

# Roosevelt Island Operating Corporation Performance Measure Report as of March 31, 2024

## FY 23-24

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**

Unit Counts

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	223		223	20%
Roosevelt Landings	1,003			1,003	1,003	319	684	68%
The Octagon	501			501	100	70	30	6%
Island House	400			400	400	76	324	81%
Southtown	1,809	364		2,173	890	11	879	49%
Westview	361			361	361	17	340	94%
Rivercross	377			377	377	106	271	72%
Total:	5,558	364	-	5,922	3,354	599	2,751	49%

Of the total 3,354 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, 2024, 331 (32%) 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.

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, 2024, 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, 2024, 106 (28%) 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, 2024, 340 (94%) 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. 25% of Building 9 has been master leased to Memorial Sloan Kettering to provide the hospital with workforce housing for doctors, nurses, visiting professionals, residents, and other hospital staff. The remaining 75% of the apartments in Building 9 will be market-rate rentals. 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 63<sup>rd</sup> Street and Second Avenue. Construction is complete and in use. 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, 2024, total ridership on the Tramway increased to 3,403,557 from 2,146,128 over the prior fiscal year ending March 31, 2023. The increase in ridership can be attributed to the end of COVID-19 restrictions, major F-train disruptions for the months of January thru March 2024, and lessened ridership hurdles with the addition of the OMNY; implemented the last week of August 2023. RIOC had anticipated Tramway ridership to both increase to pre-pandemic numbers and surpass it. This goal has been absolutely shattered with 3,403,557 riders in FY 23-24, exceeding 1,101,046 riders above 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, as a preventative measure against COVID-19. 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. From August 2023 till April 1, 2024, the MTA was conducting extensive track maintenance and repair which severely reduced and restricted F train service. During this time, RIOC directed POMA to operate the Tramway at the fullest capacity bringing down wait times for Tram cars to 7 min during peak rush hours. In addition to running both Tram cars RIOC supplemented the MTA service with increased operations of busses both on Main street as well as providing service to Queens Plaza and into Manhattan during F train shutdowns.

In February 2024, RIOC entered an agreement with New Flyer Industries Limited for two New Flyer Xcelsior D40LF Buses for the RIOC Bus Fleet. These are greatly needed to support the commitment of to serving the community. The current schedule should have the busses delivered by early 2025.

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 delayed until further notice.

#### Public and Recreational Facilities:

Essential recreational facilities available on the island include daycare facilities, public schools, the Good Shepherd Community Center, the Roosevelt Island Senior Center, the Roosevelt Island Youth Center, and a branch of the New York Public Library (NYPL), among others.

The Good Shepherd Community Center and the Cultural Center offer space to organized groups for different events and services. One of those groups, the Main Street Theater and Dance Alliance, also has a small venue in the Cultural Center that allows local groups to host productions throughout the year. The island food pantry is also currently operating out of the Cultural Center and provides much needed free food pick-up for members of the community who may be in need. Blackwell House is also available to the public for permitted events.

Roosevelt Island is also very fortunate to have many beautiful parks and fields, most of which are maintained by RIOC, 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 Field), two (2) Pickle Ball Courts, and six (6) tennis courts within the Octagon Tennis Court. In addition, some of these recreational areas include additional 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 re-opened in May 2023, has quickly reestablished itself as a popular destination among island residents. The complex provides residents and non-residents with access to a variety of amenities, including a swimming pool, basketball courts, a fitness center, studio, locker rooms and more. The current member total exceeds 2,000, and retention and attrition rates are favorable based on industry standards.

#### 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 4 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 finalization of the renovation of the Sportspark recreational facility.

Other projects currently in closeout include \$12M 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 was 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 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.

The Automated Vacuum Collection (AVAC) system has continued to demonstrate its efficiency and effectiveness in providing underground waste removal services for all residential buildings on the island. Through a network of underground tubes and chutes, the system transports waste to the AVAC plant, where it is meticulously separated into DSNY compactor containers before being transported off the island. This sustainable waste management solution not only enhances the environmental profile of the community but also significantly reduces the number of vehicles required for traditional waste collection and minimizes the unsightly presence of waste on curbside areas. To ensure the longevity and optimal performance of the system, preventative maintenance has been diligently carried out on several East and West tubes. However, a strategic evaluation has identified the need for replacement of the main East and West transfer pipes. Currently collaborating with ENVAC Iberia, the manufacturer, the RIOC is actively engaged in the design and planning phase to execute the necessary repairs. These critical repairs are slated to take place in the upcoming fiscal year 2024-2025, emphasizing our commitment to maintaining a state-of-the-art waste management infrastructure for the community.

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 our second submission for this project is delayed until further notice.

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, procureme practices, human resources, contract administration, and other relevant rules, issues, and best practices. Finally, the Compliance and Internal Controls Officer also to 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 2023-24 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, 2024 and 2023, 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 FY23-24 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 which was completed in 2022, the goal was to bring awareness to 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, which started on 2021 was completed in 2023 at an estimated of \$2.7M.
- 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.
- The Renovation of the Sportspark facility that started on 2021, this project was mostly completed as of May 2023 and the facility it was opened to the public in the same year. This work included 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.
- 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.

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.](#)

During FY 20-21, The Roosevelt Island Operating Corporation (RIOC) partnered with ChargePoint, the world’s largest network of electric vehicle (EV) charging stations, to offer convenient charging options on our island. This initiative included three ChargePoint CT400 Level 2 Dual port charging stations, accommodating up to six vehicles. This has allowed Roosevelt Island to become a personal access point within this extensive network. As proof, during FY 2023-2024, RIOC facilitated charging for 858 EVs, resulting in savings of 3,256 gallons of fuel and preventing 10,894 kg of greenhouse gas emissions. This initiative reflects our commitment to renewable energy and sustainability, enhancing the well-being of our residents and promoting a thriving community space.

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. Additionally, during FY 23-24 RIOC Applied for a Federal Grant to purchase two additional Clean Air Diesel buses, to add to its fleet as the older buses reach the end of their working life span. 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 1,334.2 lbs. of used batteries from the community and its staff.

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.

In 2023, RIOC’s Horticulture and Grounds Department has started many Green Sustainability Initiatives within the community. One of which is the annual Christmas Tree Mulch fest, where the Grounds and Horticulture team will chip the trees provided and turn them into mulch to be used to nourish the islands trees and plants. We would also like to highlight their Lighthouse Park Reforestation Project in which they have collaborated with multiple entities to both accept Tree donations, Volunteers, and more. The Goal is to bring back the small forest that once used to thrive in the Southern area of the light house park, they have planted more than 100 different tree species so far, and allowing this area of the park can possibly be considered to be an arboretum. Through this initiative Roosevelt Island has been reinstated as Tree Cities in NYS, this is thanks to all the efforts the Horticulture and Grounds Department alongside other groups/Agencies such as NYCP, iDig2lear, RIGC, and other whom have either Trees, Supplies, or volunteer to achieve these goals.

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.

RIOC is continually working to enhance stakeholder communications and engagement through multiple internal and external channels. The Everbridge Advisory system has developed into the main avenue for providing island residents with updates, alerts, and news related to RIOC operations. We also heavily utilize our social media channels to keep island residents informed about emergent issues, activities, and initiatives. The RIOC website ([www.RIOC.ny.gov](http://www.RIOC.ny.gov)) also serves as an important access point for RIOC resources, including our tikkit system, permit system, and Constituent Service Department. What’s more, all materials pertaining to our monthly board meetings, including notices, agendas, and presentations, are housed on our website with a link to archival footage of each meeting. RIOC also publishes a monthly newsletter that features a wide array of content pertinent to our island, including updates from RIOC, meeting notices and recaps, community calendar items, profiles of RIOC employees, community leaders, and island small businesses, direct letters to the community from island leadership and more.

RIOC is also committed to stakeholder engagement through in-person meetings and events, starting with our monthly Board meetings, which include meetings of the full Roosevelt Island Operating Corporation Board, the Board’s Audit Committee, Operations Advisory Committee, and Real Estate Development Advisory Committee. In March of 2024, RIOC also set-up several new Community Advisory Groups for island residents to meet with RIOC personnel to discuss emergent issues on the island, including Tramway safety, Main Street Revitalization, our proposed roadways capital project, and the Coler berm project. RIOC’s Public Safety Department also hosts bi-monthly Community Engagement Meetings where island residents can hear from PSD leadership and discuss all matters of public safety on the island. All these meetings are designed to be open forums, where residents can engage and questions directly to members of RIOC staff. RIOC also provides updates to the community at the monthly Community Board 8 Roosevelt Island Committee meetings and engages with local media to provide transparent updates on island issues and RIOC operations. For those who wish to speak directly to RIOC in a private setting, the Corporation also offers meetings with the aforementioned Constituent Service Department. This department, launched in 2023, allows island residents to schedule a meeting with a Constituent Service Team member to discuss operational matters related to the island, offer suggestions, or simply provide general feedback. Constituent Services also hosts a weekly table at the Roosevelt Island Senior Center where folks can drop-in and speak with a RIOC team member at their leisure, no appointment needed.

Finally, RIOC community engagement also includes our annual island-wide events, including Earthlove Day, Roosevelt Island Day, our Summer Movie Series at Southpoint Park, Fall for Arts, the Halloween Parade & Extravaganza, and our Holiday Tree Lighting Ceremony. Each event is free and open to the public and is designed to foster stronger communal bonds in a fun and entertaining way. In addition to public engagement events, RIOC has also increased commitment

and frequency of our newsletter. During the past year, RIOC has created a new public engagement team called Constituent Services that holds bi-weekly public meetings as well as open hours to better hear and serve the community and the needs thereof.

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 114<sup>th</sup> 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 collaborative with the Metropolitan Transportation Authority (MTA) to bring the OMNY fare collection system to the Aerial Tramway on August 21, 2023.