



To: Board Members
From: Charles H. Greenthal Management Corp.
Re: Governor Cuomo's Phased Reopening Plan

During a recent daily briefing, in anticipation of the May 15th expiration of the P.A.U.S.E. Order, Governor Cuomo has announced specific guidelines for reopening regions and businesses across New York State.

New York State has been divided into regions including New York City, Nassau and Suffolk Counties, and Westchester and Putnam Counties (the Mid-Hudson Region).

The Governor announced four Core Factors (*the "Core Factors"*) that the State will use to assess each region and make a determination which meet the criteria for "reopening". To safely qualify for reopening (as much as one can qualify something as "safe" in these circumstances), each region must show:

- 14-day decline in net hospitalizations or under 15 new hospitalizations (3-day average)
- 14-day decline in hospital deaths or fewer than 5 deaths (3-day average)
- New Hospitalizations (under 2 per 100k residents (3-day rolling average)
- Share of total beds available (threshold of 30%)
- Share of ICU beds available (threshold of 30%)
- 30 per 1k residents tested monthly (7-day average of new tests per day)
- Contact tracers 30 per 100k residents or based on infection rate

Once a Region meets the criteria set forth in the Governor's "Core Factors", businesses and industries in the respective regions will be permitted to re-open in a phased approach, based on how "essential" the particular business is considered to the public, and the risks of infection to employees and customers that are inherent in its operations. If a Region subsequently fails to satisfy any of the four Core Factors, the Region will return to operating under the requirements set by the P.A.U.S.E mandate until it satisfies the Core Factors.

The specific requirements of the program have not been announced, but employees in the Region will be allowed to return to work in the following order:

- **Phase 1:** Construction, manufacturing, and select retail (*with curbside pickup*)
- **Phase 2:** Professional services, finance and insurance, retail, administrative support, and real estate/rental leasing
- **Phase 3:** Restaurants, food services, and hotels
- **Phase 4:** Arts, entertainment, recreation, and education

Each "reopening" phase will be separated from the next by a period of at least two weeks. It is important to note that no new phase will be permitted to start "reopening" if the prior phase(s) result in the already completed phases violating any of the four Core Factors. As each region reopens, it will be continuously monitored to make certain the it is prepared to address any potential viral surges before the next phase begins its "reopening" protocols.

Initially, no Region will be permitted to open attractions or businesses that would draw a large number of visitors from outside the local area. In addition, the Governor also announced safety precautions that businesses in New York will be required to put in place upon re-opening, including:

- Adjusting work hours and shift design as necessary to reduce density in the workplace
- Enacting social distancing protocols
- Restricting non-essential business travel for employees
- Requiring all employees and customers to wear face masks if in frequent contact with others
- Implementing strict cleaning and sanitation standards
- Enacting a continuous health screening process for individuals to enter the workplace
- Tracing, tracking, and reporting of cases
- Developing liability processes

Charles H. Greenthal Management Corp. will continue to monitor actions, mandates and announcements made by the Governor and/or Mayor's offices and will provide you with updates as new information becomes available.