



Roosevelt Island Operating Corporation

KATHY HOCHUL
Governor

B.J. JONES
President/CEO

BOARD OF DIRECTORS

RuthAnne Visnauskas, Chair, Commissioner of NYSHCR
Blake G. Washington, Director of BUDGET
Marc Jonas Block
Fay Christian
Conway Ekpo
Dr. Michal L. Melamed
Howard Polivy
Prof. Lydia W. Tang
Melissa A. Wade

MINUTES OF THE MAY 14, 2026 MEETING OF THE ROOSEVELT ISLAND OPERATING CORPORATION BOARD OF DIRECTORS

A meeting of the Board of Directors was held at the Good Shepherd Community Center, 543 Main Street, Roosevelt Island, NY 10044 on May 14, 2026 at 5:30 p.m.¹

Directors Present:

Meghan Anderson	Representing RuthAnne Visnauskas, RIOC Chair and Commissioner, New York State Housing and Community Renewal
Morris Peters	Representing Blake G. Washington, Director, State of New York Division of Budget, <i>Attended via Videoconference Pursuant to Public Officers Law § 103-a</i>
Marc Jonas Block	Director
Fay Christian	Director
Conway Ekpo	Director
Dr. Michal L. Melamed	Director
Howard Polivy	Director
Prof. Lydia W. Tang	Director
Melissa A. Wade	Director

Officers and Staff Attending:

B.J. Jones	President/Chief Executive Officer
Dhruvika Patel Amin	Vice President/Chief Financial Officer
Mary C. Cunneen	Vice President/Chief Operating Officer
Aida Morales	Chief of Staff
Suzanne M. Dooley	Assistant General Counsel
Kevin Brown	Director/Chief of Public Safety Department
Bryant Daniels	Assistant Vice President, Communications & Government Affairs
Marcus Looi	Deputy Comptroller

Other Attendees:

Christopher Rizzo, Esq.	Carter Ledyard & Milburn LLP
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¹ The public comment period preceded the Board meeting and was not a part of the Board meeting.

1 Ms. Meghan Anderson, the Chair’s designee, called the meeting of the Board of Directors
2 to order at 6:04 p.m. The roll was called, and a quorum was 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 9, 2026 meeting of
9 the Board of Directors. The proposed draft of the minutes for the April 9, 2026 meeting of the Board
10 of Directors had been previously distributed to all Directors for their consideration.

11
12 Upon a motion duly made, seconded and carried by seven votes in favor (Ms. Anderson,
13 Mr. Peters, Mr. Ekpo, Dr. Melamed, Mr. Polivy, Prof. Tang and Ms. Wade), one abstention (Mr.
14 Block) and one vote against (Ms. Christian), the minutes of the April 9, 2026 meeting of the Board
15 of Directors, as further revised, were announced APPROVED and ordered filed.

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17 * * *

18
19 Ms. Anderson stated that a few items on the meeting agenda will be swapped around: the
20 Executive Session and New Business Item #1 shall be moved to later in the Board meeting for
21 discussion by the Board of Directors after New Business Items #s 2-5 have already been discussed.
22 The Board of Directors is starting this Board meeting with New Business Item #2.

23
24 * * *

25
26 **NEW BUSINESS ITEM #2**

27
28 The second item of new business was the ratification of documents in connection with
29 refinancing of mortgage for MEPT Octagon LLC.

30
31 B.J. Jones, President and Chief Executive Officer, provided the requisite background
32 information in connection with the mortgage refinancing: MEPT Octagon LLC (“Tenant”) leases
33 the property known as 888 Main Street pursuant to a lease dated as of November 3, 2004, as
34 amended by First Amendment of Lease dated as of July 11, 2007 (collectively, the “Lease”). Tenant
35 entered into a Consolidation, Extension and Modification Agreement with JLL Real Estate Capital,
36 LLC (the “New Lender”) in the amount of \$161,500,000 to refinance the existing mortgage (the
37 “New Loan”).

38
39 Under the Lease, this refinancing is a “transaction” and RIOC’s consent is required. As
40 Tenant provided the information required pursuant to Article 10 of the Lease, the amount of the
41 New Loan is the same as the existing loan, so the New Loan secures the same principal
42 indebtedness. As such, no mortgage recording tax was due and payable in connection with the New
43 Loan and, accordingly, no payment in lieu of mortgage recording tax was due. No transaction
44 payment was due in connection with the refinancing. This is a ministerial matter that requires Board
45 approval under the ground lease.

46
47 As such, the President recommended that the Board of Directors ratify the execution of the
48 Tenant’s refinancing documents referred to above.

1 Mr. Block inquired what is the point of the refinancing, since the refinancing of the current
2 lease is for the same amount. President Jones replied that the New Loan has better terms, such as a
3 lower interest rate.
4

5 Professor Tang inquired whether or not all of these loans are balloon loans. President Jones
6 responded that it depends upon the particular building, and RIOC reviews the requests for approval
7 as they come in. Mr. Block stated that given this is a five-year loan, he would not describe it as a
8 balloon loan and would describe it as a temporary loan.
9

10 Ms. Wade inquired if RIOC's CFO was involved in this transaction. Ms. Amin, RIOC's
11 Vice President and CFO, responded that she was involved at a certain level. There is an estoppel
12 certificate that was reviewed and approved. President Jones further stated that it was a combination
13 of Finance and Legal, and RIOC confirmed that the Tenant was up to date with their payments and
14 there's no risk in connection with such payments.
15

16 Mr. Block inquired whether or not RIOC has to approve the sale of the loan to Fannie Mae?
17 President Jones stated that he does believe so.
18

19 Upon a motion duly made, seconded and carried by unanimous votes in favor (Ms.
20 Anderson, Mr. Peters, Mr. Block, Ms. Christian, Mr. Ekpo, Dr. Melamed, Mr. Polivy, Prof. Tang
21 and Ms. Wade), the following resolution for new business item #2 was ADOPTED:
22

23 **RESOLUTION**
24

25 **AUTHORIZATION TO RATIFY DOCUMENTS DELIVERED IN CONNECTION WITH**
26 **REFINANCING OF MORTGAGE FOR OCTAGON**

27 WHEREAS, MEPT Octagon LLC ("Tenant") is the Tenant under the Ground Lease dated as
28 of November 3, 2004, as amended by First Amendment dated as of July 11, 2007 between Roosevelt Island
29 Operating Corporation, as Landlord, and MEPT Octagon LLC, as Tenant (the "Ground Lease"); and

30 WHEREAS, Tenant refinanced its leasehold interest in the Ground Lease with a loan from
31 JLL Real Estate Capital LLC ("New Lender") in the amount of \$161,500,000 for a term of five years which
32 loan was secured by a leasehold mortgage with New Lender (the "New Loan"), and which replaced the
33 then existing mortgage held by Berkeley Point Capital LLC, the current outstanding balance of which was
34 \$161,500,000; and

35 WHEREAS, in connection with the execution and delivery of the New Loan, RIOC
36 delivered an Estoppel Certificate, a Consent, and a Ground Lease Recognition and Attornment
37 Agreement (the "RIOC Refinancing Agreements").

38 NOW, THEREFORE THE BOARD OF DIRECTORS FINDS AND RESOLVES AS
39 FOLLOWS:

- 40
- 41 1. The refinancing with New Lender benefited RIOC and the residents of the building
42 by providing for the continued availability of funds to service the building's needs;
43 and
44
 - 45 2. The refinancing will help RIOC maintain high quality, affordable housing stock on
46 Roosevelt Island, which is within the mission and statutory purposes of RIOC;
47

1 and be it further

2 RESOLVED, that the execution and delivery of the RIOC Refinancing Agreements in
3 connection with the New Loan is hereby ratified and approved in all respects; and be it further

4 RESOLVED, that the Chief Executive Officer be, and hereby is, authorized and directed to
5 take such further actions and execute such further documents as may be necessary or desirable to
6 effectuate the foregoing; and be it further

7 RESOLVED, that this resolution shall take effect immediately.

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11 **NEW BUSINESS ITEMS #3, #4 and #5**

12
13 The third item of new business was the approval of RIOC’s revised Personally Owned
14 Vehicle Usage Policy. The fourth item of new business was the approval of RIOC’s revised Policies
15 and Procedures Regarding Travel by Personnel. The fifth item of new business was the approval of
16 RIOC’s revised Policy for the Use of Discretionary Funds.

17
18 Mr. Ekpo provided some context on the three updated policies and confirmed that the
19 Governance Committee met on May 4, 2026 to review the Personally Owned Vehicle Usage Policy,
20 the Policies and Procedures Regarding Travel by Personnel and the Policy for the Use of
21 Discretionary Funds.

22
23 The Personally Owned Vehicle Usage Policy addresses the circumstances when employees
24 can use company vehicles for business use and use their own personal vehicles for business use.
25 The Committee modernized the language, corrected a few grammatical errors and typos that had
26 been in place for some time, and also added a prohibition against using RIOC purchased fuel for
27 any personal vehicle.

28
29 In the Policies and Procedures Regarding Travel by Personnel, the Committee also
30 modernized the policy and added alternatives to travel (e.g., Zoom meetings, etc.) because the
31 policy had not been updated since 2013.

32
33 With regard to Policy for the Use of Discretionary Funds, the Committee updated this policy
34 which spells out what funds that have not already been earmarked in the budget which can be used
35 by the CEO or CFO. The Committee clarified rules regarding the policy’s goal and inserted a new
36 section that provides for penalties for violations of this policy if any employee uses discretionary
37 funds in a way that is not outlined by the policy.

38
39 Until now, all these policies have not been updated since 2013. Mr. Ekpo recommends that
40 the Board approve the revised three policies.

41
42 Upon a motion duly made, seconded and carried by unanimous vote in favor (Ms. Anderson,
43 Mr. Peters, Mr. Block, Ms. Christian, Mr. Ekpo, Dr. Melamed, Mr. Polivy, Prof. Tang and Ms.
44 Wade), the following resolution for new business item #3, was ADOPTED:

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46 **RESOLUTION**

1 APPROVAL OF THE REVISED RIOC'S PERSONALLY OWNED VEHICLE USAGE
2 POLICY
3
4

5 **RESOLVED** by the Board of Directors of the Roosevelt Island Operating Corporation of the State
6 of New York ("RIOC"), as follows:
7

8 Section 1. that the revised RIOC's Personally Owned Vehicle Usage Policy, as
9 recommended by the Governance Committee in accordance with the
10 requirements set forth by the Director of State Operations, attached hereto,
11 is hereby approved and adopted.
12

13 Section 2. that the President/Chief Executive Officer or President's designee is hereby
14 authorized to take such actions and execute such instruments as deemed
15 necessary to effectuate the foregoing; and
16

17 Section 3. that this resolution shall take effect immediately.
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20
21 Upon a motion duly made, seconded and carried by unanimous vote in favor (Ms. Anderson,
22 Mr. Peters, Mr. Block, Ms. Christian, Mr. Ekpo, Dr. Melamed, Mr. Polivy, Prof. Tang and Ms.
23 Wade), the following resolution for new business item #4, was ADOPTED:
24

25 **RESOLUTION**

26
27 APPROVAL OF THE REVISED RIOC'S POLICIES AND PROCEDURES REGARDING
28 TRAVEL BY PERSONNEL
29

30
31 **RESOLVED** by the Board of Directors of the Roosevelt Island Operating Corporation of the State
32 of New York ("RIOC"), as follows:
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34 Section 1. that the revised RIOC's Policies and Procedures Regarding Travel by
35 Personnel, as recommended by the Governance Committee pursuant to
36 Section 2824(1)(e) of the Public Authorities Law and the Office of the State
37 Comptroller guidelines regarding travel, attached hereto, are hereby
38 approved and adopted;
39

40 Section 2. that the President/Chief Executive Officer or President's designee is hereby
41 authorized to take such actions and execute such instruments as deemed
42 necessary to effectuate the foregoing; and
43

44 Section 3. that this resolution shall take effect immediately.
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48 Upon a motion duly made, seconded and carried by unanimous vote in favor (Ms. Anderson,
49 Mr. Peters, Mr. Block, Ms. Christian, Mr. Ekpo, Dr. Melamed, Mr. Polivy, Prof. Tang and Ms.
50 Wade), the following resolution for new business item #5, was ADOPTED:

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RESOLUTION

APPROVAL OF THE REVISED RIOC’S POLICY FOR THE USE OF DISCRETIONARY FUNDS

RESOLVED by the Board of Directors of the Roosevelt Island Operating Corporation of the State of New York (“RIOC”), as follows:

Section 1. that the revised RIOC’s Policy for the Use of Discretionary Funds, as recommended by the Governance Committee pursuant to Section 2824(1)(b) of the Public Authorities Law and recommendation by the Authorities Budget Office, attached hereto, is hereby approved and adopted;

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

Section 3. that this resolution shall take effect immediately.

* * *

EXECUTIVE SESSION

Ms. Anderson noted that the Board of Directors would like to adjourn into the Executive Session:

- a. to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property; and
- b. to discuss the medical, financial, credit or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person or corporation.

Ms. Wade stated that she desired to make a statement prior to the open meeting being adjourned. Ms. Anderson agreed. Ms. Wade stated the following:

With regard to new business item #1, the proposed appointment of Lance A. Polivy, Ms. Wade stated that she wanted to speak to three issues regarding the proposed appointment of RIOC’s General Counsel:

- (1) In Ms. Wade’s best estimation, the proper protocols were not followed. Pursuant to RIOC’s By-laws, Article 4, Section 1B, the Board hires officers, including the General Counsel, upon the recommendation of the CEO. Article 4, Section 4A states that the CEO does not hire officers.

Ms. Wade stated that the first time she was notified of Lance Polivy was after he emerged as the sole candidate based on the process she was unaware of, but she believes did not use the search firm that was approved for use by the Board. Additionally, the Board was told that Mr. Polivy’s name had already been passed to Chambers, and a

1 background check was started prior to the Board being alerted to his existence. To Ms.
2 Wade, this is out of alignment with the spirit, if not the letter, of the bylaws.

3 (2) The second is Mr. Lance Polivy's qualifications. While he possesses a solid resume, Ms.
4 Wade does not believe he has the requisite experience for what RIOC and Roosevelt
5 Island are currently facing, and will be facing in the near future: the proposed demolition
6 of the steam plant, discussions around the future of Coler Hospital, lease negotiations
7 with the Island buildings, including his cousin's building, possible future development,
8 not to mention what might ensue from the multiple recent fires in RIOC's largest
9 housing development.

10 (3) Lastly, the conflict of interest. The American Bar Association states that there are
11 around 100,000 attorneys in the New York City metro area. And while I understand the
12 General Counsel and real estate development are specialized, Ms. Wade finds it difficult
13 to believe that the best candidate for the job is a relative of a current long-term Board
14 member. Even if one disagrees that there is a conflict, at minimum, RIOC has the
15 appearance of impropriety: one that RIOC, given its history of corruption and ineptitude,
16 cannot afford, especially not with all that RIOC has on the horizon.

17
18 When asked to consider joining the Board, Ms. Wade was very reticent because of the
19 reputation of RIOC, however, she believed that RIOC was headed in a new and better
20 direction and that she could be part of that. Ms. Wade stated that this action feels like
21 textbook old school RIOC behavior, and RIOC ought to be running from this as fast and
22 far as RIOC can.

23
24 Changes to the enabling legislation requiring more resident board members was hard
25 won, and it was done because in theory those who live here have more of an interest in
26 ensuring a well-run corporation. What good are those changes if resident Board
27 members act no differently than overseers from off the Island? Ms. Wade is not sure
28 how a person with integrity facilitates this action or votes for it. While Ms. Wade is sure
29 that Mr. Lance Polivy is a great person and probably a very good lawyer, for the
30 aforementioned reasons, Ms. Wade cannot vote to confirm him to this office and
31 encourages others to consider these issues as well.

32
33 Upon a motion duly made, seconded, and carried by unanimous votes in favor (Ms.
34 Anderson, Mr. Peters, Mr. Block, Ms. Christian, Mr. Ekpo, Dr. Melamed, Mr. Polivy, Prof. Tang
35 and Ms. Wade), the open meeting was adjourned for the Board of Directors to go into Executive
36 Session at 6:25 p.m.

37
38 Upon the return of the Board of Directors from the Executive Session at 8:53 p.m.,
39 Ms. Anderson noted that no votes were taken during the Executive Session. The Board of Directors
40 will now discuss new business item #1.

41
42 * * *

43 **NEW BUSINESS ITEM #1**

44
45 The first item of new business was appointment of Lance A. Polivy to the position of
46 General Counsel and Secretary/Vice President for Legal Affairs of RIOC.

47
48 Mr. B.J. Jones, President and Chief Executive Officer, stated that RIOC has been without a
49 General Counsel for over two years. On September 18, 2025, RIOC posted this job position and
50 over five hundred resumes were received and reviewed. Of those, over forty applicants had at least

1 one interview. A second round of interviews were conducted for nine applicants. Mr. Lance Polivy
2 was interviewed by the COO, CFO, Deputy General Counsel, Assistant General Counsel, HR
3 Director and HR's Assistant Director, all of whom rated him favorably.
4

5 After being interviewed by the President and several members of the Office of the Counsel
6 to the Governor, Mr. Lance Polivy was selected. Mr. Lance Polivy has valuable experience serving
7 as an agency General Counsel, senior counsel, parliamentarian for the city council, associate at
8 Paul, Weiss, Rifkind, Wharton & Garrison and prestigious clerkship in the Southern District for the
9 Honorable Robert Sweet. Mr. Lance Polivy received his juris doctor from New York University
10 School of Law and is admitted to the New York State Bar.
11

12 Mr. Lance Polivy will bolster RIOC's professional capacity immensely. The President is
13 excited to leverage Mr. Lance Polivy's experience with the New York City government, capital
14 projects, regulatory compliance, conflicts of interest, real estate, litigation, grant-making, among
15 other relevant policy and legal matters. For the avoidance of doubt, Mr. Lance Polivy has the same
16 last name as one of RIOC's board members, Howard Polivy. Mr. Lance Polivy's hiring is
17 permissible under the New York State Public Officers Law, which established mandatory ethical
18 standards, conflict of interest rules and business restrictions for State employees, officers and board
19 members to ensure integrity and prevent corruption. Mr. Lance Polivy will be a tremendous asset
20 to Roosevelt Island, bringing experience and expertise at a time when the RIOC team can really use
21 it. The process to select Mr. Lance Polivy admittedly took time, but it was rigorous and led to
22 finding an outstanding candidate.
23

24 The President requests that the Board approve the proposed resolution of the appointment
25 of Lance Polivy to the position of General Counsel and Secretary/Vice President for Legal Affairs
26 of the Corporation.
27

28 Upon a motion duly made, seconded and carried by six votes in favor (Ms. Anderson, Mr.
29 Peters, Mr. Block, Ms. Christian, Mr. Ekpo, and Mr. Polivy), one abstention (Prof. Tang) and two
30 votes against (Dr. Melamed and Ms. Wade), the following resolution for new business item #1 was
31 ADOPTED:
32

33 RESOLUTION

34 APPOINTMENT OF LANCE A. POLIVY TO THE POSITION OF GENERAL COUNSEL 35 AND SECRETARY/VICE PRESIDENT FOR LEGAL AFFAIRS OF THE CORPORATION 36 37

38
39 **WHEREAS**, the Roosevelt Island Operating Corporation (the "Corporation") is a public
40 benefit corporation empowered by Title 35 of Article 8 of the New York Public Authorities Law to
41 carry out the operation, maintenance, and development of Roosevelt Island; and
42

43 **WHEREAS**, Lance A. Polivy is the candidate for the position of General Counsel and
44 Secretary/Vice President for Legal Affairs of the Corporation and is qualified to serve as General
45 Counsel and Secretary/Vice President for Legal Affairs of the Corporation; and
46

47 **WHEREAS**, the President/Chief Executive Officer proposes the appointment of Lance A.
48 Polivy to the position of General Counsel and Secretary/Vice President for Legal Affairs of the
49 Corporation; and
50

1 **WHEREAS**, Article IV, Section 1(b) of the Corporation’s By-Laws provides that the
2 General Counsel shall be appointed or hired by the Board of Directors upon the recommendation
3 of or in consultation with the President/CEO; and
4

5 **WHEREAS**, the Board of Directors has reviewed and found satisfactory the qualifications
6 and experience of Lance A. Polivy;
7

8 **NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE BOARD OF**
9 **DIRECTORS OF THE CORPORATION, AS FOLLOWS:**
10

11 Section 1. that Lance A. Polivy is hereby appointed as General Counsel and
12 Secretary/Vice President for Legal Affairs of the Corporation at an annual
13 salary of not more than \$230,000.00 for the Fiscal Year ending March 31,
14 2027;
15

16 Section 2. that the President/Chief Executive Officer is authorized to take such actions
17 and/or execute such instruments as he deems necessary to effectuate the
18 foregoing contingent upon the state background check for Lance A. Polivy;
19 and
20

21 Section 3. that this resolution shall take effect immediately.
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25 **PRESIDENT’S REPORT**
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27 Mr. B.J. Jones, President and CEO, presented the President’s Report.
28

29 The RIOC team is continuing to tackle quality of life issues around the island, many of
30 which were compounded by one of the worst winters New York City has experienced in many
31 years.
32

33 President Jones provided a brief update on the following:
34

- 35 • As was discussed at the recent Operations Committee meeting, RIOC Maintenance’s
36 “Operation Smooth Ride” has led to more than 375 potholes filled or fixed since the start of
37 Spring, with more scheduled fixes planned for the coming weeks. The President extended
38 his gratitude to RIOC’s small, but mighty maintenance team who are making this happen.
39 RIOC used this initiative to encourage the community to sign up and use the Brightly Ticket
40 System. Anyone can sign up via RIOC’s website on RIOC’s home page for a Brightly
41 account and begin submitting tickets for RIOC to assess and respond to operational issues
42 as sighted around the Island. The President continues to encourage everyone to use this
43 system, it’s a great way to get proper department to work on issues on the Island that the
44 community spots. RIOC also used this initiative to try and encourage the community to
45 sign-up for and use the Brightly ticket system. Anyone in the community can visit the RIOC
46 website, sign-up on RIOC’s home page for a brightly account, and begin submitting tickets
47 for RIOC to assess and respond to operational issues cited around the Island. The President
48 encourages everyone to use the system, as it’s a great way to get right to the proper
49 department in the corporation for work remediation.

1 • RIOC is also working hard on improving the streets and sidewalks along the Island’s west
2 side. Currently, the RIOC team is continuing the work started last year to expand the
3 sidewalk along West Road, between Meditation Lawn and the subway stop. This new,
4 expanded sidewalk with improve ADA accessibility, add new lighting to the walkway, and
5 create a better curb structure to differentiate the road from sidewalk. RIOC will also be
6 repaving the west roadway between Tram Plaza and the racquet club, another area of
7 persistent issue for motorists. RIOC is hoping to have both projects done by this summer.
8

9 • Now that cherry blossom season has passed, the President took a moment to recognize the
10 strong work of our PSD, Grounds, Transportation, and Maintenance team members who
11 ably handled the influx of visitors to the island, and all that accompanies their visitation.
12 Preparation for this season begins weeks in advance of the tree bloom, and their hard work
13 resulted in an island that remained clean, safe, and accessible during our busiest weeks.
14

15 The President also thanked all of the outstanding petal protectors who volunteered this year
16 to help preserve our beautiful trees for future generations. Year two of petal protectors saw
17 a 47% increase in volunteer sign-ups, and the program received a lot of really positive
18 coverage, by CBS, ABC, the NY Times and more, that also did a wonderful job highlighting
19 the other wonderful aspects of our island. The President thanked the community affairs team
20 for promoting and running the program on the backend, and the Sportspark team who
21 manage the day-to-day work of the volunteers. RIOC looks forward to running the program
22 again next year.
23

24 • RIOC worked with TRIBA to enhance the petal protector program this year, encouraging
25 visitors to explore more of the island, its local businesses, green spaces, and historic
26 attractions. And we have a new historic attraction, well sort of—the Roosevelt Island
27 visitors center kiosk, managed by the Historical Society, which now features the island’s
28 seventh historic marker, memorializing the incredible history of the kiosk itself which once
29 serviced the Queensboro Bridge Trolley. With regard to the kiosk’s history, it was initially
30 1 of 5 kiosks used by the trolley, which ceased operations in 1957. The kiosk itself was
31 preserved and made its way to Roosevelt Island in 2006, thanks in large part to the work of
32 Judy Berdy and RIHS. RIOC is proud to unveil this new marker at the end of April, and
33 included in those festivities was a wonderful Roosevelt Island History Quest co-hosted by
34 RIHS and our RIOC Youth Center, wherein Island families were able to visit each of the
35 Island’s historic markers to have their RI passports stamped for a special gift at the
36 conclusion of the day. The President thanked Judy Berdy for her partnership on this and
37 thanked Ana Medina and RIOC’s incredible Youth Center staff as well for making this
38 event so special.
39

40 • A few other events to mention as RIOC heads into its busy season: this May, the Roosevelt
41 Island Tram is celebrating its historic 50th anniversary, and RIOC wants to celebrate that
42 milestone in a couple of unique ways. First, on May 28, 2026, RIOC will be hosting a special
43 birthday celebration for the Tram, complete with a birthday cake to mark the occasion, so
44 if anyone has a sweet tooth and an affection for this remarkable piece of transportation
45 infrastructure, please stay tuned for more details. And second, as RIOC honors the Tram’s
46 presence, the President would like to think a bit more about how to better honor its past:
47

48 The old Tram cabins from before the system’s 2009 overhaul have sat idly by under the
49 Motorgate Helix for over a decade. They are not in great shape; in fact, the President
50 personally believes fifty years old should look a lot better than that. So, in conjunction with

1 the Tramiversary, RIOC is also going to launch a campaign to reimagine what these old
2 tram cabins could be. Should they be an art installation? A historical display? A bus stop?
3 RIOC wants to hear your ideas. A new webpage on the RIOC website will be launching
4 soon to solicit ideas, which will include the ability to upload any visual ideas anyone may
5 have for them. Rehabilitating these cabins will take time and money, but it has to start
6 somewhere, and now is the right time to begin the conversation.
7

- 8 • Shortly after the Tramiversary, RIOC will also be celebrating our annual Pride Flag Raising
9 Ceremony in front of Blackwell House, on Monday June 1, 2026 at 11:00 a.m. RIOC has a
10 wonderfully inclusive community here on the Island and this event has been a wonderful
11 demonstration of that inclusivity for several years now. I hope if anyone is free to stop by
12 the day of the event to join us, and please also stop by RIVAA gallery during Pride month
13 for their exhibits; RIVAA has been outstanding partners in elevating Pride Month here on
14 Roosevelt Island.
15
- 16 • The President also mentioned RIOC’s first big event of the year: Roosevelt Island Day,
17 which is also coming up on Saturday, June 6, 2026. This will be the President’s first
18 Roosevelt Island Day and he is excited to see all the wonderful family fun in store, including
19 food, giveaways, attractions, community booths, and so much more. It is always a great
20 event, and the President is certainly looking forward to it.
21
- 22 • Finally, the President is pleased to report that air monitoring for the City’s steam plant
23 demolition is scheduled to begin this upcoming Monday. RIOC knows how important this
24 issue is to the community, and RIOC will make sure to share the results of the testing with
25 the community once HPD provides the community through the page RIOC has created on
26 the RIOC website about the demolition work. The page is regularly updated when new
27 information, as shared with RIOC. Stay tuned there for more information as the project
28 continues.
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30 * * *

31 **COMMITTEE REPORTS**

32 **AUDIT COMMITTEE**

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35 Mr. Polivy, Chair of the Audit Committee, stated that the Committee did not meet. A
36 meeting with the auditors is being scheduled.
37

38 **GOVERNANCE COMMITTEE**

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40 Mr. Ekpo, Chair of the Governance Committee, stated that the Committee met on May 4,
41 2026 and revised the three policies which were approved this evening.
42

43 **REAL ESTATE DEVELOPMENT ADVISORY COMMITTEE**

44
45 Mr. Polivy, Chair of the Real Estate Development Advisory Committee, stated that the
46 Committee did not meet. A meeting will be scheduled within the next several weeks.
47

48 **OPERATIONS ADVISORY COMMITTEE**

1 Ms. Christian, Chair of the Operations Advisory Committee, stated that the Committee met
2 on May 12, 2026 to discuss several important matters. The meeting began with a brief update on
3 the request to form a Community Advisory Group for the City’s ongoing steam plant project, which
4 would help fill the gaps left by HPD’s continued inability to relay timely information to the
5 community about their work. The staff then updated the Committee on their pothole repair work –
6 filling over 375 holes to date, as well as upcoming roadway and pathway improvements, work to
7 restore the west side piers, fixing Blackwell house roof, and making Good Sheperd Chapel more
8 accessible. The conversation also turned to concerns about the demolition’s environmental impact
9 to the Island. While HPD has told us that air monitoring will be performed once the demolition
10 work starts, and that the results of that monitoring will be released publicly, the Committee had not
11 been given a firm timeframe for when that would begin. Therefore, it was the unanimous opinion
12 of the Committee that until HPD begins performing their own air monitoring, RIOC’s Board should
13 consider temporarily air monitoring and assessing the potential for related contamination at
14 Firefighter’s Field resulting from the steam plant demolition. Though the Committee understands
15 that air monitoring may begin next week, Ms. Christian wanted to reiterate that the Operation’s
16 Committee is very concerned about HPD’s lackadaisical responsiveness to our concerns.
17

18 Prof. Tang stated that she promised to bring up the resolution to establish air quality
19 monitoring if HPD did not. HPD is now scheduled to do this on Monday and if HPD does, then the
20 resolution is not necessary. If HPD does not, Prof. Tang is going to put forward the resolution to
21 provide air quality monitoring, as long as it is not duplicative of HPD or DEC, by June 6, 2026,
22 Roosevelt Island Day. Prof. Tang stated that she is continuing to be aware of the community’s
23 concern about the safety of Roosevelt Island Day. The Operations Advisory Committee also
24 unanimously voted for soil testing as well. The resolution is what Prof. Tang promised the
25 community at the Operations Advisory Committee meeting.
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27 Ms. Anderson acknowledged that Prof. Tang may have made such a promise at the
28 Committee meeting but for resolutions to get on the agenda, resolutions have to be submitted at
29 least ten days in advance of any Board meeting. As such, Prof. Tang cannot do a resolution now.
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31 Prof. Tang expressed her disagreement. As Prof. Tang interprets the bylaws and the way
32 Prof. Tang wrote the bylaws, Board members are allowed to present resolutions to the Board.
33 Mr. Ekpo responded that Board members are allowed to modify resolutions at a Board meeting that
34 have already been submitted ten days prior to the Board meeting. This is the language in Article
35 III, Section 1 of RIOC’s bylaws. Prof. Tang again disagreed and stated that it is not the language in
36 Article III. Mr. Ekpo stated that Prof. Tang is incorrect and there is no disagreement. Prof. Tang
37 may disagree with the fact that this language is in the bylaws.
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39 Ms. Anderson stated that the Chair is not recognizing the resolution.
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41 Upon a motion duly made, seconded and carried by six votes in favor (Ms. Anderson, Mr.
42 Peters, Mr. Block, Ms. Christian, Mr. Ekpo, and Mr. Polivy), one abstention (Ms. Wade) and two
43 votes against (Prof. Tang and Dr. Melamed), the meeting was adjourned at 9:12 p.m.
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Suzanne M. Dooley, Assistant General Counsel