



ANDREW M. CUOMO
Governor

SHELTON J. HAYNES
Acting 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 JUNE 4, 2020 MEETING OF THE
ROOSEVELT ISLAND OPERATING CORPORATION BOARD OF DIRECTORS**

A meeting of the Board of Directors was held via videoconference on June 4, 2020 at 5:30 p.m.¹

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
Jeffrey Escobar	Director
David Kapell	Director
David Kraut	Director
Howard Polivy	Director
Michael Shinozaki	Director

Directors Absent:

Conway Ekpo	Director
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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
Kevin Brown	Director of Public Safety Department
Jonna Carmona-Graf	Assistant Vice President of Capital Planning and Projects
Arthur G. Eliav	Associate General Counsel
Terrence McCauley	Director of Communications and Public Affairs/PIO
Muneshwar Jagdharry	Comptroller
Lada V. Stasko	Assistant General Counsel

¹ The RIOC Board Meeting commenced following a public comments reading. The public comments were submitted to RIOC in writing prior to the Board meeting. The public comments period was not part of the meeting.

1 Chair's Designee Ms. Linda Manley called the Board meeting to order at 5:40 p.m. The roll
2 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 April 23, 2020 meeting of
9 the RIOC Board of Directors. The proposed draft of the April 23, 2020 meeting had been previously
10 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. Escobar, Mr. Kapell, Mr. Polivy, Mr. Kraut and Mr. Shinozaki), the minutes
14 were **APPROVED** and ordered filed.

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18 **NEW BUSINESS ITEM #1**

19
20 The first item of new business was the authorization to enter into contract with Trevcon
21 Construction Company, Inc. for Construction Services for the Southpoint Park Open Space & Rip-
22 rap Revetment Project.

23
24 Ms. Jonna Carmona-Graf, RIOC's Assistant Vice President of Capital Planning and Projects
25 shared a presentation outlining the plans for the Southpoint Park Open Space & Rip-rap Revetment
26 Project. She noted that the scope of work included replacement of 1,600 feet of existing walls on the
27 eastern and western shores of the Park with a riprap revetment that is resistant to erosion and storm
28 damage. The project will also repair some of the existing concrete seawalls, install new plant material
29 (trees, shrubs, and plants) and remove contaminated materials within the currently fenced areas along
30 the shore.

31
32 Ms. Carmona-Graf mentioned that Langan and RIOC staff gave a full presentation during the
33 March 5, 2020 Board of Directors meeting. In response to the community and Board members'
34 concerns regarding a greenspace for the wildlife and fauna, adjustments to the design were made prior
35 to issuing the documents for bid. Ms. Carmona-Graf noted that the consultant team revised the plan
36 to eliminate the east and west paths to include a fence to restrict access to the green spaces and provide
37 an open space for the animals. She demonstrated the slides showing changes to the original plan. She
38 noted that the new design removed the stone paths, added planting and incorporated a fence around
39 the perimeter.

40
41 Ms. Carmona-Graf stated that once the changes were made, RIOC issued the RFP for
42 Southpoint Park Open Space & Rip-rap Revetment construction services on March 30, 2020. Twelve
43 bidders responded and their proposals were received on May 14, 2020. She mentioned that the
44 procurement department asked for more information. Trevcon Construction Company, Inc.
45 ("Trevcon") received the highest evaluation score of the respondents. Through its proposal they
46 demonstrated the best approach and understanding of the project, schedule assessment and work plan

1 to meet RIOC’s needs. Trevcon received a highest cumulative score of 81. Ms. Carmona-Graf stated
2 Trevcon was priced below average, however, within the range of several of the other bidders. She
3 mentioned the prices are gross prices as we anticipate a level of reimbursement through FEMA. Ms.
4 Carmona-Graf recommended the contract for construction services for the Southpoint Park Open
5 Space & Rip-rap Revetment Project for Board approval.
6

7 Mr. Polivy stated that this item was discussed at the Real Estate Advisory Committee meeting
8 in detail, on June 2, 2020.
9

10 Upon a motion duly made, seconded and carried by unanimous vote in favor (Ms. Manley,
11 Ms. Levendosky, Mr. Escobar, Mr. Kapell, Mr. Kraut, Mr. Polivy, and Mr. Shinozaki), the following
12 resolution was ADOPTED:
13

14 **RESOLUTION**
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16 **AUTHORIZATION TO ENTER INTO CONTRACT WITH TREVCON CONSTRUCTION**
17 **COMPANY, INC. FOR CONSTRUCTION SERVICES FOR THE SOUTHPOINT PARK OPEN**
18 **SPACE & RIP-RAP REVETMENT PROJECT**
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21 **RESOLVED** by the Board of Directors of the Roosevelt Island Operating Corporation of the State
22 of New York (“RIOC”), as follows:

23 Section 1. that RIOC is hereby authorized to enter into contract with Trevcon
24 Construction Company, Inc. for Construction Services for the Southpoint Park
25 Open Space & Rip-rap Revetment Project, upon such terms and conditions
26 substantially similar to those outlined in the Memorandum from Jonna
27 Carmona-Graf to Susan G. Rosenthal/Board of Directors dated May 29, 2020,
28 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 #2**
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40 The second item of new business was the authorization to amend the contract with LiRo
41 Program & Construction Management P.E., PC for Owner's Representative Services for Capital
42 Projects & Strategic Planning.
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44 Mr. Shelton J. Haynes, RIOC’s Chief Operating Officer, stated that RIOC is seeking approval
45 to amend the contract to increase the contract amount with LiRo Program & Construction
46 Management P.E., PC. (“LiRo”). Mr. Haynes explained that the requested increase is due to an overall
47 increase in projects, now 25. He noted that LiRo has been with RIOC for approximately a year as
48 owners’ representative and its team has proven the ability to execute multiple projects. Mr. Haynes

1 mentioned that LiRo has shown tremendous cost savings for RIOC, and RIOC has seen a reduction
2 in change orders and contract negotiations.

3
4 Mr. Kraut stated this item was discussed at the Operations Advisory Committee meeting at
5 length. He further noted that the Committee members were satisfied with Mr. Haynes justifications
6 for increasing LiRo's contract amount.

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8 Upon a motion duly made, seconded and carried by unanimous vote in favor (Ms. Manley,
9 Ms. Levendosky, Mr. Escobar, Mr. Kapell, Mr. Kraut, Mr. Polivy, and Mr. Shinozaki), the following
10 resolution was ADOPTED:

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12 **RESOLUTION**

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14 **AUTHORIZATION TO AMEND THE CONTRACT WITH**
15 **LIRO PROGRAM & CONSTRUCTION MANAGEMENT P.E., PC FOR OWNER'S**
16 **REPRESENTATIVE SERVICES FOR CAPITAL PROJECTS & STRATEGIC PLANNING**
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19 **RESOLVED** by the Board of Directors of the Roosevelt Island Operating Corporation of the State
20 of New York ("RIOC"), as follows:

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22
23 Section 1. that RIOC is hereby authorized to amend the Contract with LiRo Program &
24 Construction Management P.E., PC for Owner's Representative Services for
25 Capital Projects & Strategic Planning upon such terms and conditions
26 substantially similar to those outlined in the Memorandum from Shelton J.
27 Haynes to RIOC Board of Directors/ Susan G. Rosenthal dated May 26, 2020,
28 attached hereto;

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

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

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38 **PRESIDENT'S REPORTS**

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40 Ms. Susan Rosenthal stated we are experiencing a difficult time, in the midst of a pandemic
41 and the murder of George Floyd. She mentioned throughout these troubling times residents are
42 fortunate to live on Roosevelt Island which was evident by the peaceful march which occurred during
43 the week. She also met with Zoey and Talia St. Herbert along with Chief Kevin Brown to continue
44 the discussion around the topic. She mentioned that the Public Safety Department exhibited great
45 community policing while working with NYPD during the march.

46
47 Ms. Rosenthal mentioned the community has received several necessary items to combat
48 COVID-19 by elected officials arranged by Ms. Lynn Shinozaki. The tennis courts were also set to
49 reopen on June 20th. Ms. Joyce Short will work with RIOC to finalize the plans.

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2 Chief Kevin Brown met with Mr. Prince Shah, RIOC's Senior Project Manager to discuss a
3 bicycle safety plan for the island. Ms. Rosenthal stated they identified areas throughout the island
4 which are less safe than others. Certain areas need signage and striping and RIOC will aggressively
5 implement plans to ensure safety measures are met. In response to Director David Kraut question as
6 to signage being adequate; Chief Brown answered, more signage will be placed along with Public
7 Safety enforcing the rules and regulations. Ms. Rosenthal thanked Ms. Wendy Hirsh, President of
8 Roosevelt Island Seniors Association, for the services she continues to provide to the seniors and
9 disabled association during this difficult time.

10
11 Ms. Rosenthal then provided updates on the construction projects on the island. During the
12 months of the pandemic certain construction projects has continued. Ms. Rosenthal noted work have
13 continued at the Motorgate garage and the Tramway elevators. The Octagon Comfort station sitework
14 and the Hope Memorial projects were completely stopped when New York entered New York on
15 Pause. Ms. Rosenthal then said that as we enter Phase I of New York Forward, these projects will
16 proceed.

17
18 In response to Director Kraut's question regarding any trends within the Public Safety
19 Department; Chief Brown explained that Public Safety continues to respond to incidents while
20 enforcing the curfew currently in place.

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22 Finally, President Rosenthal thanked the RIOC Board for their hard work, as well as residents
23 for their concerns for RIOC's essential employees.

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28 **COMMITTEE REPORTS**

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30 **AUDIT COMMITTEE**

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32 Mr. Polivy noted that the Audit Committee will meet on June 18, 2020.

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34 **GOVERNANCE COMMITTEE**

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36 The Governance Committee did not meet.

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38 **OPERATIONS ADVISORY COMMITTEE**

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40 Committee Chair Michael Shinozaki noted that the Operations Advisory Committee met on
41 June 2, 2020 to discuss the operations related items presented at this Board meeting. No votes were
42 taken during the meeting.

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45 **REAL ESTATE DEVELOPMENT ADVISORY COMMITTEE**

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47 Committee Chair Howard Polivy noted that the Real Estate Development Advisory
48 Committee met on June 2, 2020 to discuss the real estate related items presented at this Board
49 meeting. No votes were taken during the meeting.

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PUBLIC SAFETY REPORT

Chair’s Designee Ms. Manley noted that the Public Safety Report was included in the Board package.

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Upon a motion duly made, seconded and carried by unanimous vote in favor (Ms. Manley, Ms. Levendosky, Mr. Escobar, Mr. Kapell, Mr. Kraut, Mr. Polivy, and Mr. Shinozaki), the meeting was adjourned at 6:08 p.m.

Gretchen K. Robinson, Secretary