



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

Agenda Item V. 1. September 10, 2026

PROPOSED RESOLUTION

AUTHORIZATION TO RENEW THE MEMORANDUM OF UNDERSTANDING WITH THE NYS DEPARTMENT OF PARKS, RECREATION AND HISTORIC PRESERVATION

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

- Section 1. that RIOC is hereby authorized to Renew the Memorandum of Understanding with the NYS Department of Parks, Recreation and Historic Preservation, upon such terms and conditions substantially similar to those outlined in the Memorandum from Lance Polivy, General Counsel & Vice President, to the Board of Directors and B. J. Jones, President and Chief Executive Officer, dated September 3, 2026, attached hereto;
- Section 2. that the President and 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.



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MEMORANDUM

To: RIOC Board of Directors/B.J. Jones, President and Chief Executive Officer
From: Lance Poivy, General Counsel & Vice President
Re: Authorization to Renew the Memorandum of Understanding with the NYS Department of Parks, Recreation and Historic Preservation
Date: September 3, 2026

Background

Four Freedoms State Park (“FFSP”) was constructed on a portion of Roosevelt Island on land subject to a lease dated December 23, 1969 (the “Master Lease”) from the City of New York to the predecessor of RIOC for a term of 99 years. Under the terms and conditions of the Master Lease, RIOC has the authority to sublease all or part of Roosevelt Island. This memo describes the series of agreements between RIOC and FFSP. The issue before the Board is whether to approve a two-year extension to the MOU between New York State Office of Parks, Recreation and Historic Preservation and RIOC, which provides compensation to RIOC for services provided to NYS Parks for the benefit of FFSP.

In 1974, the legal predecessor to RIOC entered into an agreement with the predecessor to New York State Office of Parks, Recreation and Historic Preservation (“State Parks”) for a term coterminous with the Master Lease pursuant to which State Parks is to operate and maintain FFSP until the sooner of December 23, 2068, or the termination of the Master Lease (the “Operating Agreement”).

The Operating Agreement, which was approved by the Division of Budget, Office of the Attorney General and the Office of the State Comptroller, contains all of the necessary terms and conditions to grant State Parks custody and control of FFSP as well as sufficient dominion to designate the same as a New York State park under PRHPL §§ 3.09. FFSP was officially designated a State Park during the ceremonial Opening of the Park on October 17, 2012.

On September 15, 2014, RIOC granted State Parks a license (“License”) for Roosevelt Island lands contiguous to FFSP and designated as the “East Gateway Parcel” and the “West Gateway Parcel”. The License was granted to State Parks for the purpose of facilitating the safe, efficient operation and maintenance of FFSP for the benefit of the public. The term of the License is coterminous with the Master Lease.

From 2013 through 2020, State Parks operated FFSP pursuant to a cooperative agreement with Four Freedoms Park Conservancy, Inc. (“Conservancy”). The Conservancy is a 501(c)(3) not-for-profit corporation organized in 2011 under and pursuant to the Laws of the State of New York to promote and support the Park. FFSP was constructed and initially financed by Franklin D. Roosevelt Four Freedoms Park, LLC, a predecessor to the Conservancy.

In late 2020, State Parks and the Conservancy developed a revised plan for the operation and maintenance of FFSP, under which State Parks assumed all operations and maintenance of FFSP and the Conservancy continued to provide extraordinary public programming at FFSP.

Intergovernmental Agreement

In September 2020, State Parks and RIOC executed an intergovernmental agreement-Memorandum of Understanding Between State Parks and RIOC (“MOU” or “Intergovernmental Agreement”) detailing communication and coordination between the entities, services to be provided by RIOC, and payment for those services by State Parks for the smooth and effective operation of FFSP on Roosevelt Island. Since the initial Intergovernmental Agreement, the term has been one year and renewed annually.

Given that State Parks and RIOC have maintained an effective and collaborative working relationship without issue, State Parks and RIOC agree that a multi-year-term intergovernmental agreement is preferable.

RIOC agrees to provide waste collection containers and additional services and assist State Parks in its various programs and special Events. For additional waste collection services, the State Parks shall pay RIOC \$64.17 per hour for each RIOC employee performing the task. Parks shall pay RIOC a monthly Public Safety Fee of \$1,656 to assist State Parks in its Public Programs, School Tours, Rentals and Special Events. Both financial terms reflect a Consumer Price Index (“CPI”) increase from prior levels.

The proposed MOU term is for two (2) years, with a possible extension for a mutually agreed upon term.

Recommendation

Based on the above, it is recommended that the Board of Directors authorize RIOC to renew the MOU with State Parks for the term of two (2) years with an option to extend the MOU.