



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 APRIL 9, 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 April 9, 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
Fay Christian	Director
Conway Ekpo	Director
Dr. Michal L. Melamed	Director
Howard Polivy	Director, <i>Attended via Videoconference Pursuant to Public Officers Law § 103-a</i>
Prof. Lydia W. Tang	Director
Melissa A. Wade	Director

Directors Absent:

Marc Jonas Block	Director
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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
Lada V. Stasko	Deputy General Counsel
Suzanne Dooley	Assistant General Counsel
Anthony Amoroso	Deputy Director of Public Safety
Bryant Daniels	Assistant Vice President, Communications & Government Affairs
Marcus Looi	Deputy Comptroller

Other Attendees:

Richard J. Famigletti	Arthur J. Gallagher, ARM Area President-Branch Manager Public Sector Practice-Regional Director, AJG-RIOC's brokers
Darren McCarthy	Leitner-Poma of America, Inc., Operations & Maintenance Manager

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 5:57 p.m. The roll was called, and a quorum was found to be assembled and present.
3

4 * * *

5
6 **APPROVAL OF MINUTES**
7

8 The first item of business was the approval of the minutes of the January 22, 2026 meeting
9 of the Board of Directors. The proposed draft of the minutes for the January 22, 2026 meeting of
10 the Board 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 Ms. Christian, Mr. Ekpo, Dr. Melamed, Mr. Peters, Mr. Polivy and Ms. Wade) and one abstention
14 (Prof. Tang), the minutes of the January 22, 2026 meeting of the Board of Directors were announced
15 APPROVED and ordered filed.
16

17 * * *

18 **NEW BUSINESS ITEM #1**
19

20 The first item of new business was the ratification of insurance binders for Fiscal Year 2026-
21 2027. Ms. Dhruvika Patel Amin, Vice President/Chief Financial Officer, stated that the renewal
22 from April 1, 2026, through March 31, 2027, indicates a .5% reduction, not increase, in premiums
23 for the upcoming policy term. The total cost for the 12-month period of April 1, 2026 through
24 March 31, 2027 is \$5.45 million, representing a decrease of \$26,000 compared to the expiring term.
25

26 In terms of enhanced coverage, RIOC has improved terms and conditions, including
27 increased limits for sexual misconduct liability with broader and more comprehensive protection.
28 Arthur J. Gallagher (“Gallagher”), RIOC’s insurance broker, also secured a standalone terrorism
29 policy from AIG covering both property and casualty. Gallagher’s approach not only delivered
30 broader coverage, but also resulted in significant premium savings by removing terrorism risk
31 insurance coverage from individual policies.
32

33 In light of the above, Ms. Amin recommended that the Board of Directors ratify the
34 insurance binders for Fiscal Year 2026-2027 for a total cost of \$5.45 million.
35

36 Mr. Polivy stated that he examined the detailed proposal, and noted that, in general,
37 property insurance premiums have been increasing and liability insurance is very competitive, and
38 such were the primary focuses of Gallagher. Prof. Tang acknowledged Mr. Polivy’s expert analysis
39 of the situation.
40

41 Upon a motion duly made, seconded and carried by unanimous votes in favor (Ms.
42 Anderson, Mr. Peters, Ms. Christian, Mr. Ekpo, Dr. Melamed, Mr. Polivy, Prof. Tang and Ms.
43 Wade), the following resolution for new business item #1 was ADOPTED:
44

45 **RESOLUTION**
46

47 **RATIFICATION OF INSURANCE BINDERS FOR FISCAL YEAR 2026-27**
48
49

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

3
4 Section 1. that the Insurance Binders for the period from April 1, 2026 through March
5 31, 2027, upon such terms and conditions substantially similar to those
6 outlined in the Memorandum from Dhruvika Amin, Vice President & CFO,
7 to the Board of Directors and President/Chief Executive Officer, B. J. Jones,
8 dated March 24, 2026, attached hereto, are hereby ratified;

9
10 Section 2. that the President/Chief Executive Officer or President’s designee is hereby
11 authorized to take such actions and execute such instruments as deemed
12 necessary to effectuate the foregoing; and

13
14 Section 3. that this resolution shall take effect immediately.

15
16 * * *

17
18 **NEW BUSINESS ITEM #2**

19
20 The second item of new business was the authorization to enter into a contract extension
21 with G&G Process Services Inc., d/b/a G&G Municipal Consulting & Grant Writing (“G&G”) for
22 grant writing services.

23
24 By way of background, Ms. Dhruvika Patel Amin, Vice President/Chief Financial Officer,
25 stated that in December 2024, RIOC issued an RFP for grant writing services. Based on the best
26 value method, the one-year contract in the amount of \$75,000 was awarded to G&G to provide
27 grant consulting services, including grant research, identifying funding opportunities, proposal
28 development, application submissions, application management and deadline tracking and post-
29 award grant administration. The existing contract is set to expire on March 24, 2026. The 2025
30 contract award initially did not require Board approval at the time; however, Board approval is now
31 required for this one-year contract extension due to the fact that by extending the term of the
32 contract, this contract becomes a multi-year contract.

33
34 During the original contract term, G&G has identified and evaluated multiple grant
35 opportunities aligned with RIOC’s priorities. G&G has prepared and submitted ten grant
36 applications on behalf of RIOC and will continue to do so, as there are other funding opportunities
37 in the pipeline. G&G has secured \$867,000 in awarded grant funding. G&G has submitted
38 additional applications totaling \$14.88M in requested funding, currently pending. G&G has
39 established a pipeline of \$11M in prospective opportunities for future submission. G&G is
40 positioning RIOC for continued success in external funding.

41
42 The justification for this one-year extension ensures continuity of critical grant consulting
43 services, avoids disruption to ongoing and pending grant applications, positions RIOC to pursue
44 larger and more complex funding opportunities, establishes a longer-term relationship that
45 improves strategic planning and outcomes and strengthens continuity in relationships with funding
46 agencies and partners.

47
48 In light of the above, Ms. Amin recommended that the Board of Directors approve extending
49 the existing contract with G&G for an additional one-year term under the original contract terms

1 for an amount not to exceed \$75,000, totaling \$150,000 in the aggregate for the entire contract term,
2 which includes the one-year extension period.
3

4 Prof. Tang inquired as to how many grants were applied for, and which were government
5 and non-government grants? Ms. Amin responded that all are government grants.
6

7 Dr. Melamed inquired from whom the \$867,000 came? Ms. Amin confirmed that one grant
8 is a congressional grant from one of the U.S. Senators, and the second one is a CREST grant
9 working through one of the electeds. Dr. Melamed further inquired as to what this grant will cover?
10 President Jones confirmed that the CREST grant will help cover the costs of the West side piers
11 and Eleanor’s Pier.
12

13 Prof. Tang inquired as to the other grants being applied for, totaling \$14M, and for what
14 projects will these grants be used? Ms. Amin confirmed that it will mostly be applied to capital
15 projects and purchases, such as the red bus purchase and the Tram modernization.
16

17 Dr. Melamed inquired as to whether or not RIOC should hire from within for this type of
18 grant writing talent in the next year? Ms. Amin responded that RIOC does not have the bandwidth
19 for two additional staff, which would probably cost RIOC more than what RIOC is paying the grant
20 consulting company.
21

22 Upon a motion duly made, seconded and carried by unanimous votes in favor
23 (Ms. Anderson, Mr. Peters, Ms. Christian, Mr. Ekpo, Dr. Melamed, Mr. Polivy, Prof. Tang and Ms.
24 Wade), the following resolution for new business item #2 was ADOPTED:
25

26 **RESOLUTION**
27

28 **AUTHORIZATION TO ENTER INTO A CONTRACT EXTENSION WITH G&G PROCESS**
29 **SERVICES INC. D/B/A G&G MUNICIPAL CONSULTING & GRANT WRITING**
30

31
32 **RESOLVED** by the Board of Directors of the Roosevelt Island Operating Corporation of the State
33 of New York (“RIOC”) as follows:
34

35 Section 1. that RIOC is hereby authorized to enter into a contract extension with G&G
36 Process Services Inc. d/b/a G&G Municipal Consulting & Grant Writing,
37 upon such terms and conditions substantially similar to those outlined in the
38 Memorandum from Dhruvika Amin, Vice President & CFO to the Board of
39 Directors and B. J. Jones, President/Chief Executive Officer, dated March
40 24, 2026, attached hereto;
41

42 Section 2. that the President/Chief Executive Officer or President’s designee is hereby
43 authorized to take such actions and execute such instruments as deemed
44 necessary to effectuate the foregoing; and
45

46 Section 3. that this resolution shall take effect immediately.
47

48 * * *
49
50

1 **NEW BUSINESS ITEM #3**

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3 The third item of new business was the authorization to enter into a task order with Leitner-
4 Poma of America O&M, Inc. (“POMA”) for the carriage and brake long-term overhaul.
5

6 By way of background, Ms. Cunneen, Vice President/Chief Operating Officer, stated that
7 the Roosevelt Island Aerial Tramway is in need of a carriage and brake long-term overhaul. POMA
8 under its Aerial Tramway Operation & Maintenance Agreement with RIOC performs long-term
9 overhauls as part of its contractual obligations. POMA notified RIOC of the carriage and brake
10 long-term overhaul which is recommended by the manufacturer to be completed every five (5)
11 years as part of the Tramway preventative maintenance program. The last long-term overhaul was
12 completed in 2021.
13

14 As part of this scheduled long-term overhaul, both Tramway carriages will undergo a
15 renewal of critical hardware identified by the manufacturer. This work includes completely
16 disassembling, replacing as necessary and rebuilding cable clamp assemblies, essential to
17 maintaining the integrity of the system.
18

19 The overhaul is scheduled to begin in early September 2026, and is expected to continue
20 through early November 2026. During this period, one Tram cabin will be temporarily out of service
21 allowing the work to be completed safely and efficiently while maintaining partial operations. The
22 total cost for the carriage and brake overhaul is approximately \$1.59 million, which includes a 10%
23 contingency. The estimate also reflects a 15% tariff on materials imported from France. RIOC will
24 continue to review and negotiate the labor components to ensure cost efficiency and value.
25

26 Based on the importance of this work to the continued safe and reliable operation of the
27 Tramway, Ms. Cunneen recommended that the Board of Directors approve the task order for
28 POMA to undertake the brake and carriage long-term overhaul for the amount not to exceed
29 \$1,599,838.63.
30

31 Dr. Melamed inquired if there is a plan in place for the Tram while only operating one cabin
32 for two months? Mr. Darren McCarthy, Operations & Maintenance Manager of POMA, answered
33 in the affirmative. There is a plan in place, and POMA will do the “load and goes” and decisions
34 will be made in real time.
35

36 Dr. Melamed asserted that she assumes “load and goes” had been done when both of the
37 Tram’s cars were operational, and there were still lines down to 59th Street. She asked about
38 RIOC’s plan for this period. Ms. Cunneen affirmed the importance of RIOC to abide by the
39 compliance standards of the ANSI and this work is going to be uncomfortable with one cabin in
40 service, and RIOC will continue to work with POMA to ensure that the cabin remains reliable
41 throughout this entire process, and RIOC will look into see other alternatives too.
42

43 Dr. Melamed inquired as to whether or not RIOC could talk to the MTA with regard to
44 providing more MTA service on the M line? President Jones answered in the affirmative. Between
45 now and September, whether it is more frequent subway service, more frequent bus service, more
46 frequent ferry service, RIOC will have to facilitate a combination of things while one Tram is offline
47 and will work on that over the next few months.
48

49 Community residents made a variety of statements with regard to the Steam Plant
50 demolition. Ms. Anderson confirmed that all such statements should be addressed at next week’s

1 town hall meeting. Ms. Christian confirmed that the residents’ concerns may also be discussed at
2 the next Operations Committee meeting.
3

4 Mr. Ekpo inquired as to whether or not there is any flexibility in the timing and what is the
5 ultimate deadline for this project to be completed? Mr. McCarthy responded that POMA can make
6 some adjustments if needed, but POMA is going to have to import the parts from France, bring in
7 personnel from France and must stay within the allotted timeframe window. It is estimated that the
8 project will be completed 30 days from the start date.
9

10 Mr. Ekpo stated that if RIOC can do anything to avoid the September school start, he would
11 be in favor of that. Mr. Ekpo’s preference would be to start after September, if doable. Mr.
12 McCarthy confirmed that the project must be done every five years in accordance with ANSI and
13 the five-year window will be expiring by the end of this year. Mr. McCarthy confirmed that the
14 Tram will be down for seventeen days and there will be no nighttime work on this project and the
15 project will be completed within this seventeen-day period. Ms. Cunneen confirmed that RIOC will
16 examine the schedule, while reiterating that this project is complex given that engineers are coming
17 in from France and also from Colorado, that the imported materials do take a while and require a
18 lead time.
19

20 Ms. Wade proposed having further discussions at the next Operations Committee meeting.
21 Ms. Wade also inquired about the 15% tariffs and asked for additional clarification. Mr. McCarthy
22 responded that because of the parts are being imported from France, POMA is getting hit with a
23 tariff.
24

25 Mr. Peters stated that among the Board’s most fundamental obligations is to keep the people
26 of Roosevelt Island safe. And this work must be done with no good time to do it. With this in mind,
27 and not ignoring the other issues related to the Tram, this overhaul should be further discussed
28 during the next Operations Committee meeting.
29

30 Upon a motion duly made, seconded and carried by unanimous votes in favor
31 (Ms. Anderson, Mr. Peters, Ms. Christian, Mr. Ekpo, Dr. Melamed, Mr. Polivy, Prof. Tang and Ms.
32 Wade), the following resolution for new business item #3 was ADOPTED:
33

34 **RESOLUTION**

35
36 AUTHORIZATION TO ENTER INTO TASK ORDER WITH LEITNER-POMA OF AMERICA
37 O&M, INC. FOR THE AERIAL TRAMWAY CARRIAGE AND BRAKES OVERHAULS
38

39
40 **RESOLVED** by the Board of Directors of the Roosevelt Island Operating Corporation of the State
41 of New York (“RIOC”) as follows:
42

43 Section 1. that RIOC is hereby authorized to enter into a task order with Leitner-Poma
44 of America O&M, Inc. upon such terms and conditions substantially similar
45 to those outlined in the Memorandum from Mary C. Cunneen, Chief
46 Operating Officer & Vice President, to the Board of Directors and B. J.
47 Jones, President/Chief Executive Officer, dated March 30, 2026, attached
48 hereto;
49

- RIOC’s “Cherry Blossom Petal Protectors” program—another community-driven initiative—has already exceeded last year’s volunteer engagement in less than a week. These volunteers serve as ambassadors for Roosevelt Island and reflect the strong community spirit that defines RIOC.
- RIOC is also engaging stakeholders on how to better activate and beautify public spaces across the Island, including Motorgate, Main Street, and the Tram area, while exploring opportunities to enhance Blackwell House, the Smallpox Hospital Ruins, and even the old Tram cars. At the same time, RIOC is taking a long-term view, assessing the Island’s vulnerabilities to climate change and severe weather.
- In connection with a recent Tram service disruption—caused by a faulty sheave identified during routine maintenance—which resulted in reduced service during rush hour, a directive was communicated to review and identify ways to prevent similar disruptions moving forward.
- Regarding the City’s steam plant demolition, RIOC understands the community’s desire for more information – particularly about safety. While RIOC’s role is limited, RIOC has elevated residents’ concerns to the appropriate agencies and is pleased to host an upcoming town hall with representatives from HPD, DOB, and DEC next week.

* * *

COMMITTEE REPORTS

AUDIT COMMITTEE

Mr. Polivy, Chair of the Audit Committee, stated that the Committee did not meet.

GOVERNANCE COMMITTEE

Mr. Ekpo, Chair of the Governance Committee, stated that the Committee did not meet.

REAL ESTATE DEVELOPMENT ADVISORY COMMITTEE

Mr. Polivy, Chair of the Real Estate Development Advisory Committee, stated that the Committee did not meet.

OPERATIONS ADVISORY COMMITTEE

Ms. Christian, Chair of the Operations Advisory Committee, stated that the Committee did not meet.

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PUBLIC SAFETY REPORT

Ms. Anderson stated that the Public Safety Report was included in the Board of Directors’ package.

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2 Upon a motion duly made, seconded and carried by unanimous vote in favor (Ms. Anderson,
3 Mr. Peters, Ms. Christian, Mr. Ekpo, Dr. Melamed, Mr. Polivy, Prof. Tang and Ms. Wade), the
4 meeting was adjourned at 6:47 p.m.
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Lada V. Stasko, Deputy General Counsel