

**ROOSEVELT ISLAND
OPERATING CORPORATION**
of The State of New York



Andrew M. Cuomo
Governor

Charlene M. Indelicato
President/Chief Executive Officer

Frances A. Walton
Vice President/Chief Financial Officer

Susan G. Rosenthal
Vice President/General Counsel

BOARD OF DIRECTORS

James S. Rubin, Chairperson
Fay Fryer Christian
Dr. Katherine Teets Grimm
David Kraut
Mary Beth Labate
Howard Polivy
Michael Shinozaki
Margaret Smith

**MINUTES OF THE OCTOBER 22, 2015 MEETING OF THE
ROOSEVELT ISLAND OPERATING CORPORATION
BOARD OF DIRECTORS**

A meeting of the Board of Directors was held at the Cultural Center Theater, 548 Main Street, Roosevelt Island, New York, on October 22, 2015 at 5:30 p.m.

Directors Present:

Meghan Anderson	Representing James S. Rubin, RIOC Chair and Commissioner, the New York State Division of Housing and Community Renewal
Erica Levendosky	Representing Mary Beth Labate, Director, the New York State Division of Budget
Fay Fryer Christian	Director
Howard Polivy	Director
Margaret Smith	Director
Dr. Katherine Teets Grimm	Director ¹

Directors Absent:

David Kraut	Director
Michael Shinozaki	Director

Officers and Staff Attending:

Charlene M. Indelicato	President/Chief Executive Officer
Susan G. Rosenthal	Vice President/ General Counsel
Frances A. Walton	Vice President/Chief Financial Officer
John Bost	Director, Engineering
Arthur G. Eliav	Associate General Counsel
Claudia McDade	Director, Human Resources
Gretchen Robinson	Compliance & Internal Controls Officer
Lada V. Stasko	Assistant General Counsel
Christopher R. Dor	Excelsior Service Fellow

Others Attending:

Tad Sudol	Roosevelt Island Visual Arts Association, President
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¹ Dr. Katherine Teets Grimm arrived during the discussion of item #2 of new business.

1 Ms. Rosenthal called the Board meeting to order at 5:40 p.m. The roll was called and a quorum
2 found to be assembled and present.

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4 ***

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6 **APPROVAL OF MINUTES**

7
8 The first item of business was the approval of the minutes of the September 10, 2015 meeting of
9 the RIOC Board of Directors.

10
11 The proposed draft of the September 10, 2015 Board meeting minutes had been previously
12 distributed to all Board members for their consideration. Upon a motion duly made concerning the
13 minutes of the September 10, 2015 meeting, seconded and carried by unanimous vote in favor (Ms.
14 Anderson, Ms. Levendosky, Mr. Polivy, Ms. Christian, and Ms. Smith), the minutes were **APPROVED**,
15 and ordered filed.

16
17 ***

18
19 **NEW BUSINESS ITEM #1**

20
21 The first item of new business was the presentation of the Kraitz Sculpture Installation on
22 Roosevelt Island.

23
24 Tad Sudol, President of the Roosevelt Island Visual Arts Association, stated that the sculpture
25 was donated by Gustav Kraitz, a renowned Swedish sculptor. He further provided a brief background of
26 the various works that Gustav Kraitz has created all over the world. Mr. Sudol noted that Mr. Kraitz will
27 be visiting Roosevelt Island on October 28, 2015 to view the proposed sculpture location.

28
29 Mr. Sudol further explained, that the sculpture, titled Blue Dragon, is made out of stone.
30 Children are invited to play on this nine foot long three foot high piece of art. The foundation is part of the
31 sculpture and only a bed of gravel will have to be laid out to prepare the location. This work has the
32 potential to be the beginning of various art donations to be placed on Roosevelt Island.

33
34 In response to Ms. Smith's question, Mr. Sudol noted that the Blue Dragon sculpture is able to be
35 cleaned in the event it were to be tagged with graffiti.

36
37 ***

38
39 **NEW BUSINESS ITEM #2**

40
41 The second item of new business was the authorization to amend the contract with Architectural
42 & Engineering Group ("AEG") for Sportspark repairs design.

43
Mr. Bost shared an update regarding "RFP 14-29594 Sportspark Repair Change Order Overrun".
A brief synopsis was given to the Board explaining that on November 20, 2014, the Architectural &
Engineering Group entered into a task order with RIOC for the amount of \$49, 844 and a 20%

contingency reserve. The total authorized amount was for \$59, 812.80. This was to design the Sportspark roof, replacement of the skylights, and power pit wall improvements. During the designer’s inspection it was discovered that building’s facade was deteriorated. The facade was added for repairs, upon approval of the engineering department. The cost of this work went over the Board approved amount and contingency reserve amount by 7,611.20. According to Mr. Bost, the work by AEG was found to be done in a professional manner and therefore he recommended to approve the overrun amount of 7,611.20 for AEG payment.

1
2 Upon a motion duly made, seconded and carried by unanimous vote in favor (Ms. Anderson, Ms.
3 Levendosky, Mr. Polivy, Ms. Christian, Dr. Grimm, and Ms. Smith), the following resolution was
4 ADOPTED:

5
6 **RESOLUTION**

7
8 **AUTHORIZATION TO AMEND THE CONTRACT WITH**
9 **ARCHITECTURAL & ENGINEERING GROUP FOR SPORTSPARK REPAIRS DESIGN**
10

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

- 14
15 Section 1. that RIOC is hereby authorized to amend the contract with Architectural & Engineering
16 Group for Sportspark repairs design, upon such terms and conditions substantially similar
17 to those outlined in the Memorandum from John J. Bost to Charlene M. Indelicato/Board
18 of Directors dated September 27, 2015, attached hereto;
19
20 Section 2. that the President/Chief Executive Officer or her designee is hereby authorized to take
21 such actions and execute such instruments as she deems necessary to effectuate the
22 foregoing; and
23
24 Section 3. that this resolution shall take effect immediately.

25
26 ***
27

28 **NEW BUSINESS ITEM #3**

29
30 The third item of new business was the authorization to amend the contract with Boilermatic
31 Welding Industries for temporary heating of the Sportspark.
32

33 Mr. Bost stated that this is in regards to RFP 13-28988 RIOC Temporary Heating of Sportspark
34 with Boilermatic Welding Industries. He explained that Roosevelt Island’s steam plant was shut down in
35 2014. As a result, RIOC issued a RFP for a Sportspark temporary portable heating system by
36 Boilermatic Welders Industries. RIOC had to exercise a 6 month extension for the temporary boiler
37 system at \$44,633 per month, which expires on Nov 16, 2015. Mr. Bost recommended that the Board
38 approve the one year extension with Boilermatic Welding Industries for the annual amount of \$535,596
39 and a 10% contingency reserve, totaling \$589,155.60.

1
2 Upon a motion duly made, seconded, and carried by unanimous vote in favor (Ms. Anderson,
3 Ms. Levendosky, Mr. Polivy, Ms. Christian, Dr. Grimm, and Ms. Smith), the following resolution was
4 ADOPTED:

5
6 **RESOLUTION**

7
8 **AUTHORIZATION TO AMEND THE CONTRACT WITH BOILERMATIC WELDING**
9 **INDUSTRIES FOR TEMPORARY HEATING OF THE SPORTSPARK**
10

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

14
15 Section 1. that RIOC is hereby authorized to amend the contract with Boilermatic Welding
16 Industries for Temporary Heating of the Sportspark, upon such terms and conditions
17 substantially similar to those outlined in the Memorandum from John J. Bost to Charlene
18 M. Indelicato/Board of Directors dated October 5, 2015, attached hereto;

19
20 Section 2. that the President/Chief Executive Officer or her designee is hereby authorized to take
21 such actions and execute such instruments as she deems necessary to effectuate the
22 foregoing; and

23
24 Section 3. that this resolution shall take effect immediately.

25
26 ***

27
28 **NEW BUSINESS ITEM #4**

29
30 The fourth item of new business was the authorization to adopt Section 41(j) of the Retirement
31 and Social Security Law.

32
33 Ms. McDade briefly explained what the Retirement and Social Security Law Section 41(j) will
34 add to well established retirement benefits for employees. The proposed adoption would bring an
35 additional cost of \$5,372 for the fiscal year 2015-2016. She recommended the adoption of Section 41(j)
36 of the Retirement and Social Security Law for Board approval.

37
38 Upon a motion duly made, seconded and carried by unanimous vote in favor (Ms. Anderson, Ms.
39 Levendosky, Mr. Polivy, Ms. Christian, Dr. Grimm, and Ms. Smith), the following resolution was
40 ADOPTED:

41
42 **RESOLUTION**

43
44 **AUTHORIZATION TO ADOPT SECTION 41(J)**
45 **OF THE RETIREMENT AND SOCIAL SECURITY LAW**
46

1
2 **RESOLVED** by the Board of Directors of the Roosevelt Island Operating Corporation of the State of
3 New York, as follows:

4
5 Section 1. that the Board of Directors of the Roosevelt Island Operating Corporation of the State of
6 New York does hereby elect to provide the additional pension benefits of Section 41(j) of
7 the Retirement and Social Security Law, as presently or hereafter amended;

8
9 Section 2. that the effective date of such shall be the 22nd day of October, 2015.

10
11 ***

12
13 **NEW BUSINESS ITEM #5**

14
15 The fifth item of new business was the authorization to amend the contract with Teamsters Local
16 210.

17
18 Ms. McDade noted that this is for the amendment of the existing labor agreement between RIOC
19 and Teamsters Local 210. She briefly explained the terms of the proposed amendment. She
20 recommended the adoption of the amendment of the collective bargaining agreement between Teamsters
21 Local 210 and RIOC for the period of one year.

22
23 In response to Mr. Polivy's question, Ms. McDade noted that the 2% salary increase put the
24 labor group in line with the rest of RIOC employees who were afforded the 2% increase.

25
26 Upon a motion duly made, seconded, and carried by unanimous vote in favor (Ms. Anderson,
27 Ms. Levendosky, Mr. Polivy, Ms. Christian, Dr. Grimm, and Ms. Smith), the following resolution was
28 ADOPTED:

29
30 **RESOLUTION**

31
32 **AUTHORIZATION TO AMEND THE CONTRACT WITH TEAMSTERS LOCAL 210**
33

34
35 **RESOLVED** by the Board of Directors of the Roosevelt Island Operating Corporation of the State of
36 New York ("RIOC"), as follows:

37
38 Section 1. that RIOC is hereby authorized to amend the collective bargaining agreement with the
39 International Brotherhood of Teamsters, Local 210, upon such terms and conditions
40 substantially similar to those outlined in the Memorandum from Claudia McDade to
41 Charlene M. Indelicato/Board of Directors dated October 9, 2015, attached hereto;

42
43 Section 2. that the President/Chief Executive Officer or her designee is hereby authorized to take
44 such actions and execute such instruments as she deems necessary to effectuate the
45 foregoing; and
46

1 Section 3. that this resolution shall take effect immediately.

2
3 ***

4
5 **NEW BUSINESS ITEM #6**

6
7 The sixth item of new business was the authorization to amend the contract with Local 32BJ.

8
9 Ms. McDade noted that this item is similar to the previous one, and briefly explained the terms
10 of the proposed extension. She recommended the adoption of the one year extension of the collective
11 bargaining agreement between RIOC and Local 32BJ.

12
13 Upon a motion duly made, seconded, and carried by unanimous vote in favor (Mr. Polivy, Ms.
14 Christian, Ms. Levendosky, Ms. Anderson, Dr. Grimm, and Ms. Smith), the following resolution was
15 ADOPTED:

16
17 **RESOLUTION**

18
19 **AUTHORIZATION TO AMEND THE CONTRACT WITH LOCAL 32BJ**
20

21
22 **RESOLVED** by the Board of Directors of the Roosevelt Island Operating Corporation of the State of
23 New York (“RIOC”), as follows:

24 Section 1. that RIOC is hereby authorized to amend the collective bargaining agreement with the
25 Service Employees International Union, Local 32 BJ, upon such terms and conditions
26 substantially similar to those outlined in the Memorandum from Claudia McDade to
27 Charlene M. Indelicato/Board of Directors dated October 9, 2015, attached hereto;

28
29 Section 2. that the President/Chief Executive Officer or her designee is hereby authorized to take
30 such actions and execute such instruments as she deems necessary to effectuate the
31 foregoing; and

32
33 Section 3. that this resolution shall take effect immediately.
34
35

36 **NEW BUSINESS ITEM #7**

37
38 The seventh item of new business was the authorization to amend the contract with Leitner-Poma
39 of America O&M, Inc. for the operation and maintenance of the Roosevelt Island Aerial Tramway.

40
41 This item was withdrawn.
42
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46

1 **PRESIDENT’S REPORT**

2
3 Ms. Indelicato stated that RIOC has issued many permits because of the multiple construction
4 jobs happening on Roosevelt Island. She expressed her concern but stated that RIOC is doing its best to
5 work with all of the moving parts.
6

7 Ms. Indelicato noted that the construction has a major impact on the residents of Roosevelt
8 Island and she appreciates their patience. Ms. Indelicato acknowledged that for emergency work,
9 vehicles are allowed to attend to the issue without a permit for safety purposes. She explained that there
10 have been instances where the term “emergency” has been used loosely by contractors and is working
11 with the various companies to eliminate any misunderstandings.
12

13 Ms. Indelicato appreciated the residents for voicing their various concerns and encouraged them to
14 continue to do so. Ms. Indelicato also commended PSD for their efforts in traffic control.
15

16 Finally, Ms. Indelicato acknowledged that work has commenced with Verizon to ensure that
17 Sportspark is provided with high speed internet access.
18

19
20 **COMMITTEE REPORTS**

21
22 **AUDIT COMMITTEE**

23
24 Mr. Polivy stated that the Operations Advisory Committee did not meet.
25

26 **GOVERNANCE COMMITTEE**

27
28 Ms. Smith stated that the Governance Committee met on October 15, 2015 to discuss personnel
29 issues. No votes or decisions we made.
30

31 **OPERATIONS ADVISORY COMMITTEE**

32
33 Ms. Smith stated that the Operations Committee went over the projects list. She noted that all
34 projects are moving along as planned. The sole issue is the Tram elevator which should resolved by the
35 next month.
36

37 Ms. Smith noted that the Committee discussed the usage of the parking lot behind Coler. She
38 explained that there is overlap between the lands that RIOC and Coler own.
39

40 Ms. Smith further explained that a discussion of a bike path on the Helix. Cornell presented
41 various options such as a ramp to include a path for bicycles to go down the Helix.
42

43 Finally, Ms. Smith discussed the possible placing of a bus bench outside of Gristedes. Her major
44 concern was the weather and temperature dropping. She noted that the Committee will readdress this
45 issue in the future.

1
2 REAL ESTATE DEVELOPMENT ADVISORY COMMITTEE
3

4 Mr. Polivy stated that the Real Estate Development Advisory Committee did not meet.
5

6 **PUBLIC SAFETY REPORT**
7

8 Ms. Anderson noted that the Public Safety Report was included in the Board package.
9

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12 Upon a motion duly made, seconded, and carried by unanimous vote in favor (Ms. Anderson,
13 Ms. Levendosky, Mr. Polivy, Ms. Christian, Dr. Grimm, and Ms. Smith), the meeting was adjourned at
14 6:15 p.m.
15

16 _____
17 Susan G. Rosenthal, Secretary
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