Plan. The Affordability Plan provides that for the next 30 years at least 55% of the 361 residential units, (i.e. at least 199 units) will either be affordable restricted price cooperative apartments or affordable rental units. As of March 31, 2019, all 361 or 100% of the units are affordable.

The Lease for Building 8 was executed as of December 26, 2018. Building 8 has 341 or 100% affordable units currently under construction. The last building for the Southtown development, Building 9, will be constructed following the completion of Building 8. Building 9 will add approximately 300 units or 100% at market rate.

2. [To provide the appropriate level of services that develop and maintain public facilities, open spaces, and commercial facilities.](#)

As part of its mission, RIOC has sought to develop Roosevelt Island’s 147 acres through the creation of a Public Safety Department, and the development of a transit system, a sanitary system, pedestrian walkways, recreational facilities, open spaces, and roadways. The initial planners created a centralized parking facility that currently provides approximately 1,994 parking spaces for resident vehicles.

Transportation:

RIOC has improved its transportation services through renovations to the Aerial

Tramway and the on-island mass-transportation program. A new Aerial Tramway became operational on November 31, 2010, providing increased ridership capacity and greater availability allowing for one cabin to continue operations in the event the other cabin is temporarily removed from service for preventative maintenance. The Tramway is also now more reliable, with redundant generators to power the system resulting in increased efficiency and capability.

Modernization projects include the rehabilitation of the Tram station platforms in Manhattan and on Roosevelt Island, which was completed in February 2019, and the installation of two new ADA-compliant elevators at the Manhattan station, which is currently in progress and expected to be completed by Fall of 2020.

Moreover, RIOC procured the services of and entered into a five-year Maintenance and Operation agreement with Leitner-Poma of America O&M, Inc. for the operation of the Tram. This agreement includes major anticipated repairs that will be required over time in order to ensure that the Tram continues to operate in a state-of-the-art condition. Such repairs will be contemplated by RIOC on an annual basis for the duration of the contract and will be budgeted for in RIOC's ten-year Capital Plan which will cover major structural and equipment replacements that are anticipated to be needed in the next ten years. The Tram's cabin load cells were replaced, and its ropes and gear boxes were overhauled during the year.

During the fiscal year ended March 31, 2019, total ridership on the Tram increased to 2,255,324 from 2,141,493 over the prior fiscal year ended March 31, 2018. The increase in ridership is attributed to the completion of the new Tram platforms and return to full service. However, the ridership is yet to reach full capacity due to reduced service for replacement of the Tram's cabin load cells and overhaul of the Tram's ropes and gear boxes; the availability of the New York City Ferry that now offers ferry service from Roosevelt Island to other shore points around Manhattan and Queens; and direct F subway train connections offered by the opening of the new 2nd Avenue subway line.

RIOC also services the community of Roosevelt Island with an on-island, mass transportation bus system comprised of a fleet of both hybrid and low emission diesel buses, two of which were purchased this fiscal year. These buses are also wheelchair accessible and service the Island's significant disabled population. The buses are free to all riders.

RIOC entered into a Memorandum of Understanding ("MOU") with the New York City Economic Development Corporation to expand the Citywide Ferry Service to Roosevelt Island that launched in August 2017. The ferry services passengers to and from Astoria, Long Island City, Roosevelt Island, and Manhattan. RIOC and EDC worked together to create the design for the beautification of the upland portion of the ferry landing, which New York City constructed as part of its agreement with RIOC. RIOC is responsible for maintaining the ferry landing's surrounding landscape.

Public Facilities:

As part of its public facilities, Roosevelt Island has a public school, PS/IS 217, with an enrollment of about 602 students; and The Child School/Legacy High School, a government-funded private school, specializing in educating children with special needs. The Child School/Legacy High School serves approximately 300 students. The Island is also home to a community center, a senior center, and a New York Public Library ("NYPL"). As discussed below, the library will be relocated to a renovated space as part of a lease agreement and will be a larger and more aesthetically pleasing community space for Island residents.

Retail Spaces:

The revitalization of Main Street and improvement of the retail spaces continues. On August 1, 2011 ("Commencement Date"), RIOC entered into a Master Sublease Agreement ("Agreement") with Hudson Related Retail LLC ("HRR") to redevelop, improve, market, lease and professionally operate the Retail Spaces controlled by RIOC. RIOC received an annual guaranteed rent of \$900,000 - increasing by 2% annually beginning on the first anniversary of the Commencement Date for the first five years and 2.5% annually thereafter

- as well as participation in the profits of the Master Sub-Lessee. The Agreement was amended on September 30, 2018 due to the expiration and non-renewal of the Westview Commercial Sublease ("Sublease") on July 24, 2018, and the removal of Sublease commercial space from the Agreement. Thus, on July 25, 2018, the compounded annual guaranteed rent of \$1,023,507 was reduced to \$910,746.

In addition, RIOC paid HRR \$329,846 for the unamortized cost of Initial Capital Improvements and subsequent alterations to the commercial space under the Sublease, and Retail Brokerage Fees incurred by HRR in marketing and leasing such commercial space. HRR was required to invest no less than \$2,365,000 in the aggregate in capital improvements during the first five years of the Agreement. According to its certified financial statements as of December 31, 2018, Hudson Related Retail LLC invested

\$3,282,606 and made a gain of \$657,205. According to the Agreement, RIOC will share future profits equally once HRR is paid back its investment. HRR has yet to make any profit-sharing payment.

Recreational Facilities/Spaces:

Sportspark is a recreational facility that RIOC developed to promote recreational activities among residents on Roosevelt Island. The facility includes a swimming pool, a full-size basketball court, a ping-pong room, and a weight room. RIOC also maintains open-air spaces for the same purpose, which includes Lighthouse Park, Octagon Soccer Field, Pony Field, Capobianco Field, Firefighters Field, and Southpoint Park. RIOC manages these recreational spaces and its Sportspark facility through a permitting process to ensure availability to Island residents. Run by RIOC personnel who manage the permitting process, this program allows for advance reservation for a variety of one-time and regularly scheduled events. Permits are also issued for the

open spaces, as well as for special uses such as mobile food vending, film and photography events. Although these spaces are available to residents and non-residents alike, permits are priced on a sliding scale with those groups serving the community youth receiving the most affordable rates. The number of permit requests has slightly decreased as a result of Octagon Field Being closed for renovation. Due to this renovation, RIOC has temporarily set up field equipment and lighting at Firefighter's Field to allow for soccer play to continue on the island.

The renovation of Octagon field will include the replacement of the existing field turf as well as the renovation of the comfort station. A new lighting design for the field and additional seating is also moving forward. These renovations began in May 2019 and are expected to be completed by Fall 2019, at an estimated cost of \$3.7 million dollars, which will be provided through RIOC's working capital.

Understanding the importance of field usage to the community, RIOC will phase this renovation to see that the field is renovated first and may open should the comfort station require a longer timeline. Similarly, RIOC plans to construct a new comfort station at Firefighter's Field but renovations should also not affect usage of that outdoor space.

Other recreational spaces on Roosevelt Island include Four Freedoms State Park, a memorial to honor President Franklin D. Roosevelt. This park, which is managed and operated by Four Freedoms Park Conservancy, is located on the southernmost tip of Roosevelt Island and opened in the fall of 2012. Four Freedoms State Park is a popular destination for visitors and continues to gain in popularity.

RIOC is also in the process of renovating the Youth Center located on Main Street. Construction for the first phase, which included replacement of the roof and terrace, was completed in October 2017. Phase II of this project continues with replacing the windows in the main room that overlooks the courtyard, modernizing and beautifying the layout and interior design of the facility, including upgrades to the bathrooms to conform to ADA standards, expanding the teaching kitchen, new lighting, doors and other critical systems. The project is expected to be completed by December 2019. The estimated cost for this project is \$2.5 million dollars and will be funded through RIOC's working capital.

RIOC has also sought the services of a landscaping company to provide landscaping services for all RIOC owned/operated grounds on Roosevelt Island. The one-year contract (with five optional extension years), costing an estimated \$334,000 dollars will include lawn manicuring, planting, edging, fertilizing, aeration, integrated pest management approach, irrigation/water management and a tree management plan. This will aid the Corporation to care for its parks and other outdoor spaces, safely, and with more proactivity and efficiency. This will allow RIOC staff to better tend to garbage removal, park maintenance and repairs, as well as other RIOC-sponsored events and other facility maintenance projects.

In March 2017, RIOC issued an RFP seeking a qualified contractor with landmark restoration experience to perform renovations for the interior of Blackwell House, New York City's sixth oldest house and Roosevelt Island's oldest landmarked building. The project will restore the interior of the house to make it a community space for Roosevelt Island residents, as well as a tourism focal point of Main Street for visitors. Following that procurement process, RIOC entered into a contract with the successful bidder to perform all necessary repairs including stabilizing and waterproofing the building's infrastructure, installing new windows, and ADA-compliant access ramps. The project reached substantial completion in February 2019 at a cost of \$2.7 million dollars and was funded through RIOC's working capital.

Infrastructure Maintenance/Projects:

RIOC is in the design phase to continue the renovation of the Sport Park facility. Renovations will overhaul the HVAC system, improve and repair other critical systems, improve the men's and women's locker rooms and bathrooms, and replace the windows and doors. The design phase of this renovation project is expected to be completed by the end of 2019 and the construction phase by Fall 2020 at an estimated total cost of \$13 million dollars. The cost of this project will be funded through RIOC's working capital.

In September 2017, RIOC issued an RFP seeking bids to repair and restore the Helix Ramp including the main elevated platform at the top of the Helix. In February 2018, RIOC entered into a contract with the successful bidder to perform the work including spalling and concrete repairs to all exposed areas of the flat plaza and the Helix Ramp, as well as all surrounding road-surface areas that exhibit structural "wear-and-tear". Protective road railings that have been damaged by impacts were also repaired or replaced. The project was completed in February 2019 at a cost of \$4.7 million dollars and was funded through RIOC's working capital. The engineering firm that provided construction inspection and construction support services during construction has an outstanding claim of \$220,000 for such services, which is currently under review.

On March 13, 2018, RIOC issued an RFP seeking bids for architectural design services for a dedicated Bike Ramp for bicyclists traveling between the Roosevelt Island Bridge and street level on the Island. On July 23, 2018, RIOC entered into contract with the successful bidder to provide the design services and collaborate on the project from design through construction.

The Bike Ramp will improve safety for both cyclists and motorists and increase ease of access for cyclists coming onto the Island. The estimated cost is \$5 million dollars. RIOC intends to fund the project in part by use of a grant in the amount of \$2,963,705 in federal transportation funds awarded to RIOC through the Transportation Alternative Program (TAP) - Congestion Mitigation and Air Quality (CMAQ) Improvement Program, with the remainder funded through RIOC's capital program. RIOC has also had discussions with select state and local officials concerning additional contributions of capital funds. The project provides a vital link for cyclists between the Island and dedicated bike lanes in Queens and is expected to be used by Island residents, visitors and commuters. This project is expected to start in the Fall 2020 and be

completed by the Fall 2022.

On April 24, 2019, New York State Department of Transportation awarded RIOC \$5,000,000 for funding a Bike Lane. This is a reimbursement funding that will cover up to 80% of eligible cost. This project is in the planning phase.

Repairs to the South Point Park Seawall, extending from the northern tip of the park to the beginning of the Four Freedoms State Park on both the east and west sides, extending approximately 1600 linear feet, are in the design phase. RIOC estimates that the repairs will cost approximately \$16 million dollars. The pro-rata shares of expenses to be incurred for the repair of approximately 100 linear feet of seawall breached during Hurricane Irene are eligible for reimbursement from FEMA at a Federal share of 75% of eligible cost. The application for FEMA reimbursement expired in December 2018. An application for extension through January 2020 is under consideration by FEMA. RIOC anticipates receiving \$600,000 from FEMA. The balance of the cost will be provided through RIOC's working capital.

Design drawings for the Seawall Railings Replacement ("Railings") project were finalized and approved by all requisite agencies/entities in March 2017. Following those approvals, RIOC issued an RFP for the construction phase of the Railings project. RIOC entered into a contract with the successful bidder on December 8, 2017. The Railings, which span approximately 3.5 miles, is expected to be completed in August 2019. The total cost is currently estimated at \$9.7 million dollars and will be provided through RIOC's working capital.

On February 7, 2019, RIOC issued an RFP seeking professional services from a qualified firm to redevelop and repair Octagon Field, one of Roosevelt Island's most popular outdoor fields. Octagon Field is used by residents and visitors, from mid-March to mid-November for activities including soccer, football, lacrosse, and rugby. RIOC is seeking to replace the turf and redevelop the surrounding fixtures and facilities such as the comfort stations, seating benches, security features and lighting design.

RIOC entered into a contract for the first phase on April 8, 2019 for the replacement of the turf, which began in May 2019. Improvements to the facilities are in the design phase and are projected to go for bidding in June 2019. The project is expected to be completed by Fall 2019, at an estimated cost of \$3.7 million dollars, which will be provided through RIOC's working capital.

On January 09, 2019, RIOC issued an RFP seeking bids to renovate a section of the Motorgate structure. Motorgate is the central parking facility for Roosevelt Island residents. Renovation includes repair of spalled and delaminated concrete support beams inside the garage, repair of concrete deck and ceilings, including connecting joints, application of waterproofing system on parking deck, ramps, walkways, and curbs, removal and replacement of existing floor drains, and restriping of parking spaces, installation of electric charging stations, and installation of new directional signage. Bids were received on March 6, 2019 and the selection of the successful bidder was made in April 2019. The project is estimated to be completed in two

phases: the 1st phase will occur from June through November 2019, and the 2nd phase will occur from April through October 2020 at a total cost of \$20 million dollars, which will be provided through RIOC's working capital.

Roosevelt Island's Automated Vacuum Collection system ("AVAC") is a network of underground pneumatic tubes that connects every building to a central garbage collection station ("Terminal Station"). AVAC uses vacuum to pull garbage through these tubes and empties it into large containers for carting off the Island. AVAC, one of the first full-scale pneumatic installations in the world, is now in need of upgrading as its original equipment is near the end of its expected life. The upgrade includes electric work to restore the controls currently affecting daily service, upgrade of the control system and installation of new blowers in the Terminal Station, and new valves in existing buildings. ENVAC, the company that constructed AVAC has been maintaining the system for over 40 years. In November 2018, RIOC entered into a sole source contract with ENVAC to perform the upgrades at a cost of \$2 million dollars, which will be provided through RIOC's working capital.

The Lighthouse, a historical landmark located at the northern tip of the Island, needs an overhaul to restore its interior and exterior. Also, there are two wooden bridges leading to the Lighthouse that have deteriorated and need to be replaced. The renovation of the Lighthouse is in the design phase and construction is estimated to commence in October 2019. Replacement of the wooden bridges commenced in April 2019 and was completed in May 2019. The total estimated cost for both projects is \$2 million dollars, which will be provided through RIOC's working capital.

The Smallpox Hospital, another historical landmark located on the southern end of the Island, was the first major U.S. hospital dedicated to the care of victims of smallpox. It is now a ruin in need of stabilization and restoration.

With approval from RIOC, a stabilization study was done by the Four Freedoms Park Conservancy, operator of the Franklin D. Roosevelt Four Freedom Park, which is adjacent to the Smallpox Hospital. The stabilization study concluded in Schematic Design drawings detailing the structural needs of the ruin and an estimated cost to complete the restoration work is being evaluated. RIOC subsequently applied and received funding in the amount of \$500,000 from New York State to complete the stabilization studies and prepare full construction documents. This is in progress with completion projected by May 2020 at a cost of \$600,000. The balance of the cost will be provided through RIOC's working capital.

In 2014, the City of New York obtained a \$1.6 billion dollar federal commitment in funding by FEMA to repair and protect the City's public hospitals that were damaged

during Hurricane Sandy. The allocation, as part of a citywide resiliency plan, includes Coler Hospital on Roosevelt Island. Coler Hospital, operated by Health and Hospital Corporation ("HHC"), provides rehabilitation and specialty nursing services to its residents. The City proposed building a berm near the northern end of Roosevelt Island in an effort to protect Coler Hospital from future, potentially catastrophic damage in the event of another super storm. RIOC and the City of New York entered a

Memorandum of Understanding for this project and have agreed to collaborate on best options of constructing a berm around Coler Hospital. RIOC has no financial responsibility for the plan.

The City is still conducting feasibility tests and assessments for this effort with RIOC's consent. Once the feasibility study is finalized, and it is determined that a berm is possible, RIOC will work with New York City to create an easement to implement this plan. In consultation with NYC Office of Resiliency and Recovery, NYC Emergency Management is developing a design for flood protection at Coler Hospital. Measures are intended to mitigate storm surge flood risk using a combination of pre-deployed Hesco barriers and just in time features like an inflatable Tiger dam.

Roosevelt Island was selected by the City of New York ("City") for the site of the Cornell Tech Applied Sciences Graduate School ("Cornell"). The project, forecasted to be built in three phases over a twenty-year period, is located on the City's Goldwater Hospital site ("Goldwater Site"). As a result of resolutions passed by the Board of Directors, RIOC worked with Cornell throughout Phase I construction and will continue coordination throughout all construction phases. RIOC received, among other things, new roads and a new sewage system around the construction site as a result of its contributions to this project.

On December 21, 2013, the RIOC Board of Directors resolved, among other things, to amend its Master Lease with the City to exclude an additional 2.62 acres ("Parcel") surrounding the Goldwater Site so that it could be incorporated into the 9.8 acres being used for Cornell. As part of the surrender of the Parcel back to the City, the State made a commitment to fund an amount equivalent to \$1,000,000 annually for 55 years (escalating 2.5% every 10 years) with payment fully made by December 31, 2018 to support capital infrastructure improvements on Roosevelt Island as determined in accordance with state budgetary procedure. RIOC received the full payment in the amount of \$25,028,000 in December 2018. In addition, Cornell pays RIOC \$400,000 annually for 55 years, (increasing by 2% every 10 years) for the parcel of land that it received.

Three of the five buildings in Phase I of the Cornell project, an academic building, a corporate co-location building, and graduate student housing, were completed in August 2017, and the campus officially opened for classes in the same month. Cornell has begun construction of the remainder of Phase I, which includes two additional buildings, an approximately 100-room hotel and an executive education center. This construction began in August 2017 and is projected to be completed within early 2020. Phases II and III of the Cornell projects, are not required to be proposed before 2027.

3. [To ensure good governance through compliance with its enabling legislation, corporate By- laws, General Development Plan, contractual obligations and all applicable Federal, State, and local laws.](#)

RIOC has set forth Investment Guidelines, Lobbying Guidelines, Procurement Guidelines, Guidelines Regarding Acquisition and Disposal of Property, By-Laws, Policies for Senior Management, Travel Policies, Policies on Reporting Misconduct

and Protection Against

Adverse Personnel Action, Policies for Personally Owned Vehicle Usage, and Project

Sunlight Policies.

RIOC's Compliance and Internal Controls Officer furthers these objectives and goals by implementing, maintaining and monitoring an internal controls program, conducting annual assessments, and preparing Internal Control Certificates, among other things. Additionally, the Internal Controls Officer is charged with implementing ongoing programs of training for RIOC directors, managers, and staff in internal controls, ethics, procurement practices, human resources, contract administration, and other relevant rules, issues, and best practices. Finally, the Internal Controls Officer also ensures that RIOC complies with statutes, regulations and policies, and as such, regularly consults with executive management regarding RIOC business and courses of action by adhering to RIOC's internal policies and State mandates.

4. [To manage the Corporation's resources with fiscal responsibility and efficiency through a single comprehensive process that is aligned with the Corporation's strategic plan and to continue to operate without reliance on State subsidies.](#)

RIOC's operating revenues were sufficient to meet its operating and capital needs for FY 2018-19, without currently relying on funds from the State of New York. The Corporation reported an operating profit, before depreciation, of \$26,931,976, which was in line with the budgeted amount of \$26,519,634. This large profit was mainly due to the one-time receipt of \$25,028,000 from NYS for surrendering 2.62 acres of land to Cornell/Technion Applied Sciences Graduate School.

As set forth in Note 9(c) of the Notes to Financial Statements for March 31, 2019 and 2018, RIOC entered into an agreement with ESD for the repayment of certain Public Facilities Debt and Accrued Operating Deficit amounting to \$170,356,976 with a stated interest rate of 5.74%. ESD has acknowledged that there are significant projected future capital investments to be made by RIOC.

5. [To provide a safe environment for the public and the Corporation's employees.](#)

The mission of the Roosevelt Island Public Safety Department ("PSD") is to provide a safe and secure environment for the residents, employees, business owners, community, and visitors of Roosevelt Island. PSD is a division of RIOC, and its Public Safety officers are the front-line problem solvers for the Roosevelt Island community. By working closely with the New York City Police Department's 114th Precinct, the New York City Fire Department, and Emergency Medical Services, PSD provides a 24-hour-a-day, seven-day-a-week presence on the Island. Because the Corporation has placed more emphasis on community-based policing and quality of life issues, the Island has one of the lowest crime rates per capita in New York City.

The Corporation has implemented software solution for critical PSD related records such

as incident reporting and case management. RIOC also created an Emergency Operations Center (“EOC”), equipped with state of the art cameras and computer equipment for emergency response and contingency planning. RIOC continues to expand this system, which over the past year, has grown to include camera installations around the entire Island, monitored by PSD. The expansion of this program has been successful in crime prevention as well as increased collaboration and liaising with the 114th Precinct and other state and local law enforcement agencies. Moreover, RIOC installed cameras in the Cultural Center, also monitored by PSD, and employed a security/consulting firm to

provide seven-day-a week security and building manager services to help coordinate

facility use and ensure the safety of all its very diverse community groups and patrons.

RIOC also procured the services of a reputable consulting firm to conduct a “Situational Awareness and Demystifying Active Threats” training seminar in an effort to educate all RIOC employees on emergency response, preparedness, and tactical strategy in the event an active shooter event occurs on Roosevelt Island.

Also, in an effort to bring all members of RIOC’s PSD to a higher and similar level of skills and knowledge, RIOC has developed and implemented an updated training program for all members of PSD. The training topics have included community policing, domestic violence, tactical patrol, and report writing. This training will improve community relations, morale and develop new skill for all officers.

6. To maintain and enhance the physical conditions of the Corporation’s public facilities and open spaces.

RIOC’s Capital Plan provides the framework to renew existing infrastructure and maintain the quality of life for the Island’s residents, workers, and visitors. The Corporation achieves this by making capital improvements and strategically acquiring capital assets that support essential services such as transit, sanitation, and public safety. Significant projects in progress include:

- planning for the design and construction of a Helix Bike Ramp to allow individuals on bicycles the ability to descend onto Roosevelt Island in a safe manner, away from vehicular traffic, at an estimated construction cost of \$5 million;
- maintaining a state of good repair on the Island’s Aerial Tramway, including the construction of new ADA-compliant elevators on the Manhattan side of the Tramway at an estimated \$6.9 million;
- repairs of the windows of the Youth Center as well as to upgrade bathrooms for ADA- compliance as well as performing interior beautification of the kitchen and recreation rooms at an estimated total of \$2.5 million;
- repair and replacement of the island-wide Seawall Railing system, being performed in phases at an estimated cost of \$9.7 million;
- rehabilitation of the seawall around Southpoint Open Space for an estimated cost of \$16 million;

- renovation of the Sport Park facility to include overhaul of the HVAC system, improve and repair other critical systems, improve the men’s and women’s locker rooms and bathrooms, and replace the windows and doors at an estimated total cost of \$13 million dollars;
- repairs to the comfort station, repairs and replacement of existing turf and seating and lighting at Octagon Sports Field, at an estimated total cost of \$3.7 million;
- renovation of the Motorgate facility to include repair of spalled and delaminated concrete support beams inside the garage, repair of concrete deck and ceilings, including connecting joints, application of waterproofing system on parking deck, ramps, walkways, and curbs, removal and replacement of existing floor drains, and restriping of parking spaces, installation of electric charging stations, and installation of new directional signage at an estimated cost of \$20 million; and
- investments of over \$4 million in the AVAC system for major capital repairs. See the annexed Capital Plan at Exhibit A.

7. [To promote a sustainable, innovative environment and to strive for island-wide green initiatives.](#)

To limit the congestion caused by excess traffic, RIOC provides bus services using a fleet of hybrid and low emission diesel fuel buses that limit production of greenhouse gases (“GHG”). Further reductions to the already low GHG levels are expected because, as noted above, the elimination of the bus fares will reduce stop and idling times associated with GHG production. RIOC purchased two additional Clean Air Diesel buses in FY 16-17 to add to its fleet and previously purchased neighborhood electric vehicles to the extent possible to lessen dependence on fossil fuel vehicles for light duty usage by employees. RIOC has also co-sponsored a community-based Garden Club that manages a community garden on Roosevelt Island between the Octagon soccer field and the Pony baseball field. Among other activities, the Garden Club, through its “Go Green” initiative, sponsors a NYC Compost Project and recycling program designed to make our environment more ecologically responsible.

8. [To effectively communicate with all stakeholders.](#)

Notices are posted to all stakeholders in public view and on the RIOC web site for all Board of Directors and Committee meetings pursuant to the New York State Open Meetings Law. RIOC also recently upgraded its website to make it more user-friendly and simpler to obtain information about RIOC’s programs and other general event information. The new website also allows for individual departments to be responsible for department specific content, which allows for accurate reporting. Moreover, the website provides relevant information to stakeholders, such as community information and information about the Corporation’s operations and finances.

9. To partner with businesses, industry leaders and other government agencies to meet the needs of the Corporation's stakeholders.

The fares for passengers riding the Aerial Tramway are collected on RIOC's behalf via the Metro Card system through a partnership with New York City Transit, which promotes the efficiency of the system by connecting riders to the mass transit system of the greater urban area. As noted in item 2, page 3 of this report, RIOC has partnered with Hudson Related Retail to revitalize the Island's commercial sector, thereby increasing stakeholder access to goods and services. Also, RIOC routinely coordinates with administrators of Four Freedoms State Park and Cornell Technion for the efficient planning of activities.

As mentioned in the Transportation section, RIOC also entered into a MOU with the New York City Economic Development Corporation to expand the Citywide Ferry Service to Roosevelt Island.

The City of New York has obtained a \$1.6 billion dollar federal commitment in funding by FEMA to repair and protect the City's public hospitals that were damaged during Hurricane Sandy. The allocation, as part of a citywide resiliency plan, includes Coler Hospital on Roosevelt Island. Coler Hospital is a facility operated by HHC that provides rehabilitation and specialty nursing services to its residents.

The City has proposed building a berm near the northern end of Roosevelt Island in an effort to protect Coler Hospital from future, potentially catastrophic damage in the event of another super storm. In this regard, the City is currently conducting feasibility tests and taking soil samples for this effort with RIOC's consent. Once the feasibility study is mined that a berm is possible, RIOC will work with New York City to create an easement to implement this plan.