



# Roosevelt Island Operating Corporation

**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 Kraut  
Howard Polivy  
Michael Shinozaki

## MINUTES OF THE MARCH 24, 2022 MEETING OF THE ROOSEVELT ISLAND OPERATING CORPORATION BOARD OF DIRECTORS

A meeting of the Board of Directors was held via videoconference on March 24, 2022 at 5:30 p.m.

### Directors Present:

Alex Valella	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
Howard Polivy	Director
Michael Shinozaki	Director

### Directors Absent:

David Kraut	Director
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### Officers and Staff Attending:

Gretchen K. Robinson	Vice President/General Counsel
Anthony Amoroso	Deputy Director of Public Safety Department
Kevin Brown	Director of Public Safety Department
Aida Morales	Chief of Staff
Alvaro Santamaria	Director of Engineering
Prince Shah	Assistant Director of Capital Planning and Projects
Lada V. Stasko	Assistant General Counsel

### Others Attending:

Lynne Boyer	Arthur J. Gallaher, ARM, CIC Client Service Supervisor
Richard J. Famigletti	Arthur J. Gallaher, ARM Area President-Branch Manager Public Sector Practice-Regional Director

1 Chair's Designee Mr. Alex Valella called the Board meeting to order at 5:45 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 December 29, 2021 meeting  
9 of the RIOC Board of Directors. The proposed draft of the December 29, 2021 Board meeting minutes  
10 had been 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 (Mr. Valella,  
13 Ms. Levendosky, Mr. Ekpo, Mr. Polivy, and Mr. Shinozaki), the minutes were **APPROVED** and  
14 ordered filed.

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16 \* \* \*

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18 **NEW BUSINESS ITEM #1**

19  
20 The first item of new business was the approval of Insurance Binders for Fiscal Year 2022-  
21 23.

22  
23 Richard J. Famigletti of Arthur J. Gallaher ("AJG"), RIOC's brokers, presented the proposed  
24 Insurance Binders for Fiscal Year 2022-23 to the Board. He noted that AJG also works with JFA  
25 Brokerage & Associates, a certified MWBE.

26  
27 Mr. Famigletti stated that RIOC's management was presented with the insurance policies  
28 renewal options in December 2021. AJG reported to the management that average property rate  
29 increases were 9.1%, commercial liability - 6.2%, general liability increases - 5%, and access liability  
30 or umbrella rates had increased 12.6% over the last year. He noted that despite the challenges in the  
31 insurance market, AJG was successful in securing the most favorable RIOC's insurance premiums  
32 for FY 2022-23. Mr. Famigletti further discussed the changes in insurance premiums for various  
33 coverages. He noted that the only insurance policy that was not renewed was Public Official Liability  
34 ("POL") policy. However, RIOC was granted a 60-day extension which would allow AIG to market  
35 that policy. In response to Director Shinozaki's question, Mr. Famigletti explained that it was due to  
36 claims exceeding the amount of premium paid combined with the overall volatile insurance market.  
37 He noted that POL is a very unstable area of insurance and a concern for underwriters.

38  
39 Mr. Polivy noted that he is satisfied that appropriate diligence has been exercised in searching  
40 the marketplace and getting renewals in place with the proposed increases, considering the market.  
41 In response to a question from Mr. Valella, RIOC's General Counsel Gretchen Robinson clarified  
42 that the brokers worked closely with RIOC's CFO, and that the Board members were apprised of any  
43 developments concerning the insurance. In response to Mr. Shinozaki's question, Mr. Famigletti  
44 stated that AIG expects to have the POL proposals by May 1, 2022. Mr. Shinozaki noted that he  
45 would like to have the reviews in the Audit Committee and then in the Board meeting.



1 In response to a question from Mr. Valella, Ms. Robinson confirmed that this is a single source  
2 contract, and the next item on the agenda will be a sole source contract for AVAC.  
3

4 Upon a motion duly made, seconded and carried by unanimous vote in favor (Mr. Valella,  
5 Ms. Levendosky, Mr. Ekpo, Mr. Polivy, and Mr. Shinozaki), the following resolution was  
6 ADOPTED:  
7

## 8 RESOLUTION

### 9 10 AUTHORIZATION TO ENTER INTO CONTRACT WITH LIRO PROGRAM & 11 CONSTRUCTION MANAGEMENT P.E., PC FOR OWNER'S REPRESENTATIVE SERVICES 12 FOR CAPITAL PROJECTS & STRATEGIC PLANNING 13

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14  
15 **RESOLVED** by the Board of Directors of the Roosevelt Island Operating Corporation of the State  
16 of New York (“RIOC”), as follows:  
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18 Section 1. that RIOC is hereby authorized to enter into contract with LiRo Program &  
19 Construction Management P.E., PC for Owner's Representative Services for  
20 Capital Projects & Strategic Planning, upon such terms and conditions  
21 substantially similar to those outlined in the Memorandum from John O’Reilly  
22 to Shelton J. Haynes/RIOC Board of Directors dated March 15, 2021, attached  
23 hereto;  
24

25 Section 2. that the President/Chief Executive Officer or President’s designee is hereby  
26 authorized to take such actions and execute such instruments as deemed  
27 necessary to effectuate the foregoing; and  
28

29 Section 3. that this resolution shall take effect immediately.  
30

31 \* \* \*

### 32 33 **NEW BUSINESS ITEM #3** 34

35 The third item of new business was Authorization to Enter into Contract with ENVAC Iberia,  
36 SA. for On-Call AVAC Repair Services.  
37

38 Mr. Alvaro Santamaria, Director of Engineering, provided the background of the AVAC  
39 system on Roosevelt Island. He noted that the AVAC system, a critical utility on the Island, was  
40 originally put together in 1975. Mr. Santamaria explained that AVAC pipes extend for two miles  
41 from north to south and that the system picks up the garbage from different buildings, then under  
42 vacuum brings the trash to the AVAC facility. He further noted that throughout the years, ENVAC  
43 was servicing the AVAC system on a sole-source basis. The ENVAC personnel work in a confined  
44 space and they have special certifications. Per Mr. Santamaria, the original frequency of the ENVAC  
45 personnel visits was once a year, but the AVAC pipes have progressively deteriorated, so service is  
46 now needed twice a year. Mr. Santamaria noted that RIOC also pays \$65,000 per personnel trip from  
47 Spain. In addition, the contract sets aside a 10% contingency for materials and instrumentation for  
48 the system.  
49

1 Ms. Robinson further noted that this is a sole source contract and clarified the criteria for the  
2 sole source procurement. She explained that because of the pandemic, the only employees that could  
3 travel to work within the AVAC system were prohibited from traveling because they were coming  
4 from Spain. Ms. Robinson discussed RIOC's efforts to alleviate the problem that was going on at the  
5 time, to find some alternative vendor within the United States to travel to New York to help clear the  
6 obstruction that had occurred on the East Promenade at that point. Despite all the efforts, RIOC  
7 ultimately had to go back to ENVAC to ask them at such time when the travel restrictions were lifted  
8 to come back and clear that obstruction.

9  
10 Mr. Santamaria then asked for a Board approval to enter a five-year contract with ENVAC  
11 for a total amount of \$715,000.000.

12  
13 Upon a motion duly made, seconded and carried by unanimous vote in favor (Mr. Valella,  
14 Ms. Levendosky, Mr. Ekpo, Mr. Polivy, and Mr. Shinozaki), the following resolution was  
15 ADOPTED:

16  
17 **RESOLUTION**

18  
19 **AUTHORIZATION TO ENTER INTO CONTRACT WITH ENVAC IBERIA, SA.**  
20 **FOR ON-CALL AVAC REPAIR SERVICES**

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22  
23 **RESOLVED** by the Board of Directors of the Roosevelt Island Operating Corporation of the State  
24 of New York ("RIOC"), as follows:

25  
26 Section 1. that RIOC is hereby authorized to enter into contract with ENVAC Iberia, SA.  
27 for On-Call AVAC Repair Services, upon such terms and conditions  
28 substantially similar to those outlined in the Memorandum from Alvaro  
29 Santamaria to Shelton J. Haynes/RIOC Board of Directors dated March 18,  
30 2021, attached hereto;

31  
32 Section 2. that the President/Chief Executive Officer or President's designee is hereby  
33 authorized to take such actions and execute such instruments as deemed  
34 necessary to effectuate the foregoing; and

35  
36 Section 3. that this resolution shall take effect immediately.

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40 **PRESIDENT'S REPORT**

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42 Per President Shelton Haynes's request, Ms. Robinson presented the President's report.

43  
44 Ms. Robinson first made an announcement regarding the new hires who have joined the RIOC  
45 team in the past couple of weeks. Mr. Isiah Holman joined RIOC in the new exciting role as the  
46 Youth Center Manager under the direction of Ana Medina, the Youth Center Assistant Director. Mr.  
47 Markus Szejnberg joined the Legal Department as Deputy General Counsel just last week as well.  
48 He previously was working with the legal team and RIOC very closely as our special counsel in the  
49 special counsel's program, when he split his time as special counsel between RIOC, Battery Park City

1 Public Authority, and State Liquor Authority. Mr. Daeman DiStefano has joined RIOC as the new  
2 Comptroller as of this past Monday. He will be under the direction of our Chief Financial Officer,  
3 John O'Reilly. Mr. DiStefano is joining RIOC from Randall's Island sister agency where he spent  
4 many years and served as a CFO as well. We also have a new hire with the Public Safety Department  
5 - Sergeant Leonard Craig. He will be under the direction of Chief Brown. Sgt. Craig has also retired  
6 from the New York City Police Department.  
7

8 Ms. Robinson then announced that properties' managers meeting will be held on April 12,  
9 2022. She stated that RIOC will be honoring Officer Fisher and Detective Jones and hold the  
10 memorial for them on May 22, 2022 at McManus Field. The memorial for Chief Jack McManus will  
11 be held on June 18, 2022 with details to follow.  
12

13 Ms. Robinson further provided the Capital Planning and Project updates. She confirmed that  
14 AVAC repairs are underway. There were several delays due to the pandemic as has been previously  
15 discussed, and ENVAC was not permitted to travel to the U.S. due to Embassy restrictions. She noted  
16 that RIOC is excited to get that work underway and hopefully get everybody back online as soon as  
17 possible.  
18

19 Ms. Robinson announced that RIOC received an award for South Point Park from the Friends  
20 of the Upper East Side. As for a Public Purpose fund update, the New York Community Trust has  
21 officially taken over the process. She thanked RIRA for their long and dedicated service to not only  
22 the process but serving the Roosevelt Island community and for the many years of administering and  
23 helping RIOC with that program.  
24

25 The Roosevelt Island Youth Center is having a reopening celebration on April 17, 2022 and  
26 will mark the one-year anniversary of the grand reopening of the Roosevelt Island Youth Center,  
27 RIYC. On April 15, 2022 the Youth Center will celebrate the milestone with an array of exciting  
28 educational events. She reminded that Farmer's Market and the Haki Compost food scrap drop off  
29 will move back to their spring/summer locations at Good Shepherd Plaza on April 2, 2022.  
30

31 Ms. Robinson further discussed Roadway and Paved Surface Rehabilitation Design RFP. This  
32 RFP seeks a design team who can address various challenges by studying and surveying the Island  
33 infrastructure, creating a master plan that addresses these issues, and produces a construction  
34 document for Main Street areas between the Blackwell House and the Food Town. According to Ms.  
35 Robinson, the intent is to address the issues that have been reiterated by members of our community  
36 that relate to signage, the speed by which cars and bikes are traveling along our one, our single road  
37 here on the Island, accessibility, parking concerns, and better along Main Street. And then we're  
38 going to also address the use of a master plan as a guide to create construction documents for other  
39 areas in the future. The design and underground utility surveying work is also going to begin in  
40 September 2022.  
41

42 With regard to the Sportspark renovations, the project is 61% complete and on schedule to be  
43 completed this summer. We are also looking into the programmatic aspects of Sportspark and we're  
44 really excited because the facility looks amazing and we're very excited to reopen the newly renovated  
45 Sportspark.  
46

47 Ms. Robinson stated that the Manhattan Tram Elevator Station project is being constructed in  
48 two phases. Phase One is the East elevator that opened to the public last October. And the  
49 construction of a second elevator, which is Phase Two, is nearing completion. The Tramway Plaza

1 Park which acted as a construction site will be restored and opened to the public in March of this  
2 year. Once everything is completed, the all-new glass elevators will provide increased visibility and  
3 safety as well as full ADA accessible elevators to members of the public and the community.  
4

5 With regard to the Lighthouse Tower Reconstruction, this beloved historic site was severely  
6 damaged during the hurricane Irene and Superstorm Sandy storms. The Lighthouse Tower is  
7 currently undergoing an overhaul to restore its interior and exterior appearance. The interior work  
8 includes repairs of the historic brick work and replacement of the internal spiral stairs. And the  
9 exterior repairs include historic stone repairs as well as new colored concrete pavement eliminating  
10 all tripping hazards. This reconstruction project will repair and replace the deteriorated lantern with  
11 a replica of the original lantern design. The Lighthouse will soon be back and better than ever  
12 reestablishing its historic prominence in the Northern tip of our Island.  
13

14 Ms. Robison further provided an update on the Blackwell Park Phase Two of the design.  
15 Blackwell Park is one of the very few playgrounds on the Island that enjoys unique compliments of  
16 children and adults of all ages enjoying all areas of tot lot and spray fountains to a competitive game  
17 and basketball court. It is undeniable that this park is popular and a highly utilized open space on  
18 Roosevelt Island. This increased need requires expansion of existing playground spaces within  
19 Blackwell Park. The Phase Two design RFP seeks a design team who can address this need while  
20 ensuring that parts of the park are still open to the public during the construction. The East parcel of  
21 Blackwell Park improvement will include upgrades to meet current safety and ADA code  
22 requirements. The design of Phase Two work will begin sometime this summer.  
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27 **COMMITTEE REPORTS**

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29 **AUDIT COMMITTEE**

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31 The Audit Committee did not meet.  
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33 **GOVERNANCE COMMITTEE**

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35 The Governance Committee did not meet.  
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37 **OPERATIONS ADVISORY COMMITTEE**

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39 The Operations Advisory Committee did not meet.  
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41 **REAL ESTATE DEVELOPMENT ADVISORY COMMITTEE**

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43 The Real Estate Development Advisory Committee did not meet.  
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47 **PUBLIC SAFETY REPORT**

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49 Ms. Robinson 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 (Mr. Valella, Ms. Levendosky, Mr. Ekpo, Mr. Polivy, and Mr. Shinozaki), the meeting was adjourned at 7:50 p.m.

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Gretchen K. Robinson, Secretary