

APPROVAL OF AUTHORITY BUDGETS FOR FISCAL YEAR ENDING OCTOBER 31, 2020

BE IT RESOLVED, that each of the capital and operating budgets of the Authority for the fiscal year ending October 31, 2020, substantially in the forms presented at this meeting be, and hereby is, approved and ordered filed with the records of the Authority; and be it further

RESOLVED, that the President and Chief Executive Officer of the Authority or his designee(s) be, and each of them hereby is, directed to file said budget and related information with all parties as required pursuant to all outstanding bond resolutions, agreements and requirements of law.



**Battery Park
City Authority**

BPCA's Fiscal Year Update

Last Update: October 28, 2019

A photograph of a group of children and adults sitting on a grassy field, clapping their hands. In the foreground, a young girl with blonde pigtails in a purple hoodie and a young boy in a bright orange shirt are clapping. To their right, another young girl in a blue and white shirt is also clapping. In the background, several adults are visible, some holding smartphones, and other children. The scene is bright and sunny, suggesting an outdoor event.

2019 In Review

2019 Goals Revisited

- Advance resiliency design & engineering for BPC and Lower Manhattan.
- Finalize capital plan with associated financing and City approvals.
- Work to preserve rental housing and expand affordability.
- 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.

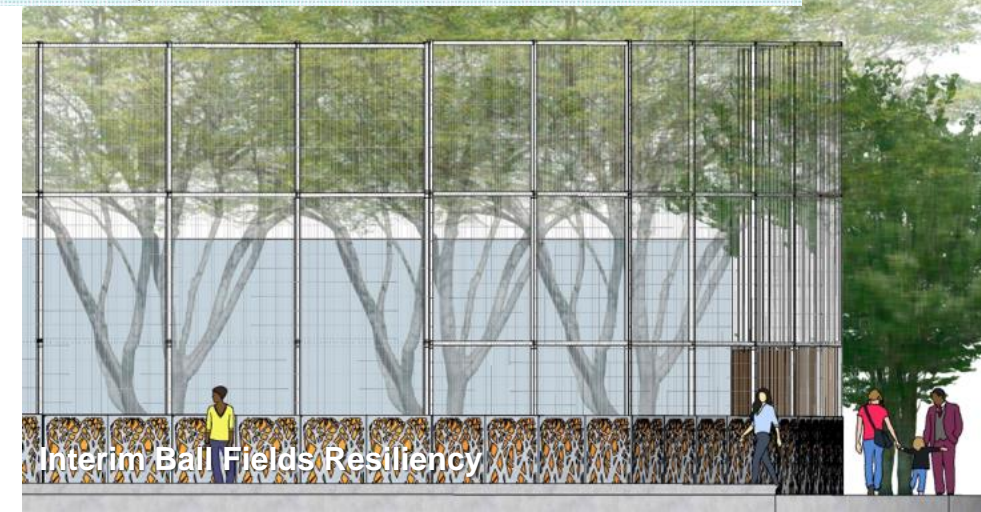
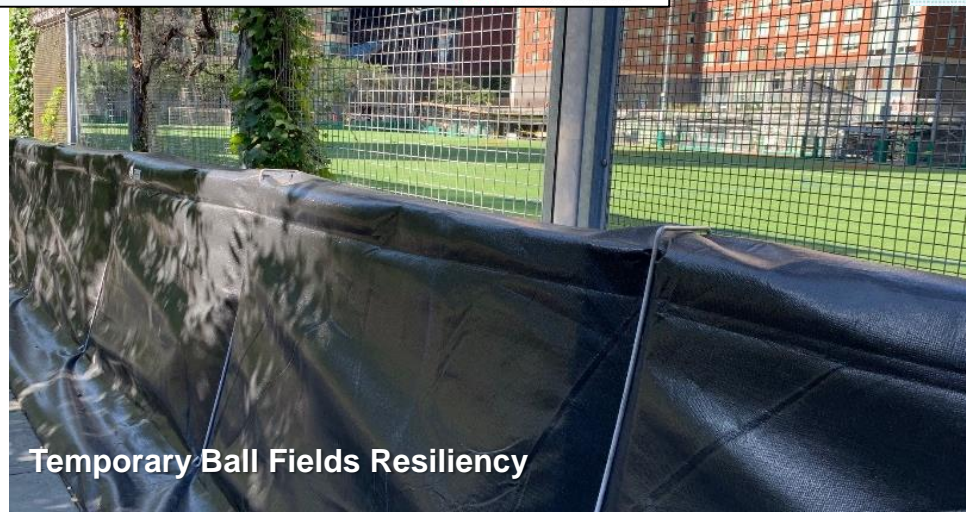
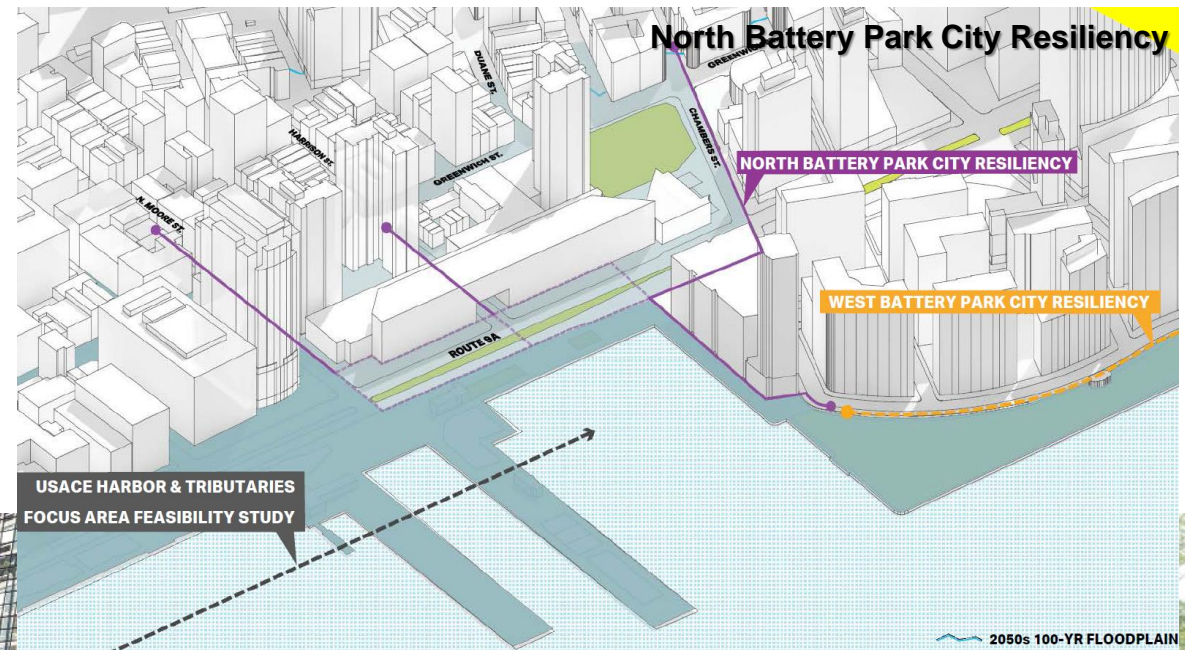
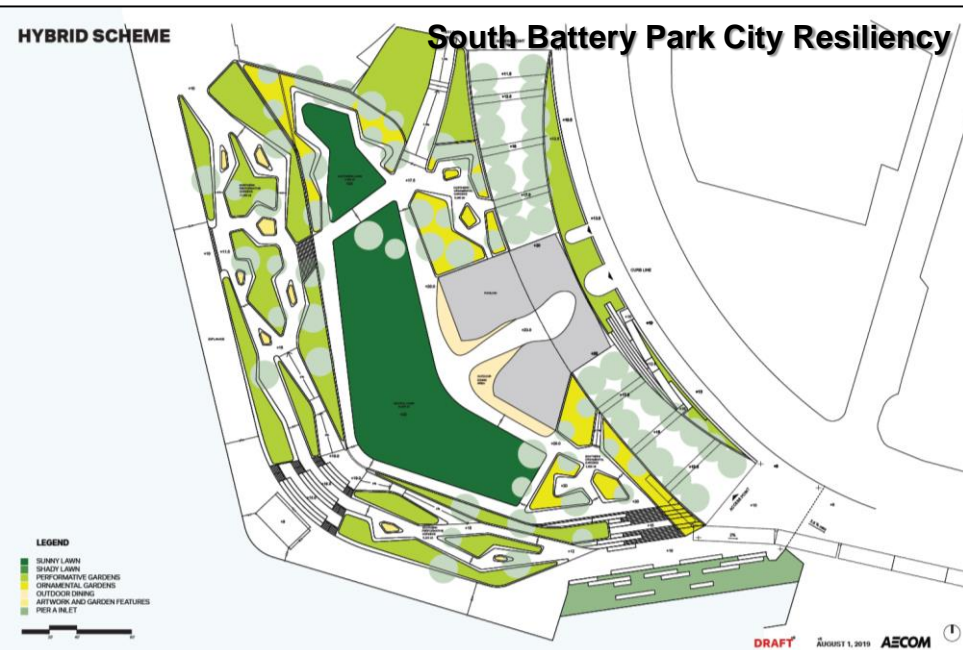


2019 Accomplishments

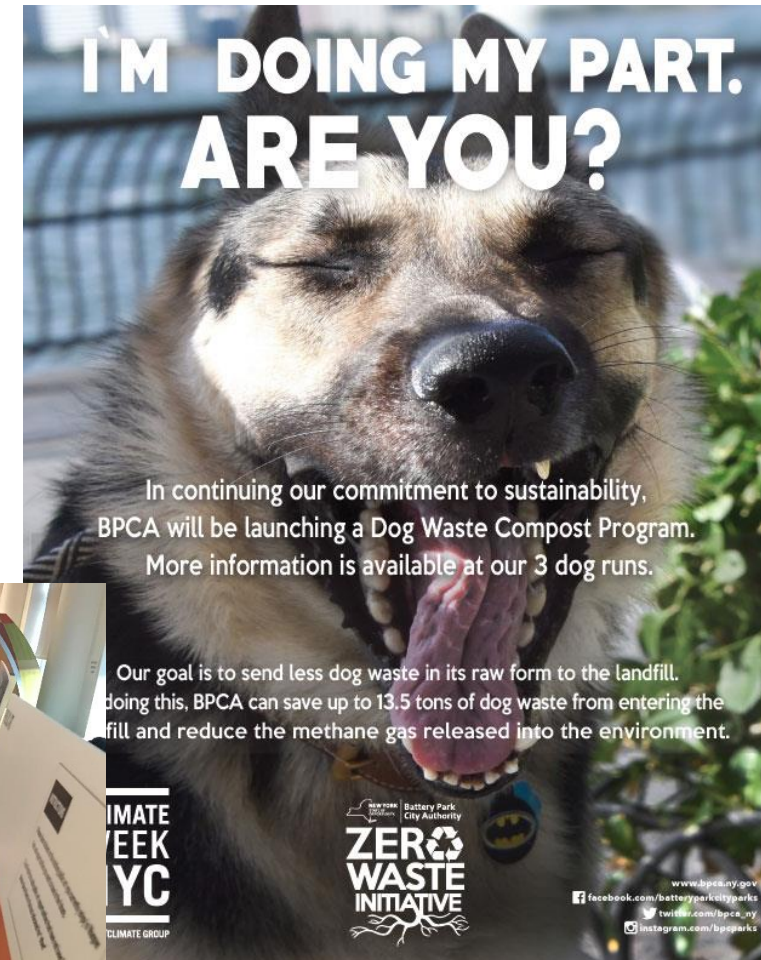
- **Resiliency:** Launched South BPC, North BPC, and Ball Fields resiliency projects
- **Capital plan & Financing:** Developed 5-year plan, executed agreement with City, and conducted \$673 million financing with \$100 million of new money
- **Affordability & Lease Term:** Initiated discussions with representatives from all buildings to address affordability, rent reset, and lease term concerns
- **Environmental Responsibility:** Conducted a zero waste pilot, expanded compost operations, issued first sustainability bond and kicked off sustainability plan and green guidelines project
- **Programming:** Presented over 1,300 programs with more diverse offerings than ever
- **Security:** Initiated special patrol officers, developed comprehensive security framework, strengthened our NYPD partnership, and launched new security assessment
- **Capital Repairs and Upgrades:** Completed South Cove Jetty restoration, Tribeca Bridge painting, and PS89, Kowsky, and Teardrop Park playgrounds restorations
- **Mobilization:** Upgraded financial system, expanded staff training, and developed first ever strategic plan



2019 Highlights



2019 Highlights



2019 Highlights



Tribeca Bridge Repainting



PS89 Playground Restoration



South Cove Jetty Restoration



Rockefeller Park Playground Restoration

2019 Highlights



2019 Completed Projects

- Fresh Food for Seniors
- River to River Festival
- Cooking for All!
- Update all Job Descriptions
- 2069 Master Lease Term Strategy
- Soil Lab Protocols
- Hanging Flower Baskets
- Internal promotions calendar for programs and events
- Online Rental for 6 River Terrace and 200 Rector
- Concrete Ping-Pong Table at Park House
- Self-Guided Native Plant Tour
- Fall Migration Festival
- Diversify roster of Stories & Songs performers
- Capture Content for Birds of BPC Calendar
- Heat Emergency Plan
- Provide improved sustainability education at Go Fish! festivals
- Sustainable drinking water solutions at programs and events
- Activate new area of Battery Park City with performing artist
- Gasoline Usage Reduction Plan
- Foster a relationship with a theater company
- Research and hire a resident DJ for River & Blues series
- Online Payments for Programs
- The Rescue
- Procurement Debriefing SOP
- Dog Rules Handout
- Rockefeller Park Granite Chess Board
- Earth Day 2019
- Bond Issuance
- BondLink
- Automated Procurement Management System
- Firewall Upgrades (200 Liberty)
- Promotional materials and signage for programs and events
- Parks IT room retrofit
- Kowsky Plaza/TDP Playground Safety Resurfacing
- Pile Remediation (Phase 6)
- 200 Rector Space
- South Cove Jetty Restoration
- Tribeca Bridge Painting
- Windows 10 build
- Excel Training
- Permanent Giant Chess Board
- P3 Feasibility Study
- Active Shooter Response Training (ASRT)
- Public WiFi Expansion (North & South)
- F50 Sailing Grand Prix Race
- Gateway Composting Pilot Program
- Asset Management Review (Phase 2 - Recommendations)
- Asset Management Review (Phase 1- Inventory)
- Manager/Supervisor Training
- Green Swag for Giveaways
- GP/WP Update
- Dog Waste Composting
- CCSHS Fitness Room Equipment Replacement
- Automated Procurement Reporting
- PS89 Playground
- Eastern Boundary Settlement Amendment
- Compensation Analysis





**Battery Park
City Authority**

BPCA's Resilience Action Plan

Last Update: October 28, 2019

In partnership with

PIONEERED BY THE
ROCKEFELLER FOUNDATION

100



CITIES



What is urban resilience?

Why Develop a Resilience Action Plan?

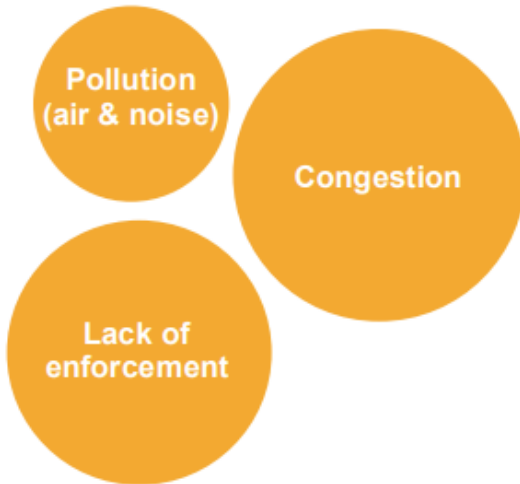
- Assess Battery Park City's resilience to shocks and stresses
- Identify gaps and opportunities to build on strengths
- Improve transparency and get alignment with stakeholders on BPCA's strategic direction
- Memorialize our efforts to promote continued progress



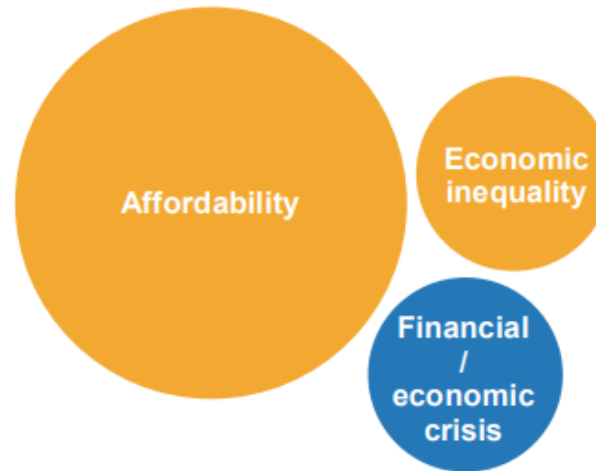
Phase 1: Preliminary Resilience Assessment

Shocks and Stresses

Quality of life concerns



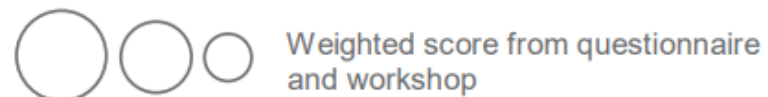
Economic concerns



Safety and security concerns



Environmental concerns





Phase 2: Resilience Goals and Actions

An Inclusive Community



- 1.1 Expand housing affordability and certainty
- 1.2 Promote businesses that are diverse, create social benefit and provide services that meet the needs of our community
- 1.3 Make our streetscape and public spaces accessible and enjoyable to a wide range of users

A Safe & Climate Resilient Place



- 2.1 Adapt our built environment and natural systems to a changing climate
- 2.2 Develop and implement a strategy to achieve a carbon neutral BPC
- 2.3 Support and augment the safety and security services within BPC

Vibrant Public Space



- 3.1 Provide dynamic and diverse programming across Battery Park City that welcomes and brings together a wide range of residents and visitors.
- 3.2 Amplify and steward our world-class public spaces through forward-thinking design, quality and craftsmanship.
- 3.3 Remain fertile ground and an international destination for world-class public art and culture.

Leadership for the Future



- 4.1 Mobilize our organization to improve the delivery of services and efficiently accomplish our projects.
- 4.2 Embrace diversity by promoting access to contracting opportunities
- 4.3 Integrate climate resilience and sustainability into our policies and operations.
- 4.4 Strengthen collaboration with partners, residents, and stakeholders to promote innovation and clarity in governance practices
- 4.5 Establish best in class practices in our stewardship of public resources.

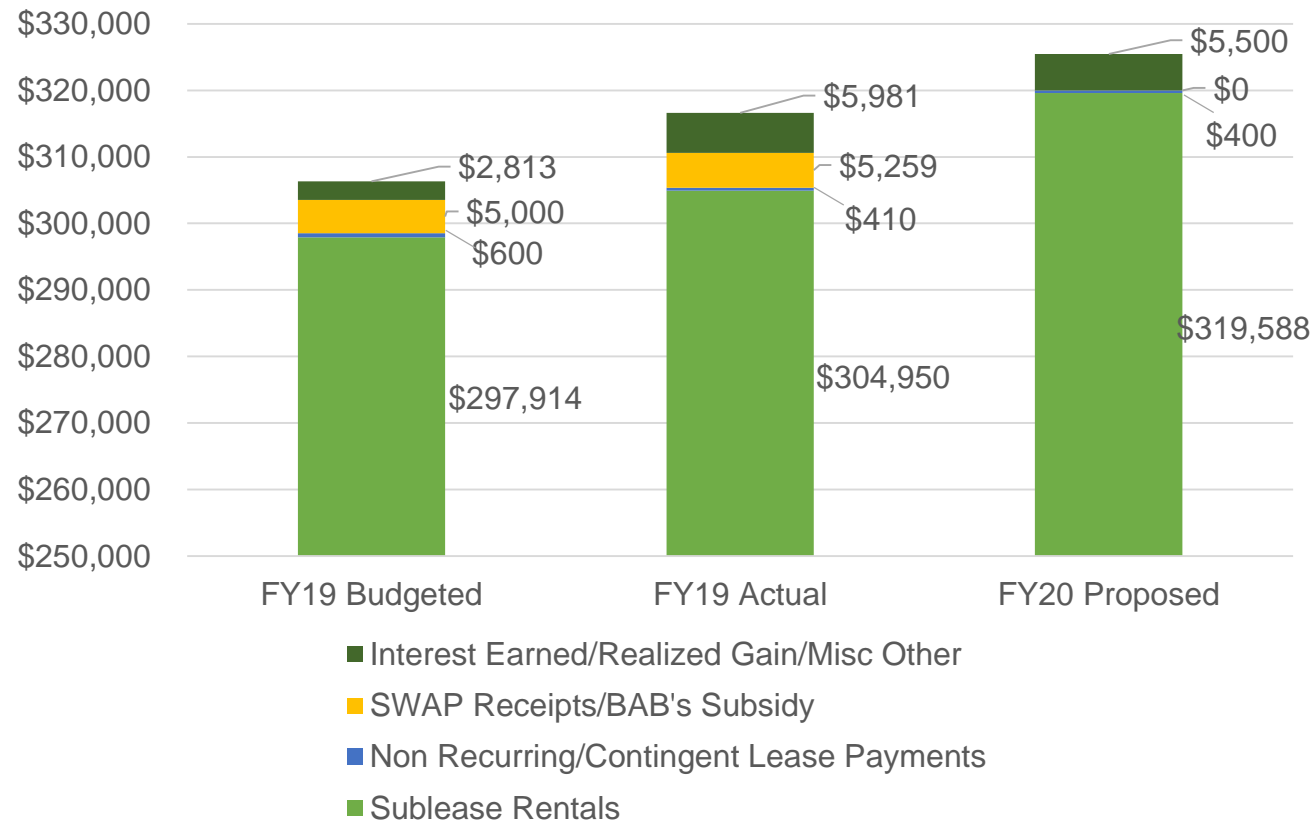


**Battery Park
City Authority**

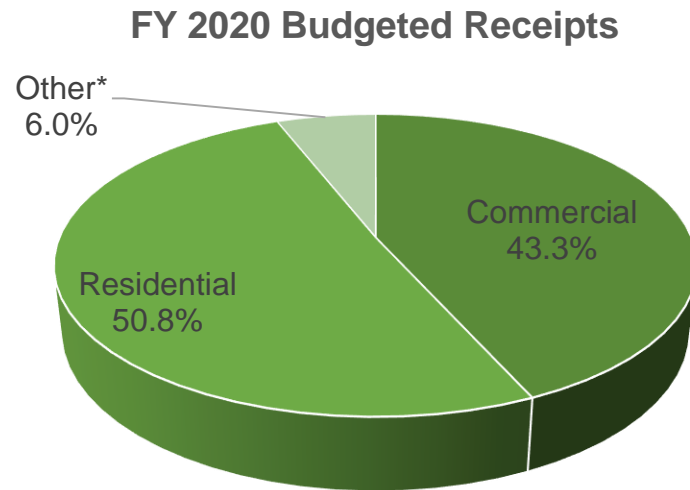
BPCA's Fiscal Year 2020 Budget

Last Update: October 28, 2019

Budget Summary – Receipts in 000's

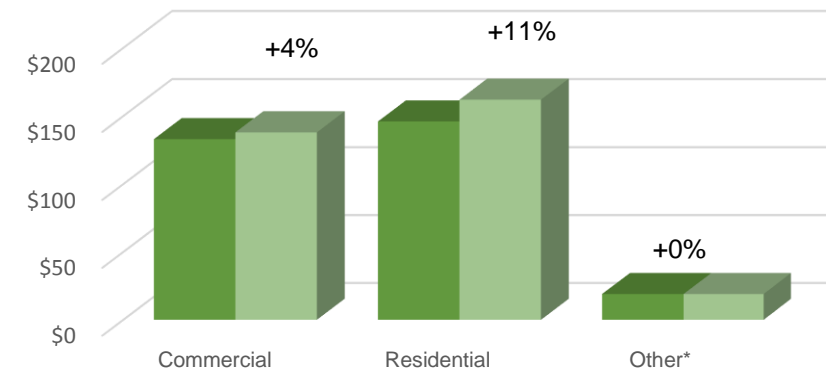


FY20 Budgeted Sublease Revenues \$320 million



* Hotel, Marina and other

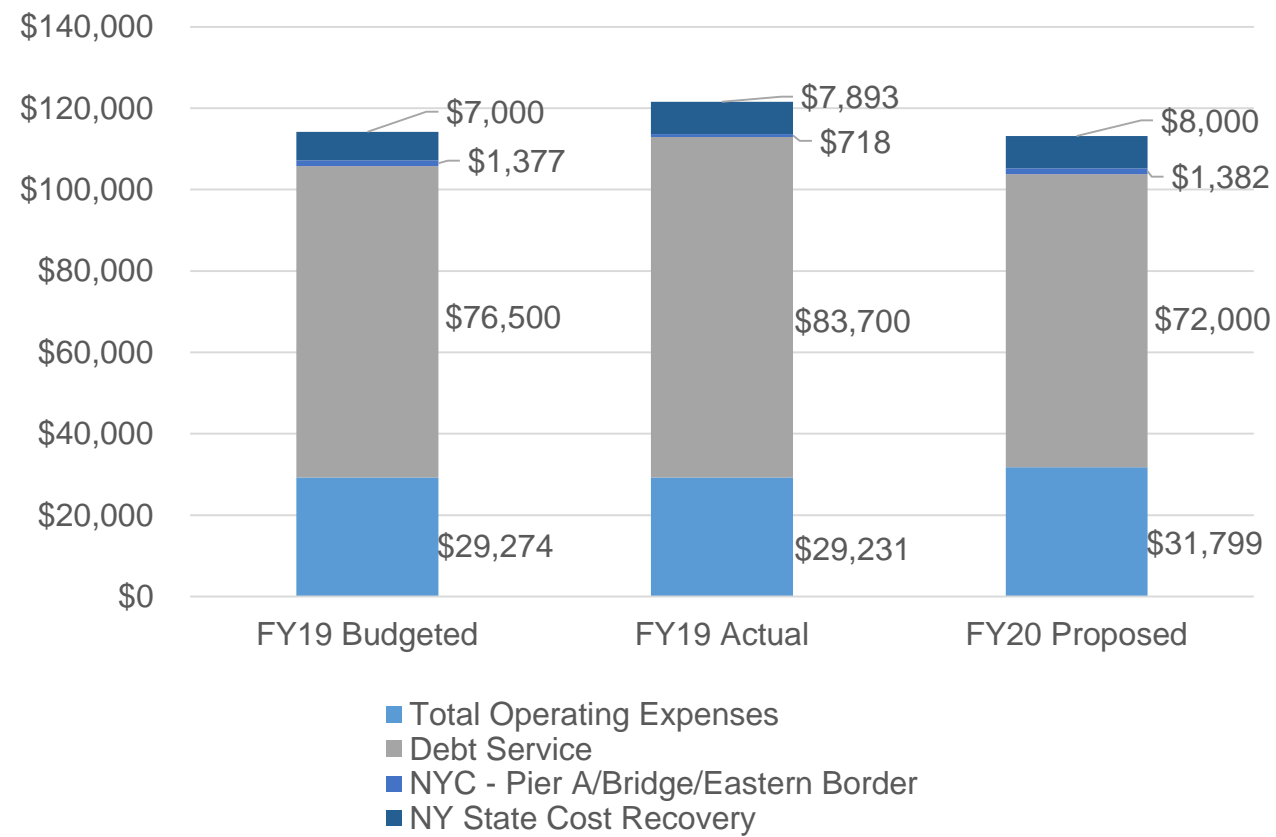
**YOY Budget Receipts - FY2019 & FY2020
(000s)**



* Hotel, Marina, and other

■ 2019 ■ 2020

Budget Summary – Expenditures in 000's



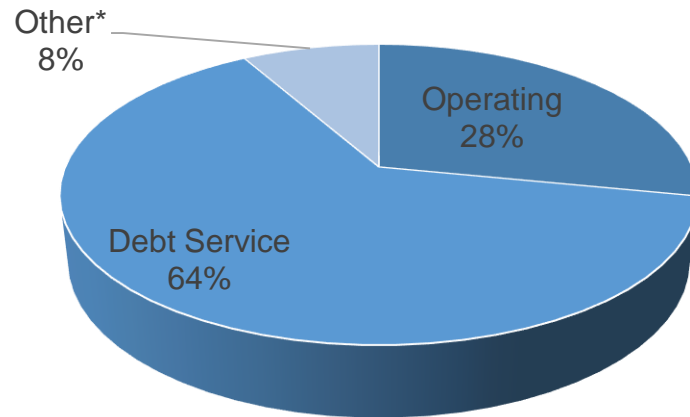
2020 Targeted Investments

- **Sustainability plan and new green guidelines:** The creation of a sustainability plan is necessary to advance our energy efficiency agenda in line with the Governor's Green New Deal and will provide us with the roadmap to achieve the board's resolution to develop a plan by Earth Day 2020. This expenditure corresponds with the Buro Happold consulting contract approved at the September Board meeting. The plan contemplates a 10-year planning horizon and, thus, is not expected to be an expense that will need to be incurred again at this level for the next decade. Budget: \$1.3 million
- **Asset Management:** As part of our ongoing efforts to bolster asset management practices, we will be conducting a legal review of all ground lease requirements (reporting and payments) and leveraging management consulting services to support the development of additional asset management processes, assignment of asset management duties, and configuration of new asset management software. Budget: \$350,000
- **New/modified positions:** In FY19 we hired a junior revenue accountant, part time special counsel, and converted an administrative line to a capital projects manager to support our growing workload. We will add a project manager in FY20 as several of our capital projects (including two of the four resiliency projects) transition into the construction phase. Budget: \$332,000.
- **Temporary flood protection measures:** Our new muscle wall system will be used for the community center next hurricane season and resources are needed to enable us to dismantle it from the ballfields and reinstall it next year. Budget: \$187,000

FY20 Budgeted Expenditures \$325 million

35% of Total

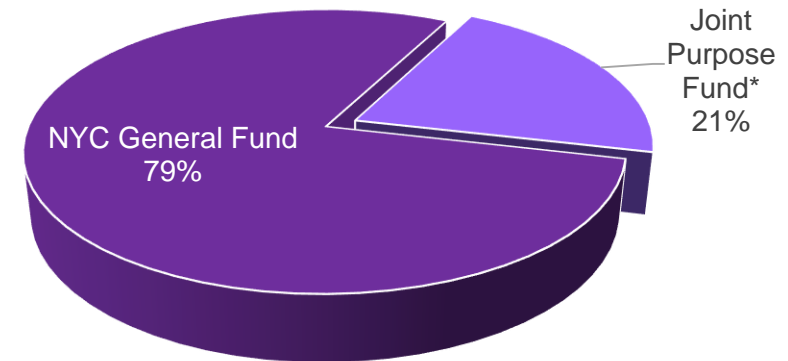
FY2020 Budgeted BPCA Expenditures: \$113 million



* NYS Cost Recovery, NYC bridges, Eastern Border, other

65% of Total

Est. Excess Funds Subject to the Settlement Agreement: \$212 million



* Pay-as-you-go Capital for Affordable Housing

NYC Use of Joint Purpose Fund (FY18 Funds)

West 127th Street Residence

Borough: Manhattan

Total Units: 117

Affordability: 100% of Units affordable at or below 60% AMI

421a Subsidy: \$6,895,000

Archer Green Apartments

Borough: Queens

Total Units: 387

Affordability: 55% of Units affordable at or below 60% AMI 45% of Units affordable at 80%-100% AMI

421a Subsidy: \$10,905,000

The Watson

Borough: Bronx

Total Units: 326

Affordability: 70% of Units affordable at or below 60% AMI; 30% of Units affordable at 80% AMI

421a Subsidy: \$15,000,000

Van Dyke III

Borough: Brooklyn

Total Units: 180

Affordability: 100% of Units affordable at or below 60% AMI

421a Subsidy: \$9,128,000

Source: NYC Office of Management and Budget



**Battery Park
City Authority**

2020 Capital Projects: \$72.7M

Key Projects

• Resiliency Program	\$26.6 million
• Pile Remediation Phase 7	\$11.0 million
• Community Center Leak Remediation	\$8.5 million
• General Infrastructure	\$4.0 million
• West Thames Bridge	\$3.8 million
• Police Memorial Expansion	\$2.5 million
• Wayfinding	\$1.4 million
• North Grid Electric	\$1.3 million
• North Esplanade Granite Restoration	\$1.3 million
• Metals Restoration	\$1.1 million



AUTHORIZATION TO EXECUTE AN AMENDMENT TO THE AGREEMENT WITH AECOM USA, INC. (“AECOM”) RELATING TO DESIGN SERVICES IN CONNECTION WITH THE SOUTH BATTERY PARK CITY RESILIENCY PROJECT (THE “CONTRACT”)

BE IT RESOLVED, that in accordance with the materials submitted at this Board meeting, the President and Chief Executive Officer (the “President”) of the Battery Park City Authority (the “Authority”) or his/her designee(s) be, and each of them hereby is, authorized and empowered to amend the Contract to include the additional work associated with the ILFI and WEDG certifications for Wagner Park and the New Pavilion in the Scope of Work and to increase its value by \$746,676.00, from the not-to-exceed amount of \$7,845,289.46, to the not-to-exceed amount of \$8,591,965.46 (the “Amendment”); and be it further,

RESOLVED, that the President or his/her designee(s), and each of them hereby is, authorized and empowered to execute and deliver the Amendment on behalf of the Authority, subject to such changes as the officer or officers executing the Amendment shall, with the advice of counsel, approve as necessary and appropriate and in the best interest of the Authority, such approval to be conclusive evidence by the execution and delivery of the Amendment; and be it further,

RESOLVED, that the President or his/her designee(s) be, and each of them hereby is, authorized and empowered to execute all such other and further documents, and to take all such other and further actions as may be necessary, desirable or appropriate, in connection with the transactions contemplated in the foregoing resolutions, and any such execution of documents and any other and further actions heretofore taken are hereby ratified, and any actions hereafter taken are confirmed and approved.

AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH CLASSICO BUILDING MAINTENANCE, INC. TO PROVIDE EASTERN BOUNDARY AND PIER A PLAZA SANITATION SERVICES

BE IT RESOLVED that in accordance with the materials presented to this meeting, the President and Chief Executive Officer of the Hugh L. Carey Battery Park City Authority (the “President”) or her/his designee(s) be, and each of them hereby is, authorized and empowered to enter into an agreement with Classico Building Maintenance, Inc. to provide Eastern Boundary and Pier A Plaza Sanitation Services in the not-to-exceed amount of \$1,500,000.00, for an initial term of 30-month with the option for BPCA to renew for (a) one additional term of 6 months and (b) two additional subsequent one-year terms, for an overall contract term of up to 5 years; provided that BPCA shall only exercise any of the options to renew if the agreement with the City of New York for maintenance of the Eastern Boundary and Pier A Plaza is also extended beyond 30 months; and be it further

RESOLVED, that the President or her/his designee(s) be, and each of them hereby is, authorized and empowered to execute and deliver the agreement on behalf of the Hugh L. Carey Battery Park City Authority, subject to such changes as the officer or officers shall, with the advice of counsel, approve as necessary and appropriate and in the best interests of the Authority, such approval to be conclusively evidenced by the execution and delivery of the contract; and be it further

RESOLVED, that the President or her/his designee(s) be, and each of them hereby is, authorized and empowered to execute all such other and further documents and to take all such other and further actions as may be necessary, desirable or appropriate in connection with the transactions contemplated in the foregoing resolutions, and any such execution of documents and any other further actions heretofore taken are hereby ratified and any actions hereafter taken are confirmed and approved.

AUTHORIZATION TO EXECUTE A CONTRACT WITH ALPINE CONSTRUCTION & LANDSCAPING CORP. FOR THE 2020 MEDIAN MAINTENANCE PROJECT

BE IT RESOLVED, that in accordance with the materials submitted at this Board meeting, the President and Chief Executive Officer (the “President”) of the Battery Park City Authority (the “Authority”) or his/her designee(s) be, and each of them hereby is, authorized and empowered to execute, on behalf of the Authority, a thirty (30) month contract with Alpine Construction & Landscaping Corp. for the performance of the 2020 Median Maintenance Project, including the option for the Authority to extend the contract for one (1) additional term of six (6) months and up to two (2) subsequent annual terms for a total not-to-exceed price of \$1,629,289 (The Authority’s exercise of the three (3) option periods will be contingent upon, and approval is sought conditioned upon, an agreement between the Authority and the City for the extension of the Authority’s Median Maintenance obligations for extended durations that correspond to the contract’s option periods); and be it further,

RESOLVED, that the President or his/her designee(s), and each of them hereby is, authorized and empowered to execute and deliver the Contract on behalf of the Authority, subject to such changes as the officer or officers executing the Contract shall, with the advice of counsel, approve as necessary and appropriate and in the best interest of the Authority, such approval to be conclusive evidence by the execution and delivery of the Contract; and be it further,

RESOLVED, that the President or his/her designee(s) be, and each of them hereby is, authorized and empowered to execute all such other and further documents, and to take all such other and further actions as may be necessary, desirable or appropriate, in connection with the transactions contemplated in the foregoing resolutions, and any such execution of documents and any other and further actions heretofore taken are hereby ratified, and any actions hereafter taken are confirmed and approved.

**AUTHORIZATION TO ENTER INTO A SETTLEMENT AGREEMENT AMENDMENT
RELATING TO THE EASTERN BOUNDARY AND THE ROUTE 9A MEDIANS**

BE IT RESOLVED, that in accordance with the materials presented to this meeting, the President and Chief Executive Officer (the "President") of the Authority or her/his designee(s) be, and each of them hereby is authorized to execute an amendment to the Settlement Agreement (the "Settlement Agreement Amendment") relating to the Eastern Boundary and the Route 9A Medians; and be it further

RESOLVED, that the President of the Authority or her/his designee(s) be, and each of them hereby is authorized and empowered to execute and deliver the Settlement Agreement Amendment on behalf of the Authority, subject to such changes as the officer or officers executing the Settlement Agreement Amendment, shall, with the advice of counsel, approve as necessary and appropriate and in the best interests of the Authority, such approval to be conclusively evidenced by the execution and delivery of the Settlement Agreement Amendment; and be it further

RESOLVED, that the President of the Authority or her/his designee(s) be, and each of them hereby is, authorized and empowered to execute all such other and further documents and to take all such other and further actions as may be necessary, desirable or appropriate in connection with the transactions contemplated in the foregoing resolutions, and any such execution of documents and any other further actions heretofore taken are hereby ratified and any actions hereafter taken are confirmed and approved.

Pier A Plaza:



The Battery Place Island, located at the area where Route 9A terminates. The Battery Place half-circle, located across Battery Place from Pier A Plaza:

