



**Roosevelt Island
Operating Corporation**
of the State of New York
591 Main Street
Roosevelt Island, NY 10044
(212) 832-4540
www.rioc.com

Eliot Spitzer
Governor

Stephen H. Shane
President
Chief Executive Officer

Kenneth A. Leitner
Vice President
General Counsel

Fernando Martinez
Vice President
Operations

Carla Van de Walle
Vice President
Chief Financial Officer

Board of Directors
Deborah VanAmerongen
Chairperson
Alberteen Anderson
Paul E. Francis
David Kraut
Charlee Miller
Mark Ponton
Michael Shinozaki
H. Patrick Stewart

MINUTES OF THE MAY 17, 2007 MEETING OF THE ROOSEVELT ISLAND OPERATING CORPORATION BOARD OF DIRECTORS

A meeting of the Board of Directors was held at the Good Shepherd Center
543 Main Street, Roosevelt Island on May 17, 2007 at 9:30 a.m.

Directors Present

Deborah VanAmerongen	Chairperson and Commissioner, the New York State Division of Housing and Community Renewal
Karen Hunter	Representing Paul E. Francis, Director, the New York State Division of the Budget
David Kraut	Director
Charlee Miller	Director
Mark Ponton	Director
Michael Shinozaki	Director ¹
Patrick Stewart	Director

Directors Absent

Alberteen Anderson	Director
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Officers and Staff Attending

Stephen H. Shane	President/Chief Executive Officer
Kenneth A. Leitner	Vice President/General Counsel
James Fry	Acting Vice President for Operations (Outgoing) / Director of Public Safety
Fernando Martinez	Vice President for Operations (Incoming)
Carla Van de Walle	Vice President/Chief Financial Officer
Carmine Tedesco	Comptroller
Arthur G. Eliav	Assistant Counsel
Claudia McDade	Director of Human Resources
Raphael Payne	Public Safety Officer

Others Attending

Scott Weiss	Senior Project Manager, Hill International, Inc.
David Kramer	Vice President, Hudson Companies, Inc.
Jim Fletcher	Professional Engineer, Parametrix Consulting
Michael Deiparine	Professional Engineer, Parametrix Consulting
Andy Stone	Director, Trust for Public Land
Judith Heintz	Principal, Trust for Public Land

*

¹ Mr. Shinozaki arrived during the discussion of the Item 1 of New Business.

1 Ms. Deborah VanAmerongen called the meeting to order at 9:40 a.m. The roll was called
2 and a quorum found to be assembled and present.

3
4 *

5
6 The first item of business was the approval of the minutes of the April 12, 2007 meeting
7 of the RIOC Board of Directors. A proposed draft of the minutes had been previously
8 distributed to all board members for their consideration.

9
10 Upon a motion duly made concerning the minutes of the April 12, 2007 meeting,
11 seconded, and carried by a unanimous vote in favor (Ms. VanAmerongen, Ms. Hunter,
12 Mr. Kraut, Ms. Miller, Mr. Ponton, and Mr. Stewart), the minutes were **APPROVED**, and
13 ordered filed.

14
15 *

16
17 The first item of new business was the approval of the proposed budget of fiscal year
18 2007-08.

19
20 Mr. Ponton raised an objection that the proposed budget foresees an allocation for
21 relocation of the Public Safety office from its current location to 504 Main Street on Roosevelt
22 Island. Mr. Ponton expressed a concern that the new office would place detained persons in
23 close proximity to the youth center and playground. Ms. Van de Walle clarified that capital plan
24 presented before the Board is a blueprint and, while the publication of an RFP would not require
25 Board approval, all items in the capital plan over fifty thousand dollars will have to get such
26 approval before they get carried out. Further, Mr. Fry told the Board that Public Safety detention
27 center means having a room that has a bar to which offenders are handcuffed for protection of
28 officers, public and themselves during processing. It does not include rooms with bars, locks,
29 etc. Mr. Ponton retorted that regardless of its appearance, he believes it should not be next to the
30 youth center.

31
32 Mr. Kraut noted that the use of 504 Main Street has been a subject of controversy
33 previously on the Island. He then inquired of Mr. Shane whether the relocation of Public Safety
34 offices to that location is intended to be permanent. Mr. Shane replied that the Public Safety
35 department needs new space to continue its operations. He further suggested that rather than
36 moving them temporarily to a new location and then putting them back to the middle of the
37 commercial strip on Main Street, it would benefit all to get Public Safety vehicles off Main
38 Street and give Public Safety a more central location on the Island, as defined by the new
39 growing population of Southtown. Mr. Shane further noted that the majority of budgeted funds
40 will be spent on fixing the roof at 504, a repair necessary in its own right. Also, Mr. Scott Weiss
41 assured the Board that the Public Safety vehicles are intended to use an existing paved driveway,
42 not park areas.

43
44 Upon a motion duly made, seconded and carried by a vote of 5 in favor (Ms.
45 VanAmerongen, Ms. Hunter, Mr. Kraut, Ms. Miller, and Mr. Stewart), 2 against (Mr. Ponton and
46 Mr. Shinozaki), the following resolution was ADOPTED:

47
48 **RESOLUTION**

1
2
3 APPROVAL
4 OF THE PROPOSED BUDGET FOR FISCAL YEAR 2007-08

5
6 **RESOLVED** by the Board of Directors of the Roosevelt Island Operating Corporation of
7 the State of New York, as follows:

8
9 Section 1. that the proposed budget for Fiscal Year 2007-08, in substantially the form
10 annexed hereto, is hereby approved;

11
12 Section 2. that the President/Chief Executive Officer or his designee is hereby
13 authorized to take such actions and execute such instruments as he deems
14 necessary to effectuate the foregoing; and

15
16 Section 3. that this resolution shall take effect immediately.

17
18 *

19
20 The second item of new business was the appointment of Mr. Fernando Martinez to the
21 position of Vice President for Operations of the Corporation.

22
23 Ms. VanAmerongen introduced Mr. Martinez and noted that some Board members had
24 already met with him. Mr. Martinez briefly introduced himself, outlined the highlights of his
25 career and said that he is looking forward to working with Board members for the benefit of the
26 Corporation. Mr. Shane noted that he interviewed several applicants for the position, and
27 recommends Mr. Martinez as a highly qualified candidate. Mr. Stewart noted that the position
28 Mr. Martinez will be assuming is both challenging and interesting, and expressed his gratitude to
29 Mr. Martinez for his desire to undertake it.

30
31 Upon a motion duly made, seconded and carried by a vote of 6 in favor (Ms.
32 VanAmerongen, Ms. Hunter, Mr. Kraut, Ms. Miller, Mr. Shinozaki and Mr. Stewart), 1
33 abstaining (Mr. Ponton), the following resolution was ADOPTED:

34
35 **RESOLUTION**

36
37 **APPOINTMENT OF FERNANDO MARTINEZ TO THE POSITION OF**
38 **VICE PRESIDENT FOR OPERATIONS OF THE CORPORATION**

39
40
41 **WHEREAS**, the Roosevelt Island Operating Corporation (the "Corporation") is a public
42 benefit corporation empowered by Title 16, Chapter 26 of the New York Unconsolidated Laws
43 to carry out the operation, maintenance, and development of Roosevelt Island; and

44
45 **WHEREAS**, Article IV, Section 1, of the Corporation's By-Laws provides that the
46 Board of Directors shall determine the officers of the Corporation, including the Vice President
47 and such other officers as may be determined by the Board;

1
2 **NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE BOARD OF**
3 **DIRECTORS OF THE CORPORATION, AS FOLLOWS:**
4

5 Section 1. that Fernando Martinez is elected Vice President for Operations of the
6 Corporation at an annual salary of not more than \$130,000 for the Fiscal
7 Year ending March 31, 2008 and thereafter not more than that which is
8 approved by the Board of Directors;
9

10 Section 2. that the President/Chief Executive Officer is authorized to take such
11 actions and/or execute such instruments necessary to effectuate the
12 foregoing;
13

14 Section 3. that this resolution shall take effect immediately.
15

16 *

17
18 The third item of new business was the authorization of salary differential payment to the
19 Acting Vice President for Operations.
20

21 Mr. Shane noted that when the previous Vice President for Operations resigned her
22 position, Mr. Jim Fry was asked to take over as the Acting Vice President for Operations in
23 addition to being the head of Public Safety Department. Mr. Shane then recommended that the
24 Board approve the payment of differential in salary between those of the Director of Public
25 Safety and Vice President for Operations for the time that Mr. Fry served as both.
26

27 Upon a motion duly made, seconded and carried by a vote of 6 in favor (Ms.
28 VanAmerongen, Ms. Hunter, Mr. Kraut, Ms. Miller, Mr. Shinozaki and Mr. Stewart), 1 against
29 (Mr. Ponton), the following resolution was ADOPTED:
30

31 **RESOLUTION**
32

33 **AUTHORIZATION OF SALARY DIFFERENTIAL PAYMENT**
34 **TO THE ACTING VICE PRESIDENT FOR OPERATIONS**
35

36
37 **RESOLVED** by the Board of Directors of the Roosevelt Island Operating Corporation of
38 the State of New York, as follows:
39

40 Section 1. that a lump sum payment to the Acting Vice President for Operations of
41 the salary differential between that of the current Director of Public Safety
42 and the salary of a Vice President for Operations, for the period January 8,
43 2007 through May 17, 2007, along such terms and conditions substantially
44 similar to those outlined in the Memorandum from Claudia McDade to
45 Steve Shane, dated May 1, 2007, attached hereto, is hereby approved;
46

1
2 Mr. Kenneth Leitner noted that this resolution is essentially similar to resolutions adopted
3 for Southtown buildings 1-4. Furthermore, the architect of record and Hill International, Inc.
4 approved the override, as it will not affect public health or safety.
5

6 In response to inquiries from Mr. Kraut, Mr. Scott Weiss informed the Board that the
7 appearance of the building and spacing between buildings will be the same, whereas the setback
8 from the sidewalk would be even greater in comparison with buildings 1-4. Mr. Weiss further
9 noted that the variance was always intended in the original Southtown plan, as otherwise the plan
10 would not be allowed to proceed under current zoning laws.
11

12 Responding to an inquiry from Mr. Shinozaki, Mr. Leitner noted that the planned
13 overrides were consistent with the Southtown plan and project previously approved by the RIOC
14 Board. Responding to Mr. Ponton's inquiry regarding open space, Mr. David Kramer assured
15 the Board that what they are seeing in a map before them is tax lot and that there is a lot more
16 open space around the building.
17

18 Upon a motion duly made, seconded and carried by a vote of 6 in favor (Ms.
19 VanAmerongen, Ms. Hunter, Mr. Kraut, Ms. Miller, Mr. Shinozaki and Mr. Stewart), 1 against
20 (Mr. Ponton), the following resolution was ADOPTED:
21

22 RESOLUTION

23 24 AUTHORITY TO 'OVERRIDE' THE NEW YORK CITY 25 ZONING RESOLUTION IN CONNECTION WITH THE 26 DEVELOPMENT OF SOUTHTOWN BUILDINGS 5 & 6 27

28
29 **WHEREAS**, by resolution adopted on October 11, 2001, the Board of Directors of the
30 Roosevelt Island Operating Corporation (the "Corporation") authorized the Corporation, except
31 as to requirements that adversely affect public safety or health, consistent with Section 6389(3)
32 of the RIOC Act (McKinney's Unconsolidated Laws Sections 6385-6399), to exercise its power
33 and authority to waive compliance with local laws, ordinances, codes, charters and regulations,
34 including but not limited to, the New York City Zoning Resolution (the "Override Authority")
35 for the development of Southtown to the extent that the requirements of the Zoning Resolution
36 are at variance with the General Development Plan for Roosevelt Island, the Revised Roosevelt
37 Island Southtown Plan and Project approved by the Board of Directors on September 22, 1999
38 and the Design Guidelines for the construction of Southtown (the "Southtown Planning
39 Documents");
40

41 **WHEREAS**, the Related Companies, L.P. and the Hudson Companies Incorporated
42 (collectively, "Developer" of the Southtown Project) have requested that the Corporation
43 exercise its Override Authority to waive compliance with certain zoning provisions in connection
44 with the development of Southtown Buildings 5 & 6, as set forth in the attached letters dated
45 April 23, 2007 and April 27, 2007 from Costas Kondylis and Partners LLP ("CK&P") to the
46 RIOC Board of Directors; and
47

1 enter into a lease amendment with owners of Southtown building 4, and as such it will have the
2 same enforceability as any other lease agreement on Roosevelt Island.

3
4 Upon a motion duly made, seconded and carried by a vote of 6 in favor (Ms.
5 VanAmerongen, Ms. Hunter, Mr. Kraut, Ms. Miller, Mr. Shinozaki and Mr. Stewart), 1 against
6 (Mr. Ponton), the following resolution was ADOPTED:

7
8 **RESOLUTION**

9
10 **AUTHORIZATION OF AMENDMENT OF THE**
11 **SOUTHTOWN BUILDING 4 SUBLEASE**
12

13
14 **RESOLVED**, by the Board of Directors of the Roosevelt Island Operating Corporation
15 of the State of New York (the “Corporation”), as follows:

- 16
17 1. The Corporation is hereby authorized to negotiate and enter into an amendment of
18 the existing Southtown Building 4 sublease (the “Sublease”), to waive the
19 Cooperative-Condominium Resale Payment, as that term is defined in the
20 Sublease, from New York University (“NYU”) to an NYU Community Member,
21 along such terms and conditions substantially similar to those outlined in the
22 memorandum from Stephen H. Shane to the Board of Directors, dated May 2,
23 2007, attached hereto;
24
25 2. The President/Chief Executive Officer or his designee is hereby authorized to take
26 such actions and execute such agreements as deemed necessary to effectuate the
27 foregoing; and
28
29 3. This resolution shall take effect immediately.

30
31 *

32
33 The seventh item of new business was the presentation by Parametrix of the Preliminary
34 Engineering Report for the Modernization of the Roosevelt Island Aerial Tramway.

35
36 Mr. Fry introduced Mr. Jim Fletcher of Parametrix. Mr. Fletcher gave a brief history of
37 the tram. He noted that for the past 30 years the tram has operated at higher level of service and
38 for a longer time period than originally planned. He further pointed out the fact that despite the
39 failure of last spring, the ridership went back to its regular numbers almost immediately after
40 resumption of service. Mr. Michael Deiparine proceeded to present the plan for modernization
41 of the tram for the next 25 years. The outlined goals included increased reliability, safety,
42 passenger comfort and efficiency.

43
44 Mr. Shinozaki engaged the presenters in a series of questions relating to the adequacy and
45 reliability of their proposal. Ms. VanAmerongen noted that the State allocated 15 million dollars
46 in its budget toward this modernization proposal, and the important thing is not to miss that

1 appropriation by stalling the project on RIOC's end. To that extent, she proposed scheduling a
2 special meeting of the Board to discuss this issue separately.

3
4 *

5
6 The eighth item of new business was the presentation by the Trust for Public Land on its
7 progress to Design Phase I of Southpoint Park.

8
9 Mr. Andy Stone, the Director of New York City Program of the Trust for Public Land led
10 the presentation. He outlined the major financial components of Phase I, and introduced Ms.
11 Judith Heintz. Ms. Heintz used slides to demonstrate the current conditions on the proposed park
12 site, suggested new look and other locations where such proposals we successfully implemented.
13 Mr. Stone noted that Trust for Public Land would be coming back to the Board for guidance on
14 design. He further noted that Trust for Public Land expected to break ground in the spring of
15 2008.

16
17 Responding to Board members concern for safety at the site when it becomes operational,
18 Mr. Shane noted that as of yet, no decision has been made as to the hours of operation of the
19 park.

20
21 *

22
23 The ninth item of new business was the authorization to enter into settlement agreement
24 in connection with the Gristede's litigation.

25
26 Messrs. Leitner and Shane outlined a brief history of the litigation. Mr. Leitner informed
27 the Board that Mr. Shane and he had negotiated the settlement agreement. Responding to an
28 inquiry from Mr. Kraut, Mr. Shane explained that the upside to the settlement would be the end
29 to litigation and increasing standards of maintenance and operation at Gristede's supermarket on
30 Roosevelt Island. The "downside," according to Mr. Shane, would be the three five-year lease
31 extensions granted to Gristede's.

32
33 Upon a motion duly made, seconded, and carried by a unanimous vote in favor (Ms.
34 VanAmerongen, Ms. Hunter, Mr. Kraut, Ms. Miller, Mr. Ponton, Mr. Shinozaki, and Mr.
35 Stewart), the following resolution was ADOPTED:

36
37 **RESOLUTION**

38
39 **AUTHORIZATION TO ENTER INTO SETTLEMENT AGREEMENT**
40 **IN CONNECTION WITH THE GRISTEDE'S LITIGATION**

41
42
43 **RESOLVED** by the Board of Directors of the Roosevelt Island Operating Corporation of
44 the State of New York (the "Corporation"), as follows:

45
46 Section 1. that the Corporation is hereby authorized to negotiate and enter in a
47 Settlement Agreement with Gristede's Foods, Inc. and Namdor, Inc., in

1 settlement of pending litigation, upon such terms and conditions
2 substantially similar to those set forth in the memorandum from Mitchell
3 J. Geller, Esq. to Stephen Shane, dated May 1, 2007, attached hereto;

4
5 Section 2. that the President/Chief Executive Officer or his designee is hereby
6 authorized to take such actions and execute such instruments as he deems
7 necessary to effectuate the foregoing;

8
9 Section 3. that this resolution shall take effect immediately.

10
11 *

12
13 The tenth item of new business was the authorization of expenditure of public purpose
14 funds for the Roosevelt Island Day Nursery.

15
16 Mr. Ponton stated that the Public Purpose Funds Committee met on April 12, 2007 and
17 by a vote of 2 in favor (Mr. Stewart and Mr. Shinozaki) and 1 against (Mr. Ponton)
18 recommended the approval of funds allocation to the Roosevelt Island Day Nursery. He further
19 noted that same votes were cast regarding the Roosevelt Island Historical Society's request.
20 Responding to Mr. Stewart's inquiry, Ms. Van De Walle reminded the Board that the total sum
21 budgeted for public purpose funds for this fiscal year is \$500,000.

22
23 Upon a motion duly made, seconded and carried by a vote of 6 in favor (Ms.
24 VanAmerongen, Ms. Hunter, Mr. Kraut, Ms. Miller, Mr. Shinozaki and Mr. Stewart), 1 against
25 (Mr. Ponton), the following resolution was ADOPTED:

26
27 **RESOLUTION**

28
29 **AUTHORIZATION OF EXPENDITURE OF**
30 **PUBLIC PURPOSE FUNDS FOR**
31 **THE ROOSEVELT ISLAND DAY NURSERY**

32
33
34 **RESOLVED** by the Board of Directors of the Roosevelt Island Operating Corporation of
35 the State of New York, as follows:

36
37 Section 1. that the expenditure of Public Purpose Funds to the Roosevelt Island Day
38 Nursery, to be used for salaries for professional (certified) staff and related
39 costs, upon the terms and conditions substantially similar to those outlined
40 in the Recommendation from the Public Purpose Funds Advisory
41 Committee dated May 2, 2007, attached hereto, is hereby approved;

42
43 Section 2. that the President/Chief Executive Officer or his designee shall take such
44 actions and/or execute such instruments as necessary to effectuate the
45 foregoing;

46
47 Section 3. that this resolution shall take effect immediately.

1
2 *
3

4 The eleventh item of new business was the authorization of expenditure of public purpose
5 funds for the Roosevelt Island Historical Society.
6

7 Ms. VanAmerongen stated that Ms. Judy Berdy, the head of the Roosevelt Island
8 Historical Society was sick and unable to attend the meeting. Mr. Fry told the Board that Ms.
9 Berdy sent an email explaining the Historical Society's costs and plans to run a volunteer
10 program, which would dissipate the need for future allocations of public purpose funds toward
11 this project. Ms. Kraut raised a concern that the Historical Society kiosk would not be properly
12 staffed, managed and operated should Ms. Berdy be absent. Mr. Shinozaki pointed out that Ms.
13 Berdy has single-handedly managed to arrange for the kiosk's installation and that her
14 professional abilities are not in question.
15

16 Upon a motion duly made, seconded and carried by a vote of 5 in favor (Ms.
17 VanAmerongen, Ms. Hunter, Ms. Miller, Mr. Shinozaki and Mr. Stewart), 2 against (Mr. Kraut
18 and Mr. Ponton), the following resolution was ADOPTED:
19

20 **RESOLUTION**

21 **AUTHORIZATION OF EXPENDITURE OF**
22 **PUBLIC PURPOSE FUNDS FOR**
23 **THE ROOSEVELT ISLAND HISTORICAL SOCIETY**
24
25

26
27 **RESOLVED** by the Board of Directors of the Roosevelt Island Operating Corporation of
28 the State of New York, as follows:
29

30 Section 1. that the expenditure of Public Purpose Funds to the Roosevelt Island
31 Historical Society, to be used for salary and benefits for personnel
32 engaged in the operation of the Historical Kiosk on Roosevelt Island,
33 including executive audit, fiscal procurement, data collection,
34 communication, law, maintenance, materials, supplies, and staff training,
35 upon the terms and conditions substantially similar to those outlined in the
36 Recommendation from the Public Purpose Funds Advisory Committee
37 dated May 2, 2007, attached hereto, is hereby approved;
38

39 Section 2. that the President/Chief Executive Officer or his designee shall take such
40 actions and/or execute such instruments as necessary to effectuate the
41 foregoing;
42

43 Section 3. that this resolution shall take effect immediately.
44

45 *
46

1 The twelfth item of new business was the ratification of contracts entered into for
2 emergency work at the Blackwell House.

3
4 Mr. Scott Weiss provided for the Board a brief overview of the emergency services
5 required to mitigate damages to the Blackwell House resulting from the February 12, 2007
6 water-main burst caused by the sub-zero temperatures. Responding to a question from Mr.
7 Shinozaki, Mr. Weiss confirmed that RIOC's insurance carrier should cover all damages over the
8 \$25,000 deductible amount.

9
10 Upon a motion duly made, seconded, and carried by a unanimous vote in favor (Ms.
11 VanAmerongen, Ms. Hunter, Mr. Kraut, Ms. Miller, Mr. Ponton, Mr. Shinozaki, and Mr.
12 Stewart), the following resolution was ADOPTED:

13
14 **RESOLUTION**

15
16 **RATIFICATION OF CONTRACTS**
17 **ENTERED INTO FOR EMERGENCY WORK**
18 **AT THE BLACKWELL HOUSE**
19

20
21 **RESOLVED** by the Board of Directors of the Roosevelt Island Operating Corporation of
22 the State of New York, as follows:

23
24 Section 1. that the contracts entered into for emergency work at the Blackwell House,
25 upon such terms and conditions substantially similar to those outlined in
26 the Memorandum from Scott Weiss to James Fry dated May 1, 2007,
27 attached hereto, are hereby ratified;

28
29 Section 2. that the President/Chief Executive Officer or his designee shall take such
30 actions and/or execute such instruments as necessary to effectuate the
31 foregoing;

32
33 Section 3. that this resolution shall take effect immediately.

34
35 *

36
37 The thirteenth item of new business was the authorization to enter into contract for
38 internal auditing service.

39
40 Mr. Kraut reminded the Board that the Corporation is required to have internal auditors.
41 He further informed the Board that the Audit Committee met with the top three contenders that
42 responded to the Corporation's RFP, and that Bollam, Sheedy, Torani & Co. LLP scored the
43 highest on evaluation sheets and during interviews. Mr. Kraut then recommended the adoption
44 of the proposed resolution.
45

1 Upon a motion duly made, seconded, and carried by a unanimous vote in favor
2 (Ms. VanAmerongen, Ms. Hunter, Mr. Kraut, Ms. Miller, Mr. Ponton, Mr. Shinozaki, and Mr.
3 Stewart), the following resolution was ADOPTED:
4

5 **RESOLUTION**

6
7 **AUTHORIZATION TO ENTER INTO CONTRACT**
8 **FOR INTERNAL AUDITING SERVICES**
9

10
11 **RESOLVED**, by the Board of Directors of the Roosevelt Island Operating Corporation
12 of the State of New York (the "Corporation"), as follows:
13

- 14 1. The Corporation is hereby authorized to negotiate and enter into a contract with
15 Bollam, Sheedy, Torani & Co. LLP for internal auditing services, upon such
16 terms and conditions substantially similar to those outlined in the memorandum
17 from the Chair of the Audit Committee to the Board of Directors dated May 3,
18 2007, attached hereto;
19
- 20 2. The President/Chief Executive Officer or his designee is hereby authorized to take
21 such actions and execute such agreements as deemed necessary to effectuate the
22 foregoing; and
23
- 24 3. This resolution shall take effect immediately.
25

26 *

27
28 The fourteenth item of new business was the authorization to enter into contract with
29 owner's representative for special events.
30

31 Mr. Shane notified the Board that this item was pulled from the agenda. The contract
32 sum was below \$50,000 and therefore it did not require Board action or approval.
33

34 *

35
36 **COMMITTEE REPORTS**

37
38 **AUDIT COMMITTEE**

39
40 Mr. Kraut reiterated to the Board that the Committee had met to interview internal audit
41 candidates and made a recommendation.
42

43 **OPERATIONS/PUBLIC PURPOSE FUNDS ADVISORY COMMITTEE**

44
45 Mr. Ponton stated that the committee did not meet and was not scheduled to do so.
46

47 **REAL ESTATE DEVELOPMENT ADVISORY COMMITTEE**

1
2 No report.

3
4 **GOVERNANCE ADVISORY COMMITTEE**
5

6 Mr. Stewart stated the Committee met with representatives of Roosevelt Island Residents
7 Association, the Maple Tree Group and RIOC staff members to discuss the possibility of election
8 of Roosevelt Island residents to the Board. The Committee suggested certain criteria and
9 experience for RIOC Board members.

10
11 **PUBLIC SAFETY REPORT**
12

13 Mr. Fry recognized and commended Public Safety Officer Raphael Payne for a second
14 instance, during his tenure at Roosevelt Island, in which he successfully performed life-saving
15 CPR to an Island resident.

16
17 **PRESIDENT'S REPORT**
18

19 Mr. Shane notified the Board that the RIRA-initiated filling-in of the new Board member
20 has been postponed until fall, because the task of compliance with all of the legal requirements
21 has proven to be difficult. He expressed hope that ultimately the process will work.

22
23 Mr. Shane proceeded to give the following update:
24

- 25 • the discussions with Westview and Island House owners regarding possible buy-outs
26 were ongoing;
- 27 • though the requirements of the Public Authorities Accountability Act of 2005 make
28 leasing of retail space somewhat harder, RIOC is preparing the sites and having them
29 cleaned up for new tenants;
- 30 • ultimately RIOC is looking into getting expert advise in attracting various vendors to
31 Main Street;
- 32 • Congresswoman Maloney has requested 10 million dollar appropriation for renovation of
33 the Roosevelt Island sea wall;
- 34 • New York Power Authority expressed no interest in taking over the Roosevelt Island
35 steam plant in the course of their meeting with RIOC;
- 36 • Public Safety Department office move to 504 Main Street is still under review and will be
37 coming back to the Board for approval;
- 38 • working with ConEdison has caused some improvement to the street lights on Roosevelt
39 Island;
- 40 • Roosevelt Island Youth Association has just elected a new executive and RIOC is
41 expecting to meet with him soon to address their space requirements;
- 42 • RIOC offices now have videoconferencing capacity;
- 43 • after a meeting with Roosevelt Island Residents Association, RIOC submitted its
44 Emergency Response Systems plan to the city and state;
- 45 • during the course of a meeting between RIOC and Manhattan Park representatives it was
46 agreed that the decommissioned escalator at the Motorgate will be removed, if RIOC will
47 share the burden of repairing elevators on the Manhattan Park's side of the garage;

