

Roosevelt Island Operating Corporation

Performance Measure Report

as of March 31, 2023

FY 22-23

1. To promote, develop, and maintain the mixed-use residential community on Roosevelt Island.

Pursuant to the guidelines specified in the Roosevelt Island General Development Plan, Roosevelt Island Operating Corporation (RIOC) has promoted the development of approximately 5,558 units of housing, with the expected development of an additional 364 apartments. Of the 5,558 units, 3,353 units (60%) were developed as affordable units (see Table 1 below).

Table 1

Building	Units Developed	In Development	To Be Developed	Total Units	Units Developed as Affordable	Units Subsequently Converted To Market	Units Currently Affordable	Current Percentage Affordable
Manhattan Park	1,107			1,107	222		222	20%
Roosevelt Landings	1,003			1,003	1,003	331	672	67%
The Octagon	501			501	100	59	41	8%
Island House	400			400	400	76	324	81%
Southtown	1,809	364		2,173	890	11	879	49%
Westview	361			361	361	17	344	95%
Rivercross	377			377	377	96	281	75%
Total:	5,558	364	-	5,922	3,353	590	2,763	50%

Unit Counts

Of the total 3,353 affordable units originally developed, 2,141, (64%) of the units in four developments (Roosevelt Landings, Island House, Westview, and Rivercross) were developed as affordable units through the New York State Mitchell Lama (“ML”) Program in the mid-to-late 1970s. The ML developers have the option after 20 years to exit the program, converting to a market rate building or adopting a new affordability plan. All four developments have exited the ML program.

Roosevelt Landings, formerly known as Eastwood, exited the ML program in 2006. Units are now a mix of market rate, enhanced voucher, and Landlord Assistance Plan units, with rents that will convert to market rate upon vacancy. As of March 31, 2022, 331 (33%) of the units have been converted to market rate units. The ground lease for Roosevelt Landings expires in 2068. On October 17, 2019, RIOC’s Board of Directors approved the sale of Roosevelt Landings. This property sale was very well received because of the new owner’s commitment to maintain affordable housing units within the property. As part of that transaction, BSREP UA Roosevelt Landings, LLC, sold its interests and ground lease obligations in the property to Putnam Harlem JV LP, and Roosevelt Landings Owner, LLC as the beneficial owner to purchaser. The assignment of the lease and rights thereunder, per its terms, triggered a transaction payment due to RIOC in the approximate amount of \$1,816,137.

RIOC received that payment on October 23, 2019.

Island House exited from ML on September 28, 2012, under a 30-year Affordability Plan. At that time, the ground lease for Island House was extended to 2068. This plan provided a structure for the creation of a leasehold condominium and the conversion of the residential portion of the building to cooperative ownership. The conversion to cooperative ownership occurred on January 1, 2014, the first day of the year following the conversion in accordance with the terms of the lease. At least 65% of the units will either be sold as affordable co-ops or remain as affordable rentals; and as of March 31, 2023, 76 (19%) of the units have been converted to market rate.

On or about March 27, 2014, the Rivercross Tenants Corp. (Rivercross) exited the ML program without settling the financial terms required under Amendment 1 to the Restated Ground Lease. The parties, upon RIOC Board approval on April 18, 2018, subsequently entered into arbitration and concluded with a settlement agreement, with authorization for a second amendment to the Restated Ground Lease, with an effective date of May 30, 2018. As of March 31, 2023, 96 (25%) of the units have been converted to market rate.

On July 26, 2018, the ground lease with NORTH TOWN PHASE III HOUSES, INC. (Westview) was amended to: (1) extend the term through December 22, 2068 and (2) document the exit from the ML program in exchange for Westview to be maintained as an affordable housing complex for a period of 30 years pursuant to an Affordability Plan. The affordability plan provides that, for the next 30 years, at least 55% of the 361 residential units (i.e. at least 199 units) will either be affordable restricted price cooperative apartments or affordable rental units. As of March 31, 2023, 344 (95%) of the units are affordable. The amended ground lease also caused RIOC to relinquish rights and reduce the amount of retail space within its portfolio. Additionally, those storefronts were excluded from the 2068 extension and thereby caused those property interests to revert to Westview's owner. As a result, RIOC paid Hudson Related Retail LLC ("HRR") \$329,846 for the unamortized cost of initial capital improvements and subsequent alterations to the commercial space under the sublease, and retail brokerage fees incurred by HRR in marketing and leasing such commercial space.

The Lease for Building 8 was executed as of December 26, 2018 and the building was completed on July 19, 2020. Building 8 has 330 (97%) affordable units.

The Lease for the last building for the South town development, Building 9, was executed as of November 10, 2022. Originally contemplated to be comprised of approximately 364 units at a 100% market rate; the building will now consist of a mixture of condominiums and commercial space, similar to Building 7. Construction of Building 9 commenced in November 2022 is expected to be completed in 2024.

2. To provide the appropriate level of services that develop and maintain public facilities, open spaces, and commercial facilities.

As part of its mission, RIOC has sought to develop Roosevelt Island's 147 acres through the creation of a Public Safety Department, the development of a mass transportation system, an underground pneumatic sanitation system, pedestrian walkways, recreational facilities, open spaces, roadways, and retail spaces. The initial planners created a centralized parking facility that currently provides approximately 1,510 parking spaces for resident vehicles.

Mass Transportation System:

RIOC has improved its transportation services through renovations to the aerial Roosevelt Island Tramway and the on-island mass-transportation program. A new aerial Tramway became operational on November 31, 2010, providing increased ridership capacity and greater availability allowing for one cabin to continue operations in the event the other cabin is temporarily removed from service for preventative maintenance. The Tramway is also now more reliable, with redundant generators to power the system, resulting in increased efficiency and capability. Additionally, RIOC, through a competitive bidding process, awarded a contract to build a new Tramway elevator in Manhattan, located on East 63rd Street and Second Avenue. Construction is steadily progressing and was due to be completed by summer 2021. However, RIOC experienced a delay in this completion date due to the COVID-19 pandemic and the impact on the supply chain and its vendors. The construction was completed in April 2022. The \$7 million dollar renovations include necessary safety, operational, and aesthetic upgrades and feature glass elevators, an expanded platform for Americans with Disabilities Act (ADA) compliance, and a beautified station plaza.

RIOC procured the services of, and entered into, a five-year maintenance and operation agreement with Leitner-Poma of America O&M, Inc. for the operation of the Tramway. This agreement includes major anticipated repairs that will be required over time, ensuring that the Tramway continues to operate in a state-of-the-art condition. Such repairs will be contemplated by RIOC, on an annual basis, for the duration of the contract and will be budgeted for in RIOC's 10-year Capital Plan, which will cover major structural and equipment replacements that are anticipated to be needed in the next 10 years.

During the fiscal year that ended on March 31, 2023, total ridership on the Tramway increased to 2,146,128 from 1,539,126 over the prior fiscal year ending March 31, 2022. The increase in ridership can be attributed to the end of COVID-19 restrictions and the public's increased utilization of mass transit. RIOC has anticipated Tramway ridership to both increase to pre-pandemic numbers and surpass it. This goal has been nearly achieved as the 2,146,128 riders in FY 22-23 is only 156,383 riders short of the pre-pandemic levels of 2,302,511 riders in FY 19-20. Roosevelt Island's increasing number of attractions also favorably support increased ridership. Roosevelt Island's attractions worthy of a Tramway ride include: the newly renovated Sportspark Complex, the celebrated Nellie Bly and Four Freedoms Park Art Exhibits, the many events hosted at Cornell University, the gorgeous springtime Cherry Blossom trees, the Roosevelt Island Racquet Club, the beautifully renovated Octagon Soccer Field, the Fourth of July Fireworks viewing festival from South Point Park, a new College Dorm for Cornell University in the planning phase, and the soon to be completed Riverwalk 9, all favorably support RIOC's projection of increased Tramway ridership.

RIOC also services the community of Roosevelt Island with an on-island mass transportation system comprised of a fleet of both hybrid and low-emission diesel buses. These buses are also wheelchair accessible and service the island's significant senior and disabled population. The buses are free to all riders.

Although COVID-19 restrictions have subsided in the past year, RIOC continues to take every measure to ensure the safety and health of the Roosevelt Island community. RIOC disinfects its Red buses and Tramway, daily, as a preventative measure against COVID-19 and offers masks to riders. Further, the Transportation Department provides emergency shuttle bus service to Manhattan when the Tramway, Tramway elevator, or the F Train are out of service to maintain a seamless public transportation experience for the community and

visitors alike.

RIOC entered into a Memorandum of Understanding (MOU) with the New York City Economic Development Corporation (EDC) to expand NYC Ferry service to Roosevelt Island that launched in August 2017. The ferry services passengers to and from Astoria, Long Island City, Roosevelt Island, Brooklyn, and Manhattan. RIOC and the EDC worked together to create the design for the beautification of the upland portion of the ferry landing, which New York City constructed as part of its agreement with RIOC. RIOC is responsible for maintaining the ferry landing's surrounding landscape.

RIOC also received a \$5M transportation grant to create a dedicated shared-use bike lane along the East Promenade, which will extend the greenway from the Cornell terminus, just south of the ferry landing, to Motorgate Garage, creating safe passage for island cyclists. The design of the bike lane is currently underway, and the construction is anticipated for FY24-25.

Recreational Facilities:

Essential recreational facilities available on the island include daycare facilities, public schools, the Good Shepherd Community Center, the Roosevelt Island Senior Center, and a branch of the New York Public Library (NYPL), among others. The Child School/Legacy High School, a government-funded private school, specializes in educating children with special needs. Seniors can participate in a variety of programs offered at the mid-island facility. Many of the seniors organize community events including re-introducing RIOC events where staff members visit the senior center to discuss a variety of important topics with the community.

The Good Shepherd Community Center and the Cultural Center offer space to organized groups, of different faiths, to celebrate their beliefs. After the completion of landmark renovations, the historic Blackwell House opened in November 2020. The Cultural Center also offers spaces to community groups as well as the Main Street Theatre and Dance Alliance. The Main Street Theater and Dance Alliance is a small venue that allows local groups to host productions throughout the year. Due to the pandemic, these activities were suspended but have resumed as pandemic restrictions have ended. The island food pantry is currently operating out of the Cultural Center providing much needed free food pick up for the community in need.

The Roosevelt Island branch of the New York Public Library normally offers a variety of programs and access to computers six days a week. In response to COVID-19, RIOC offered space at Sportspark for Learning Bridges youth programming; and repurposed the old and vacant NYPL space to serve as a pop-up COVID-19 rapid testing site (February 20, 2021 through June 30, 2021).

At the beginning of the COVID-19 pandemic, RIOC increased cleaning services by utilizing sanitation and cleaning services from New York State Industries for the Disabled (NYSID). The NYSID is the contracted firm responsible for providing custodial services for all RIOC facilities. Several areas housing essential staff required additional cleaning to help prevent the spread of COVID-19 while they continued to provide essential services to the community. The firm's cleaning practices and requirements align with the standards provided by the Center for Disease Control (CDC) and the New York State Department of Health (NYSDOH).

In addition, RIOC houses multiple parks and fields throughout the island, with the exception

of Four Freedoms State Park which is managed by the New York State Office of Parks, Recreation, and Historic Preservation. Our public spaces include three (3) public parks (Southpoint Park, Light house Park, and Blackwell Park), three (3) baseball fields (Firefighters Field, Capobianco Field, and Pony Field), one (1) soccer field (McManus soccer field), and six (6) tennis courts within the Octagon Tennis Court. In addition, some of the aforementioned recreational areas include amenities such as comfort stations, basketball courts, children's playground areas, and barbeque areas, among other amenities.

The recently renovated indoor sports facility, "SportsPark," which will open in May 2023, is also among the most well-liked spots on Roosevelt Island among the locals because it provides them a secure environment in which to engage in their favorite athletic activities. The residents will have access to a variety of activities, including swimming, basketball, volleyball, pickleball, soccer, yoga classes, and more. The corporation is aware of the building's importance to the community and should be well received.

Retail Spaces:

The revitalization of Main Street and improvement of the retail spaces continues. On August 1, 2011 ("Commencement Date"), RIOC entered into a Master Sublease Agreement ("Agreement") with Hudson Related Retail LLC ("HRR") to redevelop, improve, market, lease, and professionally operate the retail spaces controlled by RIOC. RIOC received an annual guaranteed rent of \$900,000, increasing by 2% annually beginning on the first anniversary of the commencement date for the first five years and 2.5% annually thereafter, as well as participation in the profits of the Master Sub-Lessee. The Agreement was amended on September 30, 2018 due to the expiration and non-renewal of the Westview Commercial Sublease ("Sublease") on July 24, 2018, and the removal of Sublease commercial space from the Agreement. Thus, on July 25, 2018, the compounded annual guaranteed rent of \$1,023,507 was reduced to \$910,746.

As mentioned above, RIOC paid HRR \$329,846 for the unamortized cost of initial capital improvements, subsequent alterations to the commercial space under the Sublease, and retail brokerage fees incurred by HRR in marketing and leasing such commercial space. HRR was required to invest no less than \$2,365,000 in the aggregate in capital improvements during the first five years of the Agreement. According to its unaudited financial statements as of December 31, 2022, HRR invested \$3,966,454 and reported a net income of \$145,000. According to the Agreement, RIOC will share future profits, equally, once HRR has paid back its investment. HRR has yet to make any profit-sharing payment.

Hospitality Spaces:

In June 2021, the Graduate Roosevelt Island Hotel opened next to the entrance of the Cornell Tech campus. The 18-story hotel has 224 guest rooms, 5,200 square feet of flexible meeting and event spaces, a full-service restaurant, rooftop bar and lounge, and 360-degree panoramic views of New York City.

In September 2021, the Verizon Executive Education Center opened. The 4-story building is adjacent to the Graduate Roosevelt Island Hotel and was designed for academic conferences, executive programs, and academic workshops.

Infrastructure Maintenance/Projects:

Currently, there are 9 capital projects at different stages of procurement which include planning, development, design, and construction.

Projects completed this year include the renovation of the Lighthouse Tower, the second phase of the Manhattan Tramway elevator project and the power washing work of the Motorgate Atrium and the Helix bridge. Ongoing construction projects include the renovation of the Sportspark recreational facility.

The Lighthouse Tower, designed by architect James Renwick, has been a prominent historic feature of Roosevelt Island since its construction in 1872. The lighthouse was partially restored in the 1940s, complete with a low pitch 10 - sided lantern and was inducted to the National Register of Historic Places and designated a New York City Landmark in 1972 and 1976 respectfully. In 2019, the esteemed restoration design firm, Thomas A. Fenniman Architects were hired to create construction documents to increase the useful life of the structure, eliminate potentially unsafe conditions and reduce operating and maintenance expenses. The restoration design also included a new lantern design that mimics the original Renwick design. The restoration and new lantern design were approved by the Office of Parks, Recreation and Historic Preservation and the Landmarks Preservation Commission.

The construction on the Lighthouse Tower renovation project was completed in FY22-23. The scope of work included exterior and interior restoration of the tower, including but not limited to; masonry restoration, concrete bracket, and platform repair, railing restoration, replacement of spiral staircase, door and window restoration, electrical and site work. These repairs remediated life safety issues and lowered the operation and maintenance costs associated with keeping up with the tower. Additionally the new tower is now equipped with color changing LED lights on the base and the deck. Like the lights on the Empire State Building, the Lighthouse Tower lights have been programmed to show different color patterns for national holidays and other occasions. The Lighthouse Tower now is a transformative symbol that all of New York will be able to identify as Roosevelt Island. Lighthouse Tower project was a recipient of the prestigious Moses Award from the New York Landmarks Conservancy (the “Conservancy”) and the 2023 Rehabilitation Award from the Friends of the Upper East Side Historic Districts. The Lucy G. Moses Awards are the Conservancy’s highest honors for outstanding preservation efforts.

The Manhattan Tramway Station elevator was originally installed in the 1970s during the original construction of the Tram. The elevator had passed its useful life expectancy and was in the state of disrepair. Additionally, the existing elevator did not meet the current ADA standards. RIOC commenced the construction of this project in 2018. The new elevator design included two large capacity elevators as well as a new expanded platform that allowed passengers to queue for elevators without causing congestion. Additionally, landscape improvements were made to the Tramway Plaza Park. The construction project was divided into two phases, Phase 1 the East elevator was opened to the public in FY 21-22 and the Phase 2, the west elevator and the renovated Tramway Plaza Park was opened to the public in FY22-23.

For Roosevelt Island's diverse resident groups, this project represents a significant step forward in accessibility and inclusivity. Seniors, people with disabilities, and families with young children can all now enjoy the Manhattan Tramway with ease and comfort, thanks to the new elevator and improved park area. And with its sleek all-glass design, the new elevator serves as a stunning focal point for the Tramway Plaza Park, helping to improve visibility and draw attention to this beloved local landmark.

As visitors and locals alike approach Roosevelt Island from Queens via the iconic Roosevelt Island Bridge, their first introduction to the island is the Motorgate Atrium and the Helix ramp. This stunning interior space and the accompanying Helix ramp have been a beloved feature of the island for years, but unfortunately, they had begun to suffer from the effects of years of exposure to the elements and pollutants.

Mildew, bird droppings, and other debris had accumulated on the surfaces of the Atrium and Helix, detracting from their beauty and causing potential safety hazards for pedestrians and vehicles alike. Recognizing the importance of these structures as a gateway to the island, the Roosevelt Island Operating Corporation (RIOC) procured a power washing company to clean the Atrium and Helix spaces, removing years of grime and buildup and restoring the structures. Not only does this initiative provide a cleaner and safer entrance to the island, but it also helps to extend the lifespan of the infrastructure, ensuring that these iconic structures will continue to serve as a welcoming gateway to Roosevelt Island for years to come.

Other projects currently in construction include \$11M renovation of the Sportspark facility. Built in 1977, Sportspark is a recreation facility that serves Roosevelt Island and the community at large and is operated by RIOC. After 40 years of use, the facility was in need of renovations to accommodate current programming and operational needs. The existing facility had a failed HVAC system and the pool and gymnasium needed upgrades to bring the facility up to higher standards. In FY22-23, the construction of the project was underway, and it is anticipated to be completed in May 2023.

In 2001, the Army Corp of Engineers conducted a study to assess the shore stabilization of Roosevelt Island. Even back then, it was determined, based on their findings, that 4,200 linear feet of the steam tunnel also served as the Island's seawall, and that certain repairs to the infrastructure were required. To RIOC's knowledge, no such repairs were made. Further studies were conducted and Langan Engineering and Environmental Services, Inc. subsequently returned in 2018; and again, in September 2020, for purposes of updating its report and found the tunnel in further deterioration. While RIOC is not claiming responsibility to make repairs or is presuming ownership of the structure – RIOC issued a Request for Proposals for these repairs in August 2021. The design of the steam tunnel repairs project began in FY21-22 and is currently underway.

RIOC proceeded with a Request for Proposal (RFP) design consultant for the island-wide roadways and paved surface rehabilitation and the design of the Phase II for Blackwell Park and awarded the contracts in FY22-23.

The roadway and paved surfaces project aims to review island-wide roads for accessibility and accommodation to the multi-modal transportation approaches on the island. The goal of the RFP is to produce a master plan that will guide the construction phasing and details for the roadways rehabilitation on the island and produce a set of construction documents for the Main Street starting at the Blackwell house and concluding at the Food Town Supermarket.

Blackwell Park, located at the intersection of West Road and Main Street is a popular and highly utilized open space on Roosevelt Island. As the island continues to develop, the need for public parks with amenities has increased. This increased need requires expansion of existing playground spaces within Blackwell Park. Additionally, this park was originally constructed over four decades ago and is in need of programmatic updates to meet the current standards.

The west parcel of the park upgraded in Phase 1 brought safer sidewalk, new trees and landscape and an open seating area outside of the NYPL library. The east parcel of Blackwell Park needs improvement including upgrades to meet current safety and ADA code requirements, as well as, upgrade of utility and drainage systems, the pergola area, plaza pavement and fountain, water play area, basketball courts, hardscape, and landscape areas throughout. This project is anticipated to begin construction in FY23-24.

RIOC also has several projects that will provide new amenities and assets on the island. RIOC received a \$5M transportation grant to create a dedicated shared-use bike lane along the East Promenade. This will extend the bike lane from the Cornell terminus, just south of the ferry landing, to Motorgate Garage, creating safe passage for island cyclists.

Several projects with grant funding are moving forward in design. Dewberry Engineers was hired to complete design documents for a dedicated bike ramp connecting the Queens Greenway to Roosevelt Island. The ramp will improve safety for cyclists and motorists by creating a new ramp within the helix. This project is funded through federal transportation funds awarded to RIOC through the Transportation Alternative Program (TAP) and Congestion Mitigation and Air Quality (CMAQ) Improvement Program, with the remainder funded through RIOC's capital program. The grant requires four separate reviews by New York State Department of Transportation (NYSDOT). We received approvals for our first review and plan to make our second submission in this fiscal year. This design project is scheduled to be completed begin construction in FY25-26.

Finally, in fall of 2019, RIOC issued an RFP to hire a design firm for the expansion of Lighthouse Park. There was \$15M budgeted for design and construction costs to convert over 3.5 acres of asphalt parking into green space. Due to the COVID-19 pandemic, the project was put on hold for four months and resumed in late spring 2020. The project scope and budget were reduced. Currently, the project is on hold due to discussion with Health and Hospitals regarding their flood protection project.

The last phase of the South Town housing development, outlined in the agreement for Building 9, began in late 2022. Work operation associated with construction of the new residential building required closure of approximately 150' of the northern portion of the field to protect the public construction of the building.

3. To ensure good governance through compliance with its enabling legislation, corporate By-laws, General Development Plan, contractual obligations, and all applicable federal, state, and local laws.

RIOC complies with the mandate set out in its enabling legislation through the adherence to its internal policies set forth in its investment, lobbying, procurement, and acquisition and disposal of property guidelines; policies regarding senior management, travel, reporting misconduct, personally owned vehicle usage, and Project Sunlight, among others; by-laws; and protection against adverse personnel action. Further, RIOC's Compliance and Internal Controls Officer supports these objectives and goals by implementing, maintaining, and monitoring an Internal Control program by conducting annual assessments and preparing Internal Control reports and certificates, among other things. Additionally, the Compliance and Internal Controls Officer is charged with implementing ongoing training programs for RIOC directors, managers, and staff pertaining to internal controls, ethics, procurement

practices, human resources, contract administration, and other relevant rules, issues, and best practices. Finally, the Compliance and Internal Controls Officer also ensures that RIOC complies with statutes, regulations, and policies and, as such, regularly consults with executive management regarding RIOC business and courses of action by adhering to RIOC's internal policies and state mandates.

RIOC's General Counsel and Ethics Officer, along with the Director of Human Resources, conduct ethics training and implement other policies as needed or when updated by the State, as well as provides guidance and advice on best practices in furtherance of the day-to-day business of the Corporation. RIOC continues to evolve in step with constant changes to business practices and models and will implement best practices in accordance with industry standards, while also continuing to augment morale and productivity.

4. To manage the Corporation's resources with fiscal responsibility and efficiency, through a single comprehensive process, that is aligned with the Corporation's strategic plan and to continue to operate without reliance on state subsidies.

RIOC's operating revenues were sufficient to meet its operating and capital needs for FY 2022-23 without currently relying on funds from the state of New York.

As set forth in Note 9(a) of the Notes to Financial Statements for March 31, 2023 and 2022, RIOC entered into an agreement with ESD for the repayment of certain public facilities debt and accrued operating deficit amounting to \$170,356,976, with a stated interest rate of 5.74%. ESD has acknowledged that there are significant projected future capital investments to be made by RIOC.

5. To provide a safe environment for the public and the Corporation's employees.

The mission of the Roosevelt Island Public Safety Department (PSD) is to provide a 24-hours a day, seven days a week presence on Roosevelt Island, in an effort to promote a safe and secure environment through community-based policing. RIOC's PSD officers serve as front-line first responders for the island's residents, RIOC employees, island stakeholders, and visitors alike. Further, the PSD works closely with other members of law enforcement such as the New York City Police Department's 114th Precinct, the New York City Fire Department, and Emergency Medical Services. It also coordinates with other state and private entities such as New York State Police, New York State Emergency Management, Cornell Tech's security services, and the new private security force hired by the beneficiary owner of Roosevelt Landings to patrol its building, the largest apartment building complex on Roosevelt Island. Because the Corporation has placed more emphasis on community-based policing and quality of life issues, an approach first implemented by former Chief McManus, the island has one of the lowest crime rates per capita and has become one of the safest neighborhoods in New York City.

The Corporation has implemented software solutions for critical PSD-related records, such as incident reporting and case management. RIOC also created an Emergency Operations Center

(“EOC”), equipped with state-of-the-art cameras and computer equipment for emergency response and contingency planning. RIOC continues to expand this system which, over the past year, has grown to include camera installations around the entire island, including the Cultural Center, all of which are monitored by the PSD. The expansion of this program has been successful in crime prevention, as well as increased collaboration and liaising with the 114th Precinct, other state and local law enforcement agencies, and local security guard forces from Roosevelt Landings and Cornell Tech.

RIOC has developed and implemented an updated training program for all members of PSD. The department has also joined a multi-agency training program which allows officers to attend training courses from various outside agencies, adjoining counties, and the Federal Government’s specialized training program. The training topics have included community policing, domestic violence, tactical patrol, and report writing. This training will improve community relations, morale, and develop new skills for all officers.

6. To maintain and enhance the physical conditions of the Corporation’s public facilities and open spaces.

RIOC’s Capital Plan provides the framework to renew existing infrastructure, build new amenities, and maintain the quality of life for the Island’s residents, workers, and visitors. The Corporation achieves this by making capital improvements and strategically acquiring capital assets that support essential services such as transit, sanitation, public spaces, and public safety. Significant projects included in the proposed budget for FY22-23 progress include:

- Maintaining a state of good repair on the island’s Aerial Tramway, including the construction of new ADA-compliant elevators on the Manhattan side of the Tramway, at an estimated \$6.9 million.
- Installation of a new memorial honoring Nellie Bly, the ground-breaking journalist and women’s rights advocate who exposed the horrors of the Blackwell Island Insane Asylum in 1887 on Roosevelt Island, estimated at \$500K.
- Repairs to the historic Lighthouse Tower including restoration of the lantern, construction of a new lantern enclosure and deck, reconstruction of the internal stairs, and general repair and pointing of stonework, estimated at \$2.7M.
- Design of a new bike ramp that will bring cyclists onto island from the Roosevelt Island Bridge, to the East Promenade, estimated at \$7.1M which includes a \$2.96M state transportation grant.
- Design of a new shared-use bike lane along the East Promenade connecting the new bike ramp to the bike lane at Cornell Tech’s campus, estimated at \$7.3M which includes a \$5M state transportation grant.
- Rehabilitation of the seawall around Southpoint Park for an estimated cost of \$10.8M.
- Renovation of the Sportspark facility that will include an overhaul of the HVAC system, improvement and repairs to other critical systems, improvement of the men’s and women’s locker rooms and bathrooms, and replacement of the windows and doors, at an estimated cost of \$11M.

- Repairs to the McManus Field comfort station including repairs and replacement of the adjacent site work, seating and lighting at McManus Field, at an estimated total cost of \$5.9M.
- Renovation of the Motorgate Garage which will include repair of spalled and delaminated concrete support beams inside the garage; repair of concrete deck and ceilings, including connecting joints; application of a waterproofing system on parking deck, ramps, walkways, and curbs; removal and replacement of existing floor drains; re-striping of parking spaces; installation of electric charging stations; and installation of new directional signage, at an estimated cost of \$20 million. Additionally, repairs to the building's façade will take place at an estimated \$600K.
- See the annexed Capital Plan at Exhibit A.

It is important to note that many of the above projects that were contemplated for FY 21-22, have now been delayed due to the COVID-19 pandemic. While RIOC is very much committed to seeing these projects through, our priority remains to perform all necessary projects that are needed to be performed in the promotion of public safety and health. RIOC will further assess the need to perform these projects.

7. To promote a sustainable, innovative environment and to strive for island-wide green initiatives.

Roosevelt Island Operating Corporation (RIOC) has partnered with ChargePoint to bring this state-of-the-art and innovative technology to our progressive island. ChargePoint is the world's largest network of independently owned and operated electric vehicle (EV) charging stations with over 30,000 charging stations, worldwide, providing drivers access to charge on the go. Now, Roosevelt Island is a personal access point. Joining ChargePoint will provide access to their charging station network and the ability to track gasoline savings and green footprint. Roosevelt Island has three (3) ChargePoint CT400 Level 2 Dual-port charging Stations, which can charge six vehicles, total. Renewable energy and sustainability are the leading factors in our drive in becoming more of an eco-friendly community. Offering this resource can provide an example for other communities to take the lead in creating less of a harmful impact to the environment. RIOC is continually researching and implementing procedures and initiatives that align with our mission of enhancing the wellbeing of residents, and creating a holistic space where they can prosper and grow.

To limit the congestion caused by excess traffic, RIOC provides bus services using a fleet of hybrid and low-emission diesel fuel buses that limit production of greenhouse gases (GHG). Further reductions to the already low GHG levels are expected because the elimination of the bus fares will reduce stop and idling times associated with GHG production. RIOC purchased two additional Clean Air Diesel buses, in FY 16-17, to add to its fleet. RIOC has also co-sponsored a community-based garden club that manages a community garden on Roosevelt Island between the Octagon soccer field and the Pony baseball field. Among other activities, the Roosevelt Island Garden Club, through its "Go Green" initiative, sponsors the NYC Compost Project and recycling program, designed to make our environment more ecologically responsible.

On Earth Day in 2019, RIOC launched Roosevelt Island Green Map, Phase I. The map enlightens island residents of local environmental amenities such as recycling, e-waste/battery drop-off, compost sites, energy efficient facilities, and green infrastructure improvements.

Additionally, RIOC has collaborated with the Engaged Opportunity Grant from Cornell University's Office of Engagement Initiatives, to promote environment understanding and boost sustainable practices on Roosevelt Island. Furthermore, the goal is to foster collaboration with residents, community groups, schools, building managers, and island businesses for a more sustainable and healthier neighborhood.

In conjunction with New York State initiatives, RIOC participates in “Green Your Commute Day,” which encourages all state entities to challenge their employees to use alternative methods (other than driving a car) to commute to work for one day, each May. Although many RIOC employees already take public transportation to and from work, “Green Your Commute Day” has become a success at RIOC. RIOC has also implemented a battery recycling program where drop-off receptacles have been placed in several RIOC facilities where employees can drop off used batteries for recycling. To date, RIOC has collected and recycled approximately 797 lbs. of used batteries; as well as 680 HID Bulbs/Lamps through the services provided by RecyclePack.

Furthermore, in 2020, RIOC began a project to lower its energy consumption by replacing all outdoor lights with LED bulbs, which use less energy, rather than HID bulbs which have lower energy efficiency. The project was finished in 2022 and at total cost of \$96,895; however, RIOC was able to recoup a total of \$53,178 in rebates because we purchased all the LED lights from Grainger Inc., an OGS contractor, who also had a rebate program with General Electric (GE). As a result, after all refunds were processed, the project's net cost was reduced to \$43,716.94.

RIOC also has a green map initiative that informs the community of our current drop sites for batteries, clothes, compost, and other sustainable amenities throughout the Island. Additional collaborations include “Green Roof,” which involves the installation of green roofs in upcoming projects. The installations are in compliance with New York City Local Law 92/94, which requires construction projects that involve roof replacement, to install solar PV or a green roof on all usable roof space. Such roofs have been incorporated in the construction of RIOC's McManus Field comfort station, as well as solar panels planned for installation at the Lighthouse Park comfort station.

Finally, RIOC is also collaborating with Cornell Grant Opportunity, now branded as “Engaged RI”, that promotes community sustainability efforts with Cornell Tech, island organizations, small businesses, and property managers/operations, among others. Since its creation, “Engaged RI” has hosted several events to bring awareness to waste management, environmental awareness and education with school children, and Roosevelt Island nature and wildlife appreciation.

8. To effectively communicate with all stakeholders.

Notices are posted to all stakeholders in public view and on the RIOC website for all Board of Directors and Committee meetings pursuant to the New York State Open Meetings Law. RIOC has continued to use its website and social media platforms to disseminate community information, operations updates, capital project updates via the Capital Projects Tracker, and financial data. RIOC's AVP of Communications and his team are also responsible for updating the News Alerts section of the website, which keeps the community informed about all the latest news pertaining to RIOC. Moreover, RIOC regularly posts information regarding

projects and RIOC accomplishments on other social media platforms such as Twitter, Instagram and Facebook. And, Everbridge an emergency alert and notification platform, is used as a secondary method of distributing information in the form of alerts to the Roosevelt Island community – via email, text and voicemail/landline updates to the public. The service is also free to the public requiring subscribers to provide basic contact information to sign up for the service.

9. To partner with businesses, industry leaders and other government agencies to meet the needs of the Corporation's stakeholders.

The fares for passengers riding the Aerial Tramway are collected on RIOC's behalf via the Metro Card system through a partnership with New York City Transit. This partnership promotes the efficiency of the system by connecting riders to the mass transit system of the greater urban area. As noted in item 2, page 4 of this report, RIOC has partnered with Hudson Related Retail to revitalize the island's commercial sector. Also, RIOC routinely coordinates with administrators of New York State Parks Recreation and Historic Preservation, Cornell Tech, NYPD's 114th Precinct, and New York State Emergency Management for the efficient planning of public events.

As mentioned in the Transportation section, RIOC also entered into a MOU with the New York City Economic Development Corporation to expand the Citywide Ferry Service to Roosevelt Island. And, RIOC has also been in collaborative discussions and is actively working with the Metropolitan Transportation Authority (MTA) to bring the OMNY fare collection system to the Aerial Tramway. These efforts are ongoing and are slated to be installed in FY 23-24.

The City of New York has obtained a \$1.6 billion-dollar federal commitment in funding by FEMA to repair and protect the city's public hospitals that were damaged during Hurricane Sandy. The allocation, as part of the citywide resiliency plan, includes Coler Hospital, a facility operated by HHC that provides rehabilitation and specialty nursing services to its residents.