

Roosevelt Island Operating Corporation

Performance Measure Report

as of March 31, 2025

FY 24-25

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 5,922 units of housing. Of the 5,922 units, 3,354 units (46%) 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	223		223	20%
Roosevelt Landings	1,003			1,003	1,003	327	676	67%
The Octagon	501			501	100	75	25	5%
Island House	400			400	400	76	324	81%
Southtown	2,173			2,173	890	11	879	40%
Westview	361			361	361	29	331	92%
Rivercross	377			377	377	117	260	69%
Total:	5,922	-	-	5,922	3,354	635	2,718	46%

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, 2025, 327 (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.

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, 2025, 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, 2025, 117 (31%) 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, 2025, 331 (92%) 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.

Building 8

In connection with Southtown Building 8, RIOC (i) as landlord, entered into a certain lease dated as of December 26, 2018 (and amended on January 11, 2021) with Riverwalk 8 Housing Development Fund Corporation and Riverwalk 8, LLC, jointly as tenant; and (ii) as owner, entered into a certain development agreement dated as of August 24, 2000 (and amended five times thereafter) with The Related Companies, L.P. and The Hudson Companies Incorporated, jointly as developer. Under the terms of their respective agreements, the tenant and developer were each required to install outdoor lighting in Firefighter's Field. In March 2025, RIOC entered into the Second Amendment to Lease with the tenant and Sixth Amendment to the Development Agreement with the developer whereby tenant's and developer's obligations to install outdoor lighting in Firefighter's Field were removed from each party's respective agreement. In lieu of tenant's obligation under its lease to install outdoor lighting, Riverwalk 8, LLC shall make a payment to RIOC in the amount of \$562,000. This payment will be utilized in other RIOC projects to enhance the health and safety of the Roosevelt Island residents.

Building 9

On November 22, 2024, pursuant to the terms of that certain ground lease by and between RIOC, as landlord, and Riverwalk 9, LLC, as tenant, in connection with Southtown Building 9 located at 430 Main Street, Riverwalk 9, LLC sent written confirmation to RIOC that the rent commencement date under the ground lease is November 21, 2024. 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. On November 11, 2024, pursuant to the terms of that certain office sublease for Building 9, Riverwalk 9, LLC, as landlord, delivered to RIOC, as tenant, sixty (60) days' prior written notice of the commencement date under the sublease. Pursuant to the terms of section 1.03 of the lease, the commencement date shall occur on May 15, 2025. This date was determined with landlord's work being substantially completed.

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 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, 2025, total ridership on the Tramway decreased to 3,016,603 from 3,403,557 over the prior fiscal year ending March 31, 2024. The decrease in ridership can be attributed to the disruptions from equipment and upgrades, and speed restrictions imposed by the DOL for safety measures, which resulted in slower operations and fewer trips each day. However, tram speeds returned to normal in February 2025, and regular service schedules have since resumed.

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 completion of 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.

In early 2025, RIOC received two new forty-foot New Flyer buses. Due to production time required for these buses, in the interim RIOC purchased a fourteen-passenger vehicle to assist with daily operations. Currently, the transportation department operates a fleet of eight buses that serve both island residents and tourists.

In August 2017, 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. 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.

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 2,730, and retention and attrition rates are favorable based on industry standard.

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, 2023, HRR had met the investment requirement and reported a net income of \$97,693. 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 7 capital projects at different stages of procurement which include planning, development, design, and construction.

Ongoing construction projects include the finalization of the renovation of the Sportspark recreational facility, currently in close out includes \$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 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, to update its report, finding that the tunnel had continued to deteriorate. In 2024, RIOC re-engaged Langan to update the 2020 report, and the findings confirmed that the deterioration has persisted. 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 project, awarding the contract to IMEG in FY22-23. The objective of this project is to assess the island's roadways for accessibility and accommodation to the multi-modal transportation approaches on the island. The design firm 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 project is currently in the design phase, with construction expected to begin on FY25-26.

In addition, RIOC was able to reallocate funding initially designated for the bike lane and bike ramp project and transfer them to the roadways and paved surfaces rehabilitation project. The bike lane and bike ramp project were terminated during the June 2024 Board of Directors

meeting, as the roadways and paved surfaces rehabilitation project has become more of a pressing priority. RIOC collaborated with New York State Department of Transportation (NYSDOT), to transfer the \$5M in federal transportation funds awarded through the Transportation Alternatives Program (TAP) and the Congestion Mitigation and Air Quality (CMAQ) Improvement Program. The remainder of the funding will come from RIOC's capital program. These funds are subject to four separate reviews by NYSDOT.

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 identified the need for replacement of the main East and West transfer pipes. RIOC collaborated with ENVAC Iberia, the manufacturer, to successfully replace these transfer pipes, underscoring our commitment to maintaining a state-of-the-art waste management infrastructure for the community.

Furthermore, another maintenance need has been identified; the replacement of the main pipe on the East side, just prior to the AVAC plant. RIOC is actively collaborating with ENVAC Iberia to plan and design this replacement, with construction anticipated to occur in FY25-26.

Two of the island's piers, Eleanor's Pier and the Prow, located on the west side of the island, have shown signs of wear. A structural analysis of Eleanor's Pier revealed that several base pillars, railings, and floorboards require repair. Similarly, the structural analysis of the Prow indicated that repairs are necessary within the base structure to ensure its stability. RIOC is currently in the process of procuring design services to finalize the scope of repairs, after which a vendor will be selected to perform the construction.

In compliance with New York State Executive Order 22, which mandates the transition of vehicle fleets to zero emissions by 2040, RIOC intends to conduct an electric vehicle feasibility study. The study will encompass a comprehensive assessment of the current fleet, identification of available technologies, and a building and electrical assessment to evaluate structural capacity and optimal locations for charging stations. Additionally, the study will include facility load analysis, calculation of greenhouse gas emissions, and potential savings from the transition. It will explore sustainable power options, resiliency and preparedness measures, as well as identify available grant opportunities and project staging.

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 in internal controls and related policies. 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 implements 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 2024-25 without currently relying on funds from the state of New York. Efforts were made to reduce reliance on third-party contracting firms, such as the StandGuard, and owners representation for cost savings. In addition, RIOC has increased its Public Purposed Grant award by \$100,000 to \$250,000 for the upcoming fiscal year FY2025-26 that benefits various island based non-profit organizations.

As set forth in Note 9(a) of the Notes to Financial Statements for March 31, 2025 and 2024, 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 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 FY24-25 progress include:

- Maintaining the Aerial Tramway in a state of good repair included the construction of new ADA-compliant elevators on the Manhattan side, with an estimated cost of \$6.9 million. Additional upgrades completed during the fiscal year included hydraulic cylinder overhauls, installation of sway dampeners, gearbox coupling replacements, and Wi-Fi optics enhancements totaling \$463K.
- The Renovation of the Sportspark facility that started on 2021, this project was mostly completed as of May 2023 and the facility 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. Ongoing construction projects to finalize the renovation of Sportspark included \$11M for closeout items.
- 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.

- RIOC proceeded with a Request for Proposal (RFP) design consultant for the island-wide roadways and paved surface rehabilitation project, awarding the contract to IMEG in FY22-23. The objective of this project is to assess the island's roadways for accessibility and accommodation to the multi-modal transportation approaches on the island. The design firm 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 project is currently in the design phase, with construction expected to begin on FY25-26.

In January 2025, three (3) new vehicles will join the fleet. This will replace RIOC's aging fleets, as the older buses are scheduled for retirement due to age and wear and tear. RIOC purchased 2 Red Buses, and 1 Mini-Bus to assist with daily operations.

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 for EV drivers within this extensive network. In FY 2024-2025, the ChargePoint stations supported a total of 3,063 charging sessions, serving 1,173 unique EVs. These efforts contributed to savings of 12,734.05 gallons of fuel and the prevention of 76,708 kg of greenhouse gas emissions. This initiative underscores RIOC's commitment to renewable energy and sustainability, fostering a cleaner environment and enhancing the quality of life for residents and visitors alike. What's more, 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).

RIOC has also co- sponsored a community-based garden club that manages a community garden on Roosevelt Island between the McManus 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.

During the FY 24-25, RIOC collaborated with the New York City Department of Sanitation (DSNY) to support its "Go Green" initiative, which includes the NYC Compost Project and recycling program aimed at enhancing environmental sustainability. As part of this partnership, DSNY installed a 30-yard compost container at RIOC's AVAC Facility yard, providing a centralized location for residential building staff to properly dispose of compostable waste. DSNY services the container on a biweekly basis or as needed to ensure efficient waste management.

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. As a direct result of these efforts, RIOC has facilitated the recycling of 1,210 pounds of batteries through community drop-off locations, reinforcing its commitment to sustainability.

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.

Since 2023, RIOC’s Horticulture and Grounds Department has launched and maintained numerous Green Sustainability Initiatives within the community. One of which is the annual **Christmas Tree Mulchfest**, where the Grounds and Horticulture team chips the donated trees and transforms them into mulch to nourish the island’s trees and plants. Another significant project is the **Lighthouse Park Reforestation Project**, which has seen collaboration with multiple entities to restore the small forest that once thrived in the Southern area of Lighthouse Park. To date, over 100 different tree species have been planted, with the long-term aim of potentially designating this area as an arboretum. As a result of these efforts, Roosevelt Island continues to earn its designation as a “Tree City” in New York State.

Additionally, in 2024 Roosevelt Island became home to New York City’s first Miyawaki Method pocket forest through our collaboration with SUGi, iDig2Learn, and the Lenape Center. This unique method of planting enhances biodiversity and accelerates forest growth within densely developed areas. The total number of trees planted as part of this initiative is 1,500, as reported on the SUGi website. This reforestation effort aims to restore green spaces within urban environments and emphasize the community’s role in rebuilding natural habitats. For reference, an outline of this initiative can be found within the links below:

- **SUGI Project Information & Progress Tracker:** [\[Manhattan Healing Forest | SUGi\]](#)
- **RIOC’s SUGI Project News:** [\[News Flash • SUGi Creates NYC’s First Miyawaki Method Pocket\]](#)

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 roofs. Such roofs have been incorporated in the construction of RIOC’s McManus Field comfort station and are under consideration at other key locations.

RIOC implemented a strategic plan for digital signage on the island. This consists of Displays /TV’s and Indoor/Outdoor Kiosks. The digital signage will present beneficial information on RIOC and the island, current events/announcements, and notably generate revenue through advertising. The addition of these kiosks will reduce the amount of paper signage traditionally posted.

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.

Over the years, RIOC has continued to strengthen stakeholder communication through a range of internal and external channels. The Everbridge Advisory System serves as our primary tool for sharing real-time alerts, updates, and operational news with residents. We also use social media and our website (www.rioc.ny.gov) to provide information on ongoing initiatives, permit applications, the Brightly Work Order System, and constituent services. All board meeting materials including notices, agendas, presentations, and archived recordings are publicly accessible on our website to promote transparency. Additionally, RIOC issues a monthly newsletter featuring organizational updates, meeting recaps, community events, and profiles of local leaders, staff, and businesses.

Additionally, in 2024, RIOC launched a new initiative to install digital signage at different high-traffic areas around the island. These new signs, located at the Tram station, Sportspark, 524 Main Street and PSD station, keep islanders up to date on RIOC initiatives and events, while also offering small businesses and non-profits businesses island-wide opportunities to advertise themselves. We expect to add more digital signage in the coming year.

RIOC is also committed to stakeholder engagement through in-person meetings and events, starting with our monthly Board meetings, including those of the full Roosevelt Island Operating Corporation Board, the Board's Audit Committee, Operations Advisory Committee, Governance 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, preparations for the busy Cherry Blossom season, and the roadways 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 offer 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 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 Roosevelt Island Day, our Pride Flag Raising Ceremony, our Summer Movie Series at Southpoint Park, our 9/11 Memorial Commemoration, 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 the commitment and frequency of our newsletter.

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 and the OMNY 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.