

Battery Park City Open Community Meeting

February 2019



Battery Park
City Authority

Agenda

- 2018 Review
- *2018 Review Feedback*
- Finance Update
- *Finance Feedback*
- Community Highlights
- *General Feedback*

Goals

- Quick overview of progress this past year
- Provide information about finances
- General update on security, programs, and community meetings
- Hear your feedback, concerns, and ideas

2018 Review



Urszula Glogowska

Some 2018 Goals

- Install life rings
- Expand free and affordable public programs
- Begin detailed resiliency designs and engineering for North End, Ball Fields, and Wagner Park
- Open 200 Rector community space and security office
- New wayfinding signs
- Advance South End Avenue pedestrian safety plans with DOT
- Develop an approach to address rent resets and lease term concerns with building owners / boards
- Launch a Special Patrol Officer pilot
- Kick off new internal controls program
- Free public WiFi expansion with Downtown Alliance
- Plan a tree census
- Preventative maintenance system for parks operations
- Celebrate 50th Anniversary of Battery Park City Act

Install life rings



Expand free and affordable public programs



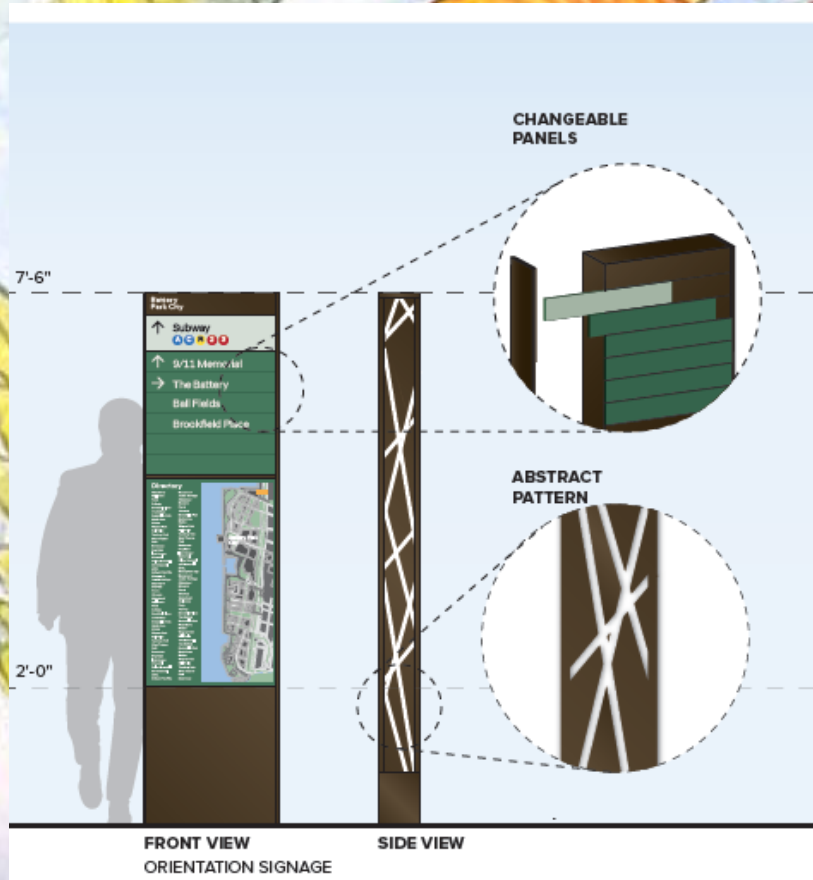
Begin detailed resiliency designs and engineering for North End, Ball Fields, and Wagner Park



Open 200 Rector community space and security office



New wayfinding signs



Advance South End Avenue pedestrian safety plans with DOT



Develop an approach to address rent resets and lease term concerns with building owners / boards

Upcoming Resets

- Tribeca Pointe (2018 reset)
- Tribeca Park (2019 reset)
- Gateway (2020 QRS expiration)
- Riverwatch (2021 reset)
- River & Warren (2021 reset)
- Solaire (2024 reset)

Master Lease Term

- Authority and City's Role
- What happens in 2069
- Process for extensions
- Objectives of extensions

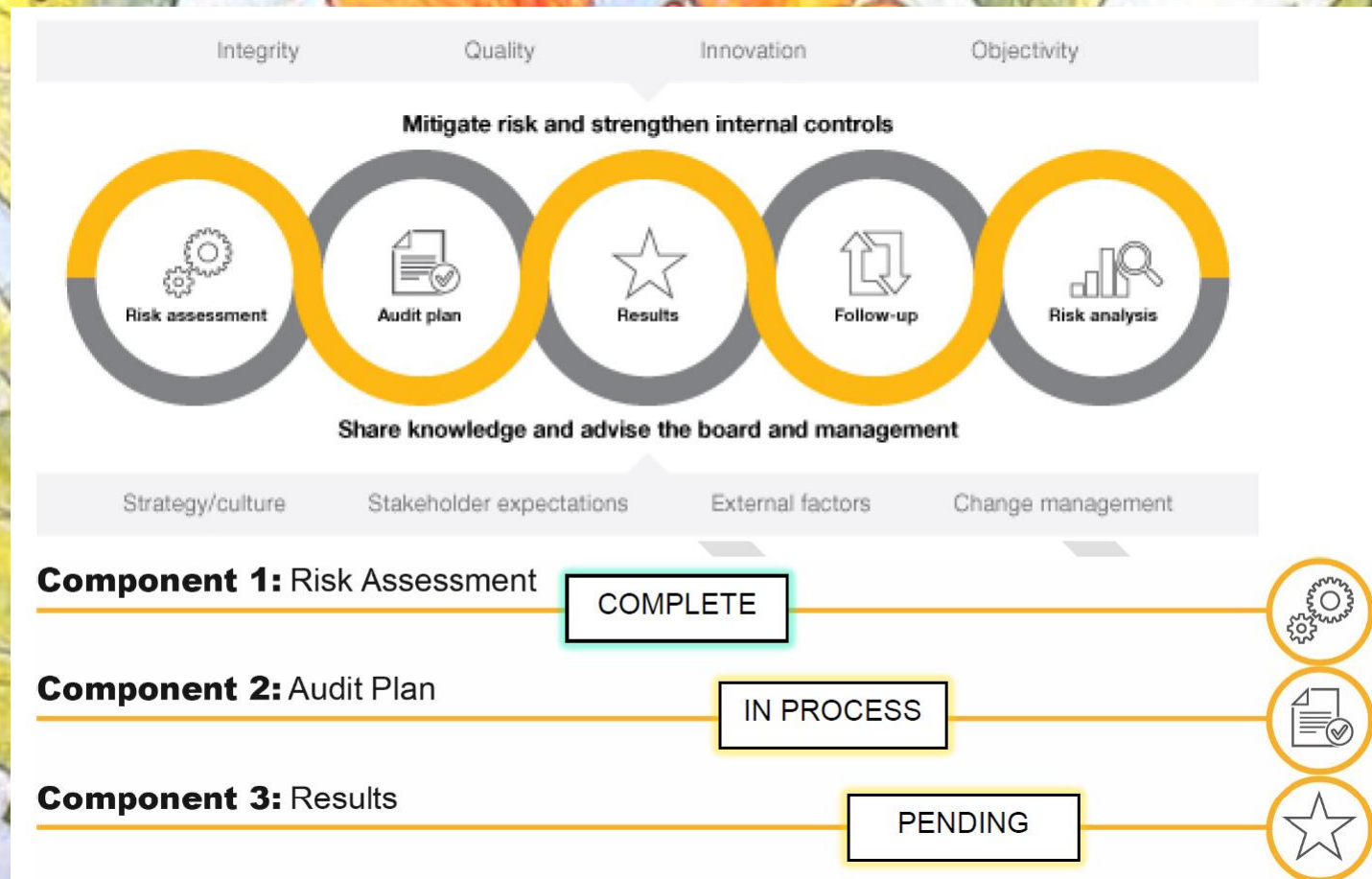
Policy Priorities

- Affordability
- Certainty
- Community
- Sustainability
- Resiliency

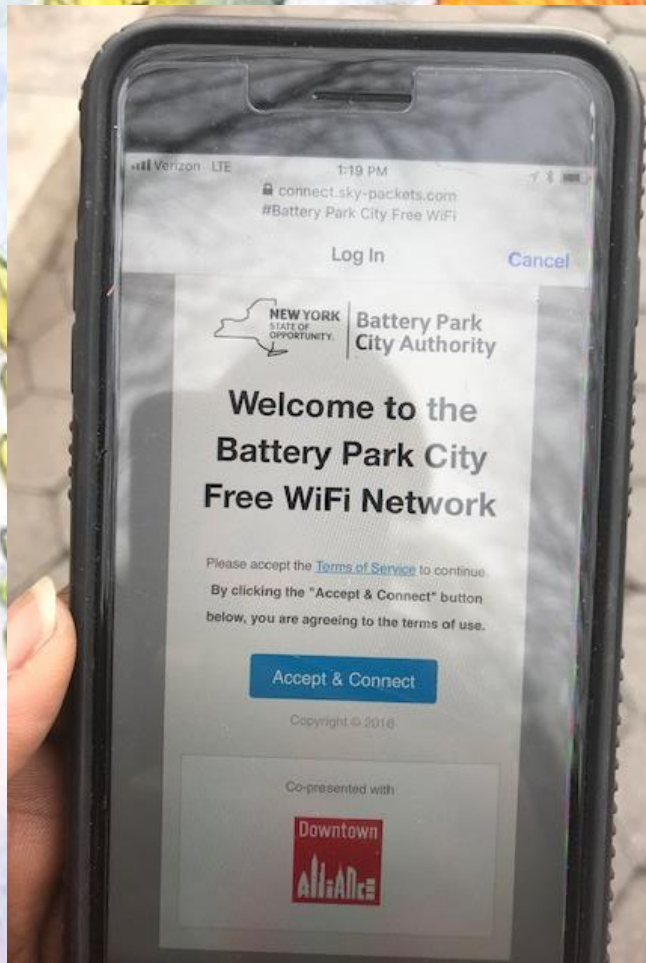
Launch a Special Patrol Officer pilot



Kick off new internal controls program



Free public WiFi expansion with Downtown Alliance



[illegible]

Preventative maintenance system for parks operations

The screenshot displays the M+ ManagerPlus software interface, which is a preventative maintenance system for parks operations. The interface is divided into several sections:

- Top Navigation Bar:** Includes "Modules", "Options", and "Help" tabs. Below these are icons for various modules: Assets Tracking, Logs, Schedule Groups, Work Orders, Inspections, Requests, Schedules Due, Purchase Vendors, Inventory Adjustments, Cycle Counts, Customers Invoicing, Employees Certifications, Budgets Transactions, and Reports.
- Left Sidebar (Info Panel):** Contains sections for User info, Work Orders, Assets, Budgets, Employees, and Inventory, each with a list of items and counts.
- Main Content Area:** Displays the "Asset Detail" page for "ROCKEFELLER N BENCH". It includes fields for Asset ID, Status, Description, Barcode/Tag, Parent Asset, Group, Category, Type, and Budget. A "Custom Fields" section is also visible.
- Bottom Section:** Includes tabs for "Schedules", "History", "Attachments", "Notes", "Parts", "Summary", "Images", and "Depreciation". Below these tabs are fields for "Add Schedule Group" and "Add Schedule Group", along with a "Sync Schedules" button.

Info Panel Data:

Section	Item	Count
User info	Logged In As	HAL
	Entities Selected	2
Work Orders	Active Work Orders	59
	Past Due Work Orders	6
	Active Inspections	24559
	Active Work Requests	11
Assets	Schedules Due	14
	Log Warnings	1
Budgets	Expense (MTD)	\$0.00
	Expense (YTD)	\$206.04
Employees	Expiring Certifications	1
	Inventory	
Inventory	Active Purchase Orders	5
	Active Transfers	2
	Parts to Order	27

Asset Detail Data:

Field	Value
Asset ID	ROCKEFELLER N BENCH
Status	ACTIVE
Description	Rockefeller Park North Worlds F
Barcode/Tag	
Parent Asset	ROCKEFELLER PARK NORTH
Group	MAINTENANCE CARPENTERS
Category	FACILITIES
Type	BENCH
Budget	OPERATIONS

Celebrate 50th Anniversary of Battery Park City Act

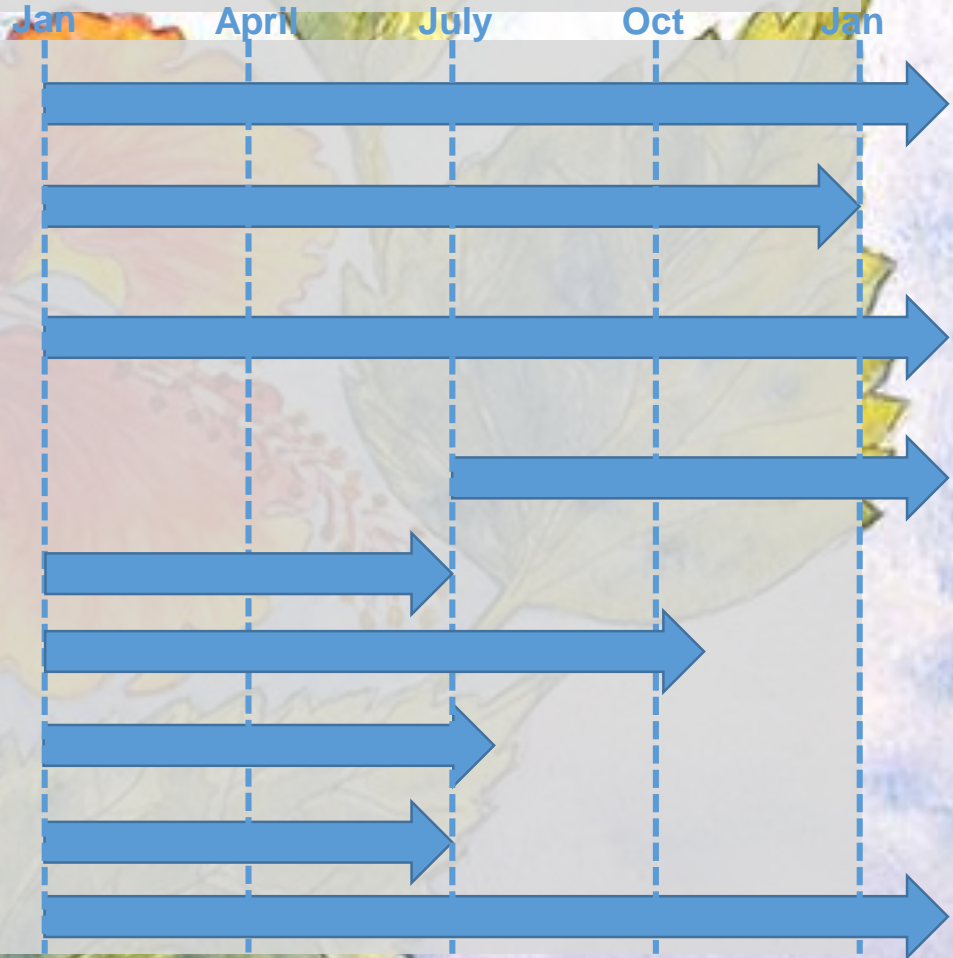


Goals for 2019

- **Preserve rental housing, stabilization, and expand affordability.**
- **Advance resiliency design & engineering.**
- **Develop strategy for new environmentally responsible practices and energy efficiency incentives for buildings.**
- **Provide cultural programs, services, and installations to make our parks and public spaces more welcoming.**
- **Finalize a strategy to address the master lease term.**
- **Create a security framework that enhances both safety and service.**
- **Continue with preventative maintenance and capital repairs and upgrades to protect and preserve our infrastructure.**
- **Mobilize our organization to efficiently accomplish our projects.**

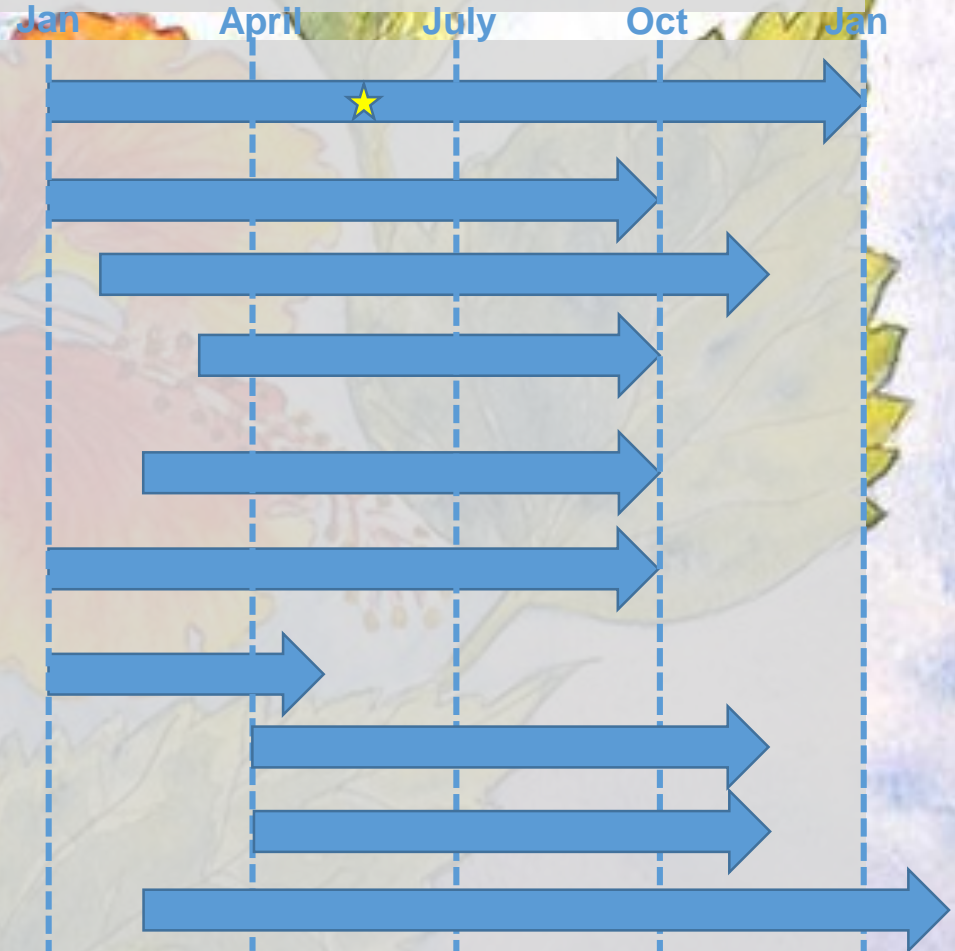
2019 Projects

- South BPC Resiliency Design & Engineering
- Ballfield Resiliency Design & Engineering
- North End Resiliency Design & Engineering
- Western BPC Design & Engineering Procurement
- Pylons & Bench Repair
- Curtain Wall Restoration
- Bond Issuance and Refinancing
- Energy Efficiency Strategy
- Composting Expansion



2019 Projects (continued)

- **Ground Rent Negotiations for upcoming resets and QRS**
- **Master Lease Term Strategy**
- **Pile Remediation**
- **Police Memorial Expansion Design**
- **Playground Refurbishment**
- **Streetscape Security Assessment**
- **Tribeca Bridge Painting**
- **New Security Procurement**
- **South Cove Jetty Repair**
- **Leak Remediation**



2018 Review Feedback



Urszula Glogowska

Finance Update

Nai Lee Lum

Finance Overview

The Authority's financial position is driven by four major categories:

- 1. Revenues**
- 2. Expenses (Operating and Non-Operating)**
- 3. Fixed and Investment assets**
- 4. Debt and Other Liabilities**

BPCA Summary Financial Statements (in '000s)

(A Component Unit of the State of New York)

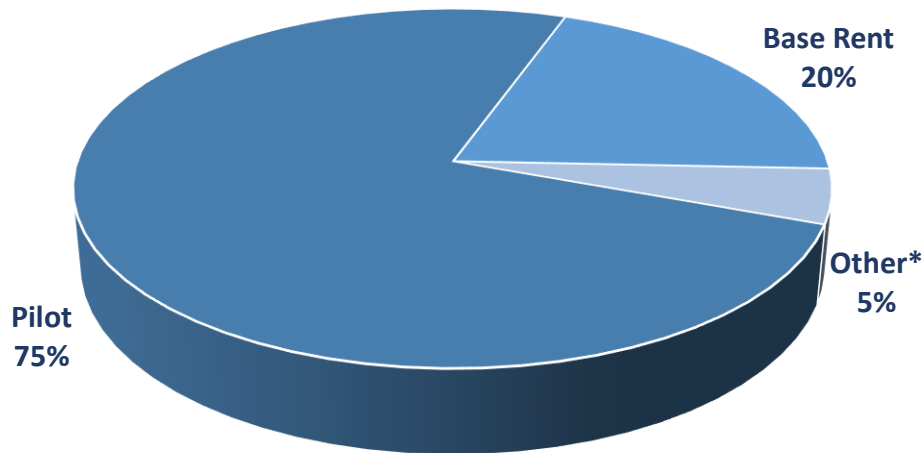
FYE 2018 compared to FYE 2017

	October 31			Percentage
	2018	2017	Difference	Change
Statement of Revenues, Expenses, and Changes in Net Assets (Deficit)				
Operating Revenues				
Base Rent	\$61,828,459	\$60,937,579	\$890,880	1.46%
Supplemental Rent	1,321,086	1,318,476	2,610	0.20%
PILOT	230,383,596	218,713,058	11,670,538	5.34%
Civic facilities payments and other	13,713,739	14,377,919	(664,180)	(4.62%)
Total Operating Revenues	307,246,880	295,347,032	11,899,848	4.03%
Operating Expenses:				
Wages and related benefits	15,809,938	15,333,799	476,139	3.11%
Other post employment benefit (OPEB)	1,503,476	2,709,644	(1,206,168)	(44.51%)
Other operating and administrative expenses	19,605,573	19,858,085	(252,512)	(1.27%)
Depreciation and amortization	10,320,125	9,925,502	394,623	3.98%
Total Operating Expenses	47,239,112	47,827,030	(587,918)	(1.23%)
Operating Income	260,007,768	247,520,002	12,487,766	5.05%
Non-operating revenues (expenses)				
Investment income	3,517,249	3,877,190	(359,941)	(9.28%)
Unrealized Gains (losses)	1,259,239	(1,211,088)	2,470,327	(203.98%)
Interest expense	(35,597,168)	(32,776,109)	(2,821,059)	8.61%
Provision for NYC transfer - PILOT	(154,773,700)	(148,977,077)	(5,796,623)	3.89%
Provision for other transfers	(41,664,457)	(44,190,551)	2,526,094	(5.72%)
Other	(1,325,910)	(1,325,581)	(329)	0.02%
Total Non-Operating revenues (expenses)	(228,584,747)	(224,603,216)	(3,981,531)	1.77%
Change in Net Assets	31,423,021	22,916,786	8,506,235	37.12%

	October 31,			Percentage
	2018	2017	Difference	Change
Balance Sheet				
Current Assets				
Bank Deposits	\$12,198	\$39,738	(\$27,540)	(69.30%)
Investments	13,674,983	1,905,339	\$11,769,644	617.72%
Restricted - Rents and Other	5,035,313	3,478,739	\$1,556,574	44.75%
Restricted - Bond Funds	280,777,996	289,340,257	(\$8,562,261)	(2.96%)
Corp. Designated and escrowed funds	2,271,566	1,927,796	\$343,770	17.83%
Total Current Assets	301,772,056	296,691,869	\$5,080,187	1.71%
Non-current Assets & Deferred				
Restricted - Bond Funds	77,376,328	81,771,554	(\$4,395,226)	(5.38%)
Restricted - Residential Lease Funds	28,036,068	27,569,504	\$466,564	1.69%
Corp., escrowed and OPEB Funds	68,744,606	69,052,817	(\$308,211)	(0.45%)
Interest Rate Swap	147,227	17,752,629	(\$17,605,402)	(99.17%)
BPC Project Assets	507,797,740	512,277,186	(\$4,479,446)	(0.87%)
Other and Deferred Outflows	78,940,217	80,660,719	(\$1,720,502)	(2.13%)
Total Non-current Assets	761,042,186	789,084,409	(28,042,223)	(3.55%)
Total Assets	1,062,814,242	1,085,776,278	(\$22,962,036)	(2.11%)
Current Liabilities				
Accrued interest on bonds	(16,427,212)	(16,657,505)	\$230,293	(1.38%)
Due to NYS Pension	(830,358)	(2,456,722)	\$1,626,364	(66.20%)
Accounts payable and other	(3,954,301)	(4,814,968)	\$860,667	(17.87%)
Due to NYC	(154,773,700)	(148,977,077)	(\$5,796,623)	3.89%
Due to NYS 2010 Agmt. and Port Authority	(42,533,838)	(42,833,484)	\$299,646	(0.70%)
Unearned Revenue	(50,484,445)	(50,011,122)	(\$473,323)	0.95%
Bonds	(27,415,000)	(27,390,000)	(\$25,000)	0.09%
Other	(302,038)	(4,738)	(\$297,300)	6,274.80%
Total Current Liabilities	(296,720,892)	(293,145,616)	(\$3,575,276)	1.22%
Non-Current Liabilities & Deferred				
Security and other deposits	(28,381,118)	(27,929,228)	(\$451,890)	1.62%
Other post-employment benefits + deferred OPEB	(41,298,608)	(38,272,501)	(\$3,026,107)	7.91%
Imputed Borrowing Swap	(51,369,964)	(72,756,020)	\$21,386,056	(29.39%)
Bonds Outstanding	(966,022,582)	(996,342,103)	\$30,319,521	(3.04%)
Unearned Revenue	(236,796,499)	(248,768,041)	\$11,971,542	0.00%
Deferred Pension	(2,968,787)	(729,998)	(\$2,238,789)	0.00%
Total Non-Operating revenues (expenses)	(1,326,837,558)	(1,384,797,891)	\$57,960,333	(4.19%)
Total Liabilities	(1,623,558,450)	(1,677,943,507)	\$54,385,057	(3.24%)
Total Net Position (deficit)				
	(560,744,208)	(592,167,229)	\$31,423,021	(5.31%)

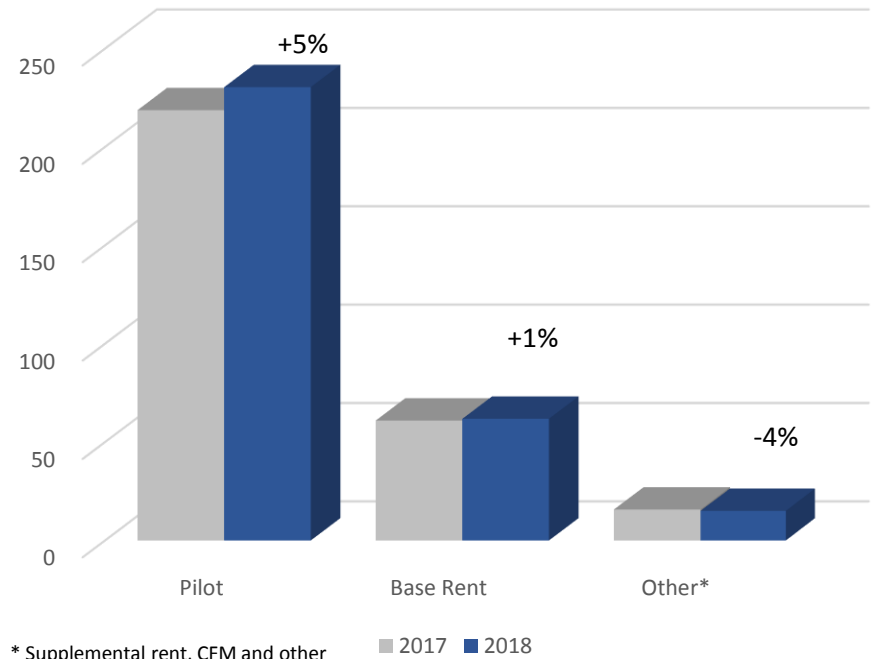
1. Revenues: \$307 million

Composition - FY2018 Revenue



* Supplemental rent, CFM and other

YOY Change - FY2017 & FY2018

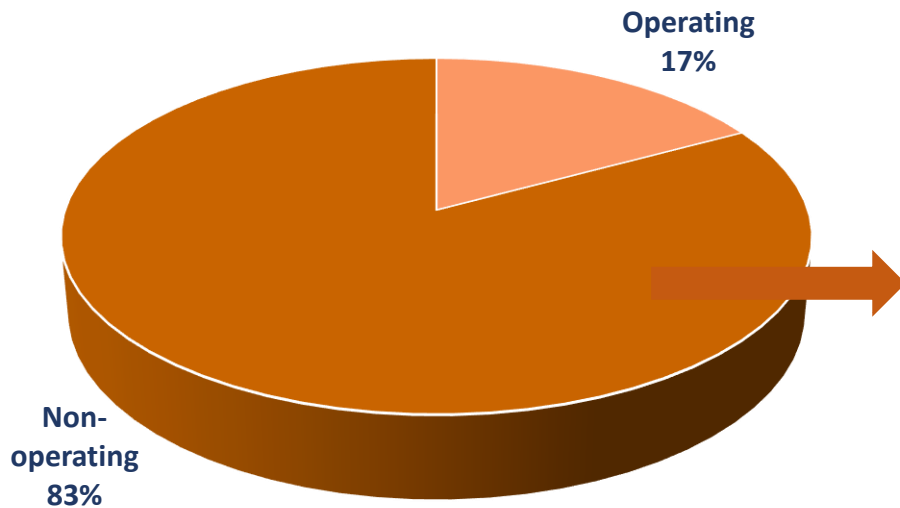


* Supplemental rent, CFM and other

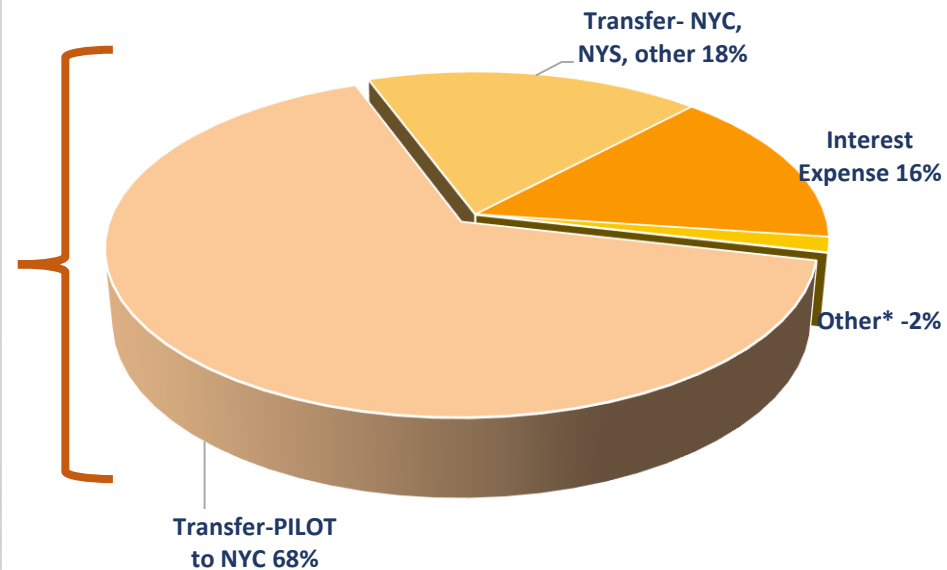
■ 2017 ■ 2018

2. Expenses: \$276 million

Composition - FY2018 Total Expenses



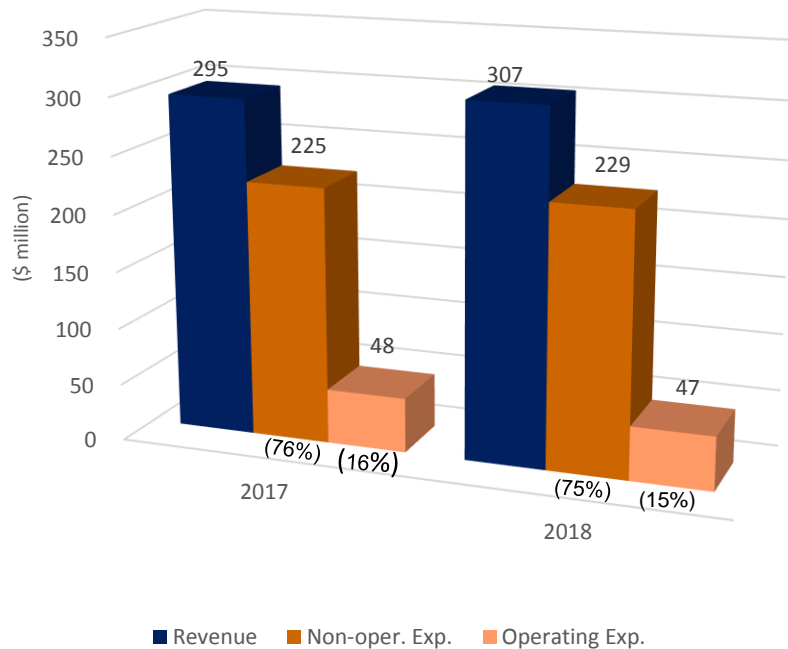
Composition - FY2018 Non-Operating Expenses



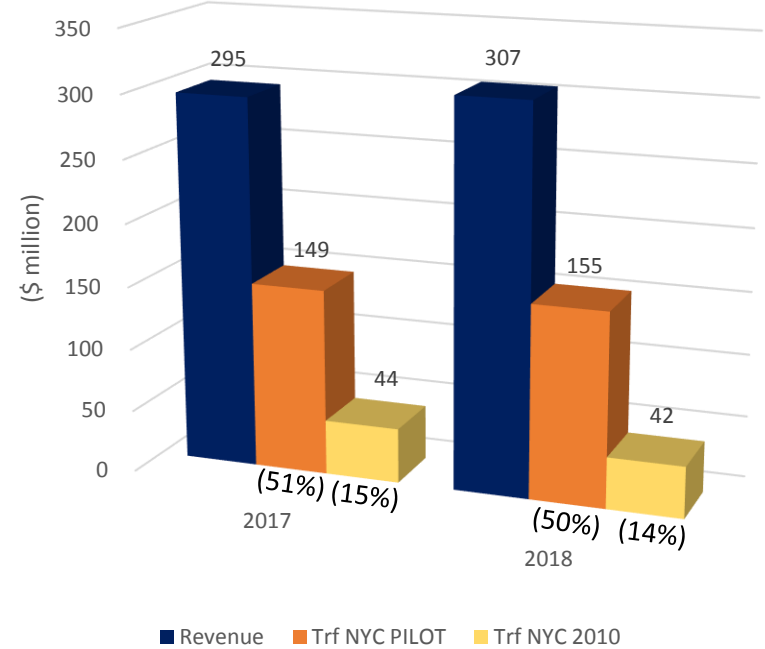
* Investment income, unrealized loss, other

How is the money allocated?

Revenue vs. Expenses
(% of Revenue)

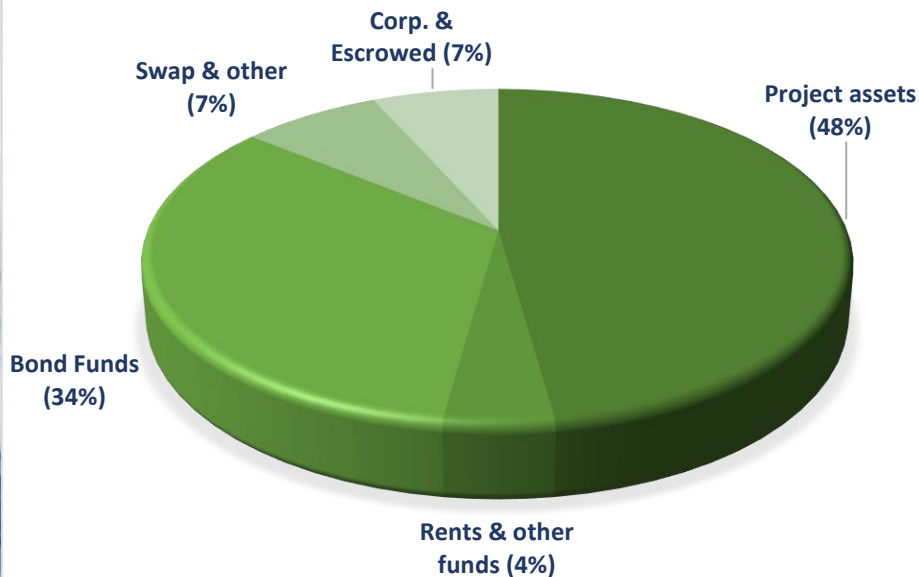


Revenue vs Transfers to NYC
(% of Revenue)



3. Fixed and Investment Assets: \$1.1 billion

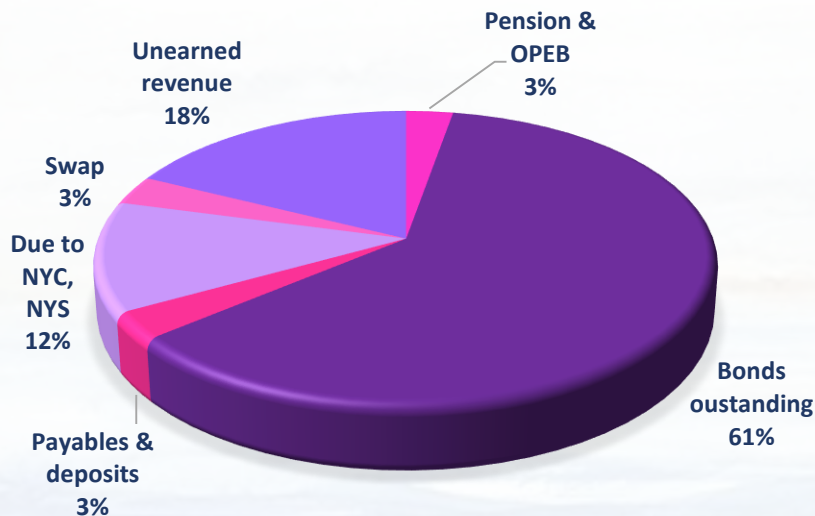
COMPOSITION - ASSETS & DEFERRED



- The principal components of BPCA's assets are financial investments held to meet bondholder requirements and fixed assets representing buildings and infrastructure investments.
- Assets are also held as reserves for other corporate obligations and to provide funds to meet operating, capital, lease related or other financial needs.

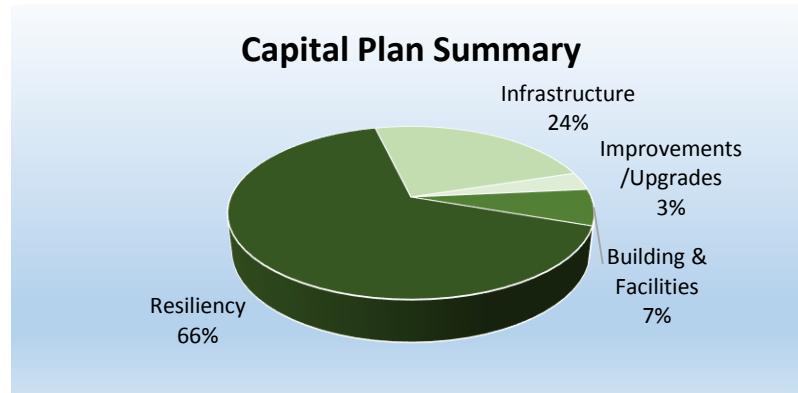
4. Debt and Other Liabilities: \$1.6 billion

COMPOSITION - LIABILITIES & DEFERRED

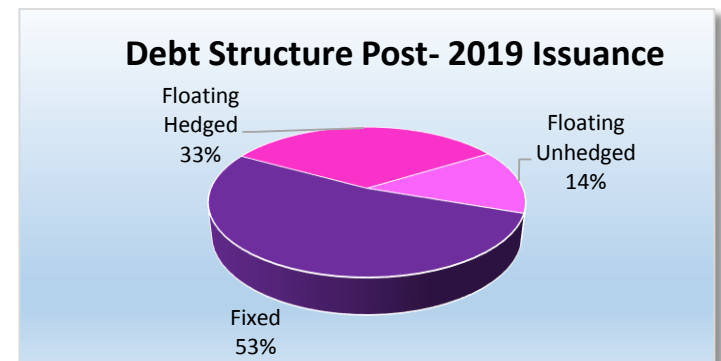
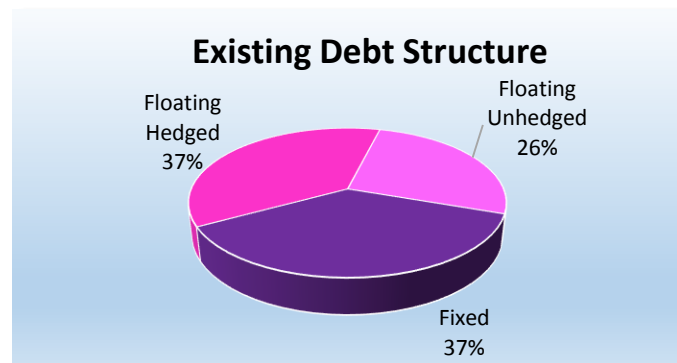


- The Authority's net capital position has largely been used to fund infrastructure and improvements.
- NY State approval is required to increase the BPCA debt authorization for any incremental debt.
- NYC approvals are required for new capital projects.
- Authority debt does not affect PILOT or Base Rent, but it does affect the amount available to make transfer payments to NYC / NYS from the revenues remaining after operating cost and debt service.

Capital Financing Plan



- NYC approved BPCA \$204.2 million Capital Plan



- BPCA to issue new debt of \$100.0 million in 2019

Finance Questions

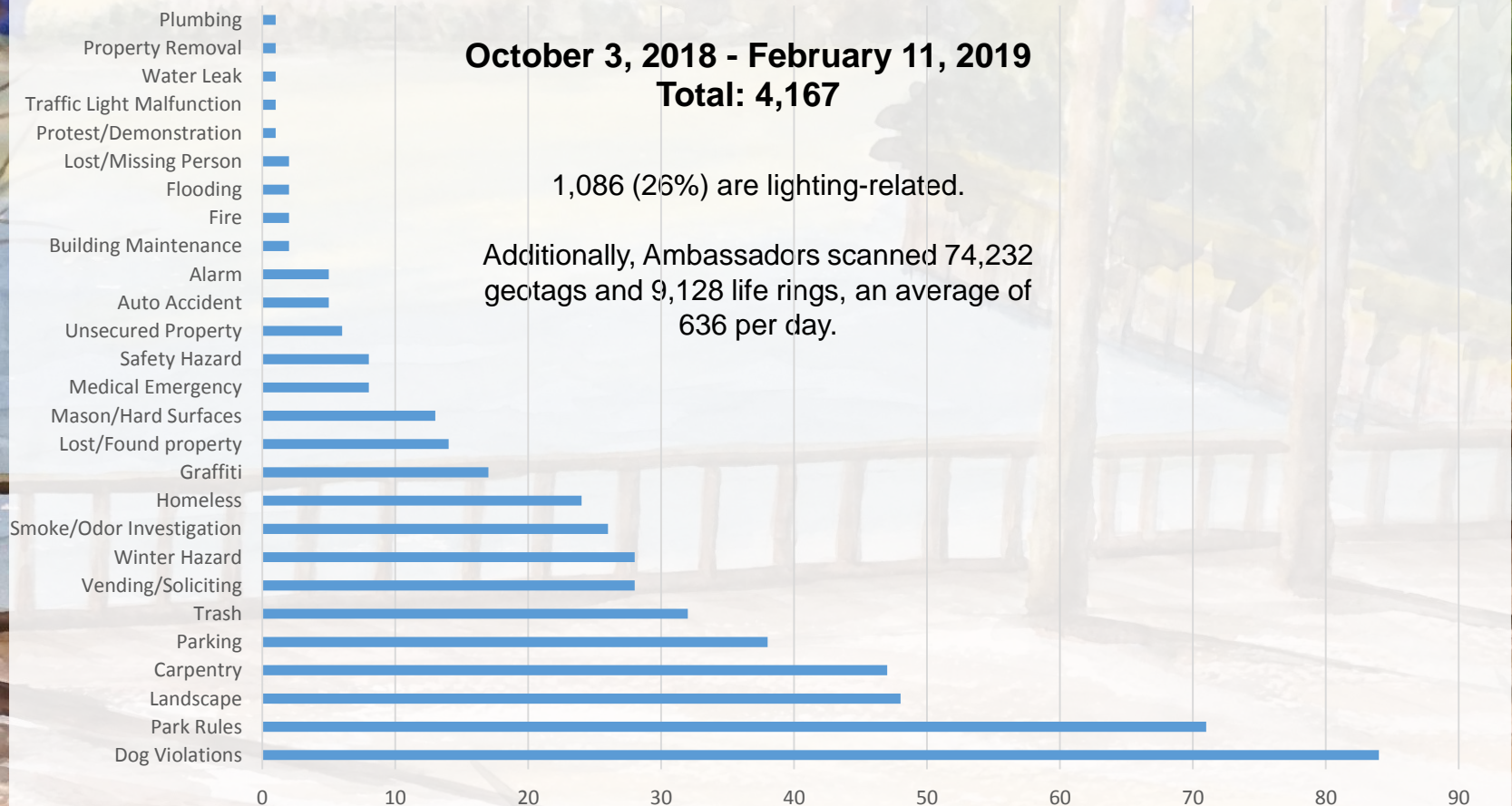
Nai Lee Lum

Community Highlights

A watercolor illustration of a park scene. In the foreground, a wooden walkway with a simple railing leads towards a body of water. Several trees with green foliage are scattered throughout the scene, some framing the view. In the background, across the water, a city skyline is visible under a blue sky with soft clouds. The overall style is artistic and painterly.

Kvoko Park

BPC Ambassadors



BPC Ambassadors

- **Homeless reports declined through January**
- **Pier A Ticket Sellers issues declined**
- **Monitoring Emergency Life Rings on the Esplanade**
- **Enforcing NO Pets policy on the Ball Field, West Thames Park and Rector Park**
- **Enforcing NO Drones flying in the park**
- **Monitoring Ball Field, Tear Drop and 75 Battery Place cameras**

BPC Ambassadors (cont.)

- **Special Patrol Officer Program – SPOs currently trained and authorized to issue summonses**
- **P.S. 89 / I.S. 289 – Safety Ambassadors assigned at the start and end of the school day (in addition to P.S. / I.S. 276)**
- **Battery Park City Day Nursery, Battery Park Montessori, and Metro Kids – Radios issued and added to Emergency Notification System and 1st Precinct School Safety visits**
- **Radio tests ongoing**
- **NYPD Parking Enforcement Unit issuing summonses and towing vehicles/motorcycles**

Free Winter Programs

New

Jack Frost Games – active games for ages 6-10; Thursdays, March 7-April 18 at the Park House

- ***Stories & Songs*** – live musical performances each Wednesday morning for newborns through toddlers at 6 River Terrace
- ***Adult Figure Drawing*** – Wednesday afternoons February 6-March 27 at 6 River Terrace
- **Adult Wellness Programs** – *Zumba Jumpstart, Spring In Your Step, Senior Group Exercise, Morning Meditation* and more!

New

Senior Drop-In at 200 Rector Street Community Room – Meet new friends, play games and catch up with neighbors

New

It's Snowtime! – Follow us on Facebook, Twitter or Instagram the next time it snows to get up to date information on snowy day activities

Free Winter Programs

- ***2019 Annual Art Exhibition***
On view Monday-Friday thru March 29, 2-4PM (no viewing Mon. 2/18)
BPCA Parks Headquarters, 75 Battery Place
- ***Tuesday Talks- A Taste of the Past***
Part 1: April 2, 1PM at 6 River Terrace
Part 2: April 9, 1PM at 6 River Terrace
- ***Wonder Women of Classical Music!***
with Knickerbocker Chamber Orchestra
March 10, 2PM at 6 River Terrace
- ***Saturday Family Workshops: Festa Em Português (Cabo Verde)***
March 2, 4-5:30PM at 6 River Terrace

Upcoming Community Meetings & Events

Manhattan Community Board 1

- Full Board Monthly Meeting: Tuesday, February 26, 6:00PM @ Manhattan Municipal Building (1 Centre Street, Mezzanine North Entrance)
- BPC Committee Meetings: First Wednesday of every month, 6:00PM @ rotating locations (next meeting Wednesday, March 6 @ 6 River Terrace)
- More info: www1.nyc.gov/site/manhattancb1/meetings/committee-agendas.page

NYPD 1st Precinct / Community Policing “Build the Block” Meetings

- Sector C (BPC North, Tribeca & World Trade Center): Wednesday, February 27, 6:30PM @ P.S. 234 (292 Greenwich Street)
- Sector B (BPC South, Financial District & Governor’s Island): Wednesday, March 13, 4:30PM @ 17 State Street
- More info: btb.nypdonline.org/

NYPD 1st Precinct Community Council

- Thursday, February 28, 6:30PM @ NYPD 1st Precinct (16 Ericsson Street)
- More info: www.1stprecinctcc.org

BPCA Board Meetings – 2:00PM @ 200 Liberty Street, 24th Floor

- | | | |
|------------------------|-------------------------|------------------------|
| - Tuesday, February 26 | - Tuesday, June 25 | - Tuesday, October 29 |
| - Tuesday, March 26 | - Tuesday, July 30 | - Tuesday, November 19 |
| - Tuesday, April 23 | - Tuesday, August 27 | - Tuesday, December 17 |
| - Tuesday, May 21 | - Tuesday, September 24 | |

Upcoming Community Meetings & Events (cont.)

- **BPC Seniors: Adult Caregiver Support Group**
 - Mondays, 6:00PM @ 200 Rector Place Community Room (enter on West Street side of the Liberty Court building)
 - Free session to share resources, learn about helpful programs, fight isolation, and find support
 - Questions: Email BPCSeniors@gmail.com
- **PUMP Harlem SAT Course – Sat. & Sun. Feb. 2-Mar. 24 @ 3333 Broadway**
 - A group of young, smart people want to help students do well on the SAT test. FREE
 - More info: www.3333Broadway.nyc or (929) 430-5230
- **Lunar New Year Celebration Continues This Weekend**
 - February 16: Super Saturday Lion Dances @ 11am – throughout Chinatown
 - February 17: Chinatown Lunar New Year Parade & Festival – 12PM starting @ Mott & Canal Streets
 - More info: chinatownpartnership.org

Upcoming Community Meetings & Events (cont.)

- **Borough President Gale A. Brewer – State of the Borough / Manhattan on NYC’s Urban Agenda**
 - Sunday, February 24, 2-4:00PM (doors open 1:00PM) @ New York University’s Skirball Center, 566 LaGuardia Place (at Washington Square South).
 - Program & reception with refreshments
 - RSVP: bit.ly/StateOfTheBorough2019 or (212) 669-8300
- **NYC Special Election – Vote for Public Advocate**
 - Tuesday, February 26, 6:00am-9:00PM @ P.S. 276 (55 Battery Place) or P.S. 89 (201 Warren Street)
- **Council Member Margaret Chin – Committee on Aging Hearing on the Model Senior Center Food Budget**
 - Wednesday, February 27, 10:00am @ 250 Broadway, 14th Floor Committee Room
 - More info: council.nyc.gov/committees/aging/

Follow us:  facebook.com/batteryparkcityparks |  twitter.com/bpca_ny |  instagram.com/bpcparks

Sign-up for BPCA Newsletter for monthly news & event updates!

BPCA Open Community Meetings

Dates in the works:

- **Wednesday, June 19**
- **Wednesday, October 2**



ITS COMPOST TIME! COMMUNITY COMPOST DROP - OFF

From Kitchen to Garden

Fruits, Vegetables and Coffee only.

This will become part of the gardens
throughout Battery Park City Parks.

To learn more about what can and cannot be composted :
email info@bpca.ny.gov or call 212 267-9700

DROP OFF 2 LOCATIONS:



1. BPCA Operations Headquarters
75 Battery Place



2. Tribeca Tool Room
Lower Level of Chambers St.
and River Terrace



**Battery Park
City Authority**

www.bpca.ny.gov
facebook.com/batteryparkcityparks
twitter.com/bpca_ny
instagram.com/bpcparks

General Questions

A watercolor illustration of a park scene. In the foreground, a wooden walkway with a simple railing leads towards a body of water. Several trees with green foliage are scattered throughout the scene, some framing the view. In the background, across the water, a city skyline is visible under a blue sky with light clouds. The overall style is soft and painterly.

Kvoko Park



Thank you!

Kvoko Park