

# Roosevelt Island Operating Corporation

## Performance Measure Report

### as of March 31, 2022

## FY 21-22

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 300 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
Unit Counts	Manhattan Park	1,107			1,107	222		222	20%
	Roosevelt Landings	1,003			1,003	1,003	339	664	66%
	The Octagon	501			501	100	26	74	15%
	Island House	400			400	400	165	235	59%
	Southtown	1,809		300	2,109	890	11	879	49%
	Westview	361			361	361	6	355	98%
	Rivercross	377			377	377	84	293	78%
Total:		5,558	-	300	5,858	3,353	631	2,722	49%

*Unit Counts and Percentages are Approximate.*

*\*Ground lease allows for deferral of ground rent if maintenance fees exceed a specified level, not yet exceeded. Residents as of the date of the Mitchell Lama withdrawal, with incomes below 100% of AMI, will qualify for the deferrals.*

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 70s. 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, 2021, 339 (34%) 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 thirty-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, 2022, 165 (41%) 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, 2022, 84 (22%) 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, 2022, 355 (98%) 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 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 341 (100%) affordable units. The Lease for the last building for the Southtown development, Building 9, is now back on schedule after having been stalled due to the COVID-19 pandemic that hit New York City in and around February 2020. Originally contemplated to be comprised of approximately 300 units at a 100% market rate; the building will now consist of a mixture of condominiums and commercial space, similar to Building 7. RIOC, anticipates negotiations for the construction of Building 9 will be completed later this year.

## 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 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, 2022, total ridership on the Tramway increased to 1,539,126 from 825,913 over the prior fiscal year ending March 31, 2021. The increase in ridership is primarily attributable to the increase in the number of passengers permitted to ride in the Tramway car on each trip and the public's increased utilization of mass transit amid improving COVID-19 conditions. On March 16, 2020, The Governor issues Executive Order "New York State on PAUSE", which asked non-essential workers to stay home, and called for physical distancing, thereby decreasing the number of riders safely permitted to ride in each Tramway car by 76% during FY20-21. While RIOC expected a loss in revenue due to the sharp decrease in ridership as a result of the COVID-19 pandemic, RIOC anticipates ridership to increase as the population is vaccinated and workers return to the office. Further, RIOC anticipates ridership to eventually return to pre-pandemic numbers, and even go beyond these, due to the attraction of: the Nelly Bly and Four Freedoms Park Art Exhibits, the island's many beautiful Cherry Blossom Trees, the fireworks viewing festivals from South Point Park for the Fourth of July, the new construction in the works for a Cornell College Dorm, and the addition of Riverwalk 9.

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.

Due to the COVID-19 pandemic, RIOC is taking every measure to ensure the safety and health of the Roosevelt Island community. RIOC is disinfecting the buses and Tramway, daily, as a preventative measure against COVID-19 and offering masks to riders. The Transportation Department provides emergency shuttle bus service to Manhattan when the Tramway, Tramway elevator, or the F Train are out of service.

RIOC entered 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 FY23-24.

#### 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. At this time, religious services are still allowed to be conducted in these spaces at no more than 50% capacity and with the enforcement of physical distancing, masking compliance, and the following of other NYS COVID-19 guidelines. After the completion of landmark renovations, the historic Blackwell House opened in November 2020. This is now open to the public at 25% capacity and enforces COVID-19 safety measures. 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 the pandemic subsides. 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 has offered space at Sportspark for Learning Bridges youth programming; and repurposing 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).

### 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 certified financial statements as of December 31, 2021, HRR invested \$3,593,763 and reported a loss of \$394,339. 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 11 capital projects at different stages of procurement which include planning, development, design, and construction.

Projects completed this year include the renovation of the Roosevelt Island Youth Center, renovations to the Motorgate Garage, riprap revetment work at Southpoint Park, the Girl Puzzle Monument honoring Nellie Bly, Phase 1 of the Tram Elevators project, Phase 1 of the island wide IT infrastructure project, and the McManus Comfort Station. Several other projects currently in construction were impacted due to the COVID-19 pandemic. These projects are anticipated to be completed in the next fiscal year.

The pneumatic and equipment upgrade of the automated vacuum collection system (AVAC) was completed in March 2020. These upgrades, at a cost estimate of approximately \$2M, required replacing outdated controls, piping, exhausters, and the installation of new level controls in the garbage collecting containers. The upgrades have optimized the efficiency of the plant and have greatly reduced the annual energy consumption at the facility by adjusting the motor speeds of the exhausters to the inline loads in real time. Routine maintenance and upkeep of the pipes are required to ensure the path of travel of the collecting system is

unobstructed. ENVAC Iberia S.A. (ENVAC) is the company that specializes in performing maintenance of the underground piping system. The system has several manholes distributed along the east and west line of the system that provide access to pipes for repair, which is accomplished by welding steel plates over the interior walls of worn sections of the pipe. RIOC has added an additional manhole in the west line to provide an entry point to a restricted pipe connecting to one of the west side buildings. The AVAC system has remained fully operational after the completion of the project controls' upgrade, and it only goes offline during the planned bi-annual maintenance services. RIOC coordinates the maintenance activities with ENVAC such as to keep any possible shutdown to a minimum. The goal is to bring the entire system back online before the end of each workday. However, whenever circumstances require that the system remain shut down overnight, RIOC coordinates with The City of New York Department of Sanitation (DSNY) and arrangements are made to pick up the garbage directly from the street curbs outside of each possible affected building.

The newly renovated Roosevelt Island Youth Center (RIYC) provides a state-of-the-art facility for various educational and recreational programming and services for island youth. The RIYC re-opened in April of 2021 and has received a tremendous amount of use by the island youth.

The FDR Hope Memorial was completed and the plaza is open to the public. The sculpture honoring Franklin Delano Roosevelt is cast in bronze and shows the former president in a wheelchair greeting a young girl wearing braces and holding crutches.

Other projects currently in construction include \$10M for renovation of the Sportspark facility, \$2.6M for the renovation of the Light House Tower and the Phase II construction of the elevators on the Manhattan side of the Tram.

RIOC is proceeding with a construction Request for Proposal (RFP) for the design of the Steam tunnel renovations, design consultant for the island wide roadways and paved surface rehabilitation and the design of the Phase II for Blackwell Park with a potential award in FY-22-23. 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.

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 greenway 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 Engineering 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 by fall 2022.

We used federal grant funds received from New York State, as well as New York City landmark funds, to hire Walter Melvin Architects to complete the stabilization studies of the Smallpox Hospital located in Southpoint and prepare full construction documents. All survey and investigative work are complete, a final report with phasing options and estimates is under review. Due to the analysis of the engineering and structural documents, Walter Melvin's estimated construction cost value exceeds the RIOC budgeted anticipated construction value. After further reconciliation of the budget, the project is currently on hold.

RIOC contracted with Thomas Fenniman Architects to prepare construction documents for a \$3M renovation of the Lighthouse. Proposed designs were reviewed and approved by the State Historic Preservation Office. The project will restore the interior stairs, lighthouse tower, and reconstruct the lantern to match the original Renwick profile. An RFP for construction services was issued in February 2021 and the project is anticipated to complete in fall of 2022.

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 was reduced. Currently, the project scale remains with minimal amenities and the budget is anticipated at \$6M for construction. The design consultant will conclude the construction document phase in early spring 2021. RIOC to evaluate the life safety concerns that are currently present at the northern parking lot and the seawall areas. Should temporary repairs not suffice to address the life safety concerns, a Lighthouse Park construction RFP may be issued to resolve those matters.

In December 2021, RIOC held a grand opening for the Nellie Bly Monument, valued at \$500K. The installation at Lighthouse Park is known as "The Girl Puzzle". The memorial features five (5) sculptures of faces, including Nellie Bly's, and four other women she interviewed, and three spheres. The spheres are varied in size and depict the amplification of Nellie's voice over time and are a tool for visitors to see themselves as part of the story. The proposal has received international attention from the Washington Post, Smithsonian Magazine, the Independent (U.K.), etc.

In accordance with the executed agreement for the Southtown development, construction work included the realignment of the baseball field, the addition of a new lighting system for the field, and a new public restroom at the southern edge of Firefighter's Field. In addition to this work, the last phase of housing development, outlined in the agreement for Building 9, was expected to begin in late 2020. However, due to the COVID-19 pandemic, it became uncertain when negotiations on the ground leases for Building 9 would begin. Work operation associated with construction of the new residential building requires closure of approximately 150' of the northern portion of the field to protect the public construction of the building. Additionally, due to COVID-19 and the Governor's "New York on PAUSE" directives, RIOC closed certain recreational facilities due to challenges associated with practicing physical distancing.

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. Finally, in July 2020, RIOC procured an Internal Control consultant through a competitive bidding process that will be charged with conducting a global assessment of all RIOC departments and units. The contract term is three years with two additional one-year extensions to be exercised at RIOC's sole discretion. The consultant will make suggestions as to what changes or improvements can be made to make daily operations more efficient and effective, as RIOC continues to evolve in step with constant changes to business practices and models. RIOC is confident that the Internal Control consultant will help RIOC implement best practices in accordance with industry standards, while also assisting 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 2021-22 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, 2022 and 2021, 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 also procured the services of a reputable consulting firm to conduct a "Situational Awareness and Demystifying Active Threats" training seminar to educate all RIOC employees on emergency response, preparedness, and tactical strategy in the event an active shooter is present on Roosevelt Island. Additionally, RIOC's PSD has worked side-by-side with the NYPD and Cornell Tech security personnel to conduct an active shooter scenario training exercise on their campus. This training included an emergency response action plan from various agencies involved. The training was a huge success and an excellent exercise to prepare for future active shooter emergency response on Roosevelt Island.

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 \$1.8M.
- Design of a new bike ramp that will bring cyclists onto island from the Roosevelt Island Bridge, to the East Promenade, estimated at \$4M 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 \$6.25M 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 approximately 150 lbs. of used batteries.

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. The Communications and Community Affairs Department is also responsible for updating the News Alerts section of the website, which keeps the community informed about all the latest news pertaining to RIOC. 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 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 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.

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.