

Hugh L. Carey Battery Park City Authority
Meeting of the Members
200 Liberty Street, 24th floor
New York, New York 10281
October 27, 2021
2:00 p.m.

AGENDA

- I. CALL TO ORDER
- II. APPROVAL OF THE AUGUST 25, 2021 MINUTES
- III. PUBLIC COMMENT
- IV. SEPTEMBER AUDIT COMMITTEE MEETING REPORT
- V. M/WBE REPORT
- VI. RESILIENCY UPDATE
- VII. CORPORATE ACTION
 - A. Approval of Budget for Fiscal Year Ending October 31, 2022.
 - B. Authorization to Amend Contract with Thornton Tomasetti (Physical Site Security Consulting Services)
 - C. Approval for Increase in Fiscal Year 2022 Spending Authority for On-Call General Contractors, Construction Managers and Engineers.
 - D. Authorization to Amend Contract with AKRF, Inc. (Historic Cultural Resources Preservation Consulting Services for South BPC Resiliency Project).
 - E. Approval to Enter into an Agreement with Iron Mountain (Off-site Records Storage).
 - F. Authorization to Amend Contract with PFM Financial Advisors, LLC (Financial Advisory Services and Independent Registered Municipal Advisor).
 - G. Authorization to Amend Contracts with Verizon Business Network Services, Inc. (Managed Security and Local Area Network Services).
- VIII. MOTION TO CONDUCT EXECUTIVE SESSION TO DISCUSS THE LEASE OF REAL PROPERTY, THE PUBLICITY OF WHICH COULD SUBSTANTIALLY AFFECT THE VALUE OF THEREOF, & MATTERS LEADING TO THE EMPLOYMENT, PROMOTION, DEMOTION, DISCIPLINE, SUSPENSION, OR REMOVAL OF A PARTICULAR PERSON.
- IX. MOTION TO ADJOURN

APPROVAL OF AUTHORITY BUDGETS FOR FISCAL YEAR ENDING OCTOBER 31, 2022

BE IT RESOLVED, that each of the capital and operating budgets of the Authority for the fiscal year ending October 31, 2022, substantially in the form presented to 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

Operating Budget Summary/Excess Funds (Subject to Settlement Agreement) (in 000's)
FY21 Budget to Actual and FY22 Proposed Budget

	FISCAL YEAR ENDING 10/31/21			FISCAL YEAR 2022	
	2021 BUDGET	ACTUAL 2021	FAVORABLE/ (UNFAVORABLE)	PROPOSED BUDGET	INCREASE OR (DECREASE)
<u>CASH RECEIPTS</u>					
A. Sublease Rentals	\$ 335,135	\$ 336,641	\$ 1,506	\$ 324,338	\$ (10,797)
B. Non Recurring	250	624	374	250	-
C. Interest Earned/Realized Gain/Misc Other	5,211	2,800	(2,411)	1,000	(4,211)
<i>Total Receipts:</i>	<u>\$ 340,596</u>	<u>\$ 340,065</u>	<u>\$ (531)</u>	<u>\$ 325,588</u>	<u>\$ (15,008)</u>
<u>CASH EXPENDITURES</u>					
<u>BPCA</u>					
D. Total Operating Expenses	35,452	32,526	2,926	38,445	2,993
Corporate & Other	5,000	5,000	-	2,000	(3,000)
E. Debt Service	<u>71,500</u>	<u>71,575</u>	<u>(75)</u>	<u>73,799</u>	<u>2,299</u>
<i>Subtotal Operating and Debt Service</i>	111,952	109,101	2,851	114,244	2,292
<u>NYC</u>					
F. NYC - Pier A/Bridge Costs/Eastern Border/Other	4,321	1,315	3,006	1,895	(2,427)
<u>NYS</u>					
G. New York State Cost Recovery Fee	<u>9,000</u>	<u>8,893</u>	<u>107</u>	<u>9,000</u>	<u>-</u>
<i>Total BPCA, NYC, and NYS Expenditures</i>	<u>125,273</u>	<u>119,310</u>	<u>5,964</u>	<u>125,138</u>	<u>(135)</u>
<u>NYC Est. Excess Funds Subject to Settlement Agreement</u>					
NYC General Fund (Pilot)	173,243	179,562		162,264	
NYC Pay-as-you-go capital (Affordable Housing)	3,209	3,209		-	
Joint Purpose Fund	<u>38,871</u>	<u>37,984</u>		<u>38,186</u>	
<i>Subtotal of Estimated Excess Funds</i>	215,323	220,755	5,433	200,450	(14,873)
<i>Total Expenditures:</i>	<u>\$ 340,596</u>	<u>\$ 340,065</u>		<u>\$ 325,588</u>	

Notes:

* Cash Basis Accounting

** The Capital Budget is not included.

**BPCA CASH RECEIPTS
BUDGET vs. ACTUAL & PROPOSED BUDGET
FOR FISCAL YEARS 10/31/2021 & 10/31/2022**

	2021 ACTUAL	2021 BUDGET	OVER (UNDER)	BUDGET vs. ACTUAL VARIANCE (%)	2022 PROPOSED BUDGET
COMMERCIAL					
PARCEL A	20,308,973	19,988,236	320,737	1.6%	20,441,090
PARCEL B	31,913,906	30,373,079	1,540,827	5.1%	32,916,268
PARCEL C	25,905,249	27,996,501	(2,091,251)	-7.5%	23,285,971
PARCEL D	25,928,790	27,043,096	(1,114,306)	-4.1%	24,287,124
300 VESEY (Formerly NYMEX)	16,141,849	12,185,952	3,955,897	32.5%	11,015,221
200 WEST (The Goldman Sachs)	28,910,610	29,562,510	(651,899)	-2.2%	27,670,764
COMM'L RETAIL & OTHER	3,715,638	2,000,000	1,715,638	85.8%	2,000,000
TOTAL COMMERCIAL	152,825,017	149,149,374	3,675,643	2.5%	141,616,438
RESIDENTIAL					
THE SOUNDINGS	2,104,732	2,161,348	(56,616)	-2.6%	2,071,450
LIBERTY COURT	11,710,655	11,729,577	(18,921)	-0.2%	11,766,257
HUDSON VIEW EAST	2,184,503	2,209,955	(25,452)	-1.2%	2,125,629
225 RECTOR PLACE	4,697,597	5,071,756	(374,159)	-7.4%	4,547,778
HUDSON TOWER	2,869,683	2,902,954	(33,271)	-1.1%	2,804,897
HUDSON VIEW WEST	2,371,377	2,255,469	115,908	5.1%	2,174,423
ONE RECTOR PARK	4,597,477	4,669,509	(72,032)	-1.5%	4,506,626
LIBERTY HOUSE	4,223,514	4,379,791	(156,277)	-3.6%	4,154,818
LIBERTY TERRACE	5,085,858	5,205,727	(119,869)	-2.3%	5,137,920
BATTERY POINTE	2,877,313	3,000,279	(122,966)	-4.1%	2,834,992
RITZ CARLTON RESIDENCES	4,213,515	4,958,840	(745,325)	-15.0%	4,588,668
MILLENNIUM TOWER RESIDENCES	6,547,204	6,711,679	(164,475)	-2.5%	6,357,717
VISIONAIRE	7,625,767	7,316,582	309,185	4.2%	7,399,297
LIBERTY VIEW	8,003,817	8,262,254	(258,437)	-3.1%	7,888,012
THE REGATTA	5,347,899	5,932,476	(584,576)	-9.9%	5,214,395
COVE CLUB	4,574,004	4,716,083	(142,080)	-3.0%	4,348,223
RIVERWATCH	2,651,154	2,871,395	(220,241)	-7.7%	2,515,062
SOUTH COVE PLAZA	3,272,267	3,700,049	(427,782)	-11.6%	2,961,463
RIVERHOUSE	8,828,518	8,459,001	369,518	4.4%	8,990,835
SOLAIRE	4,803,726	5,105,668	(301,942)	-5.9%	4,638,551
VERDESAN	1,804,672	2,047,712	(243,039)	-11.9%	1,941,457
RIVER & WARREN	5,519,410	5,822,902	(303,492)	-5.2%	5,428,404
TRIBECA GREEN	3,850,630	3,797,378	53,251	1.4%	4,398,802
TRIBECA PARK	6,791,243	6,258,029	533,214	8.5%	7,475,665
BROOKDALE	6,343,929	6,658,965	(315,036)	-4.7%	6,582,337
TRIBECA POINTE	5,575,941	5,950,809	(374,867)	-6.3%	5,376,055
TRIBECA BRIDGE TOWER	4,408,191	4,625,893	(217,702)	-4.7%	4,297,064
LIBERTY GREEN	4,571,164	4,696,534	(125,370)	-2.7%	4,584,910
LIBERTY LUXE	7,544,721	7,790,450	(245,729)	-3.2%	7,699,517
GATEWAY	26,326,389	23,135,759	3,190,629	13.8%	26,990,953
RESIDENTIAL RETAIL & OTHER	578,119	500,000	78,119	15.6%	500,000
TOTAL RESIDENTIAL	171,904,989	172,904,820	(999,832)	-0.6%	172,302,177
OTHER INCOME					
THE WAGNER	-	-	-	-	-
THE CONRAD NEW YORK	10,726,816	11,858,948	(1,132,132)	-9.5%	9,382,846
NORTH COVE MARINA	512,460	467,460	45,000	9.6%	481,371
GIGINO AT WAGNER PARK	104,244	85,000	19,244	22.6%	14,167
PORT AUTHORITY	272,368	269,009	3,359	1.2%	279,759
ABOVENET COMM.	26,773	26,773	0	0.0%	27,710
JEWISH HERITAGE MUSEUM	99,889	77,184	22,705	29.4%	77,403
CROWN CASTLE	48,185	46,342	1,843	4.0%	56,292
HOTEL / RETAIL & OTHER	120,236	250,000	(129,764)	-51.9%	100,000
TOTAL OTHER	11,910,971	13,080,716	(1,169,745)	-8.9%	10,419,548
TOTAL REVENUES	336,640,976	335,134,910	1,506,066	0.4%	324,338,163
NON-RECURRING					
TRANSACTION PAYMENTS	624,490	250,000	374,490	149.8%	250,000
TOTAL REVENUES incl. NON-RECURRING	337,265,466	335,384,910	1,880,556	0.6%	324,588,163
PILOT	274,333,679	273,811,266	522,413	0.2%	262,741,995
GROUND LEASE	49,575,796	50,280,762	(704,966)	-1.4%	50,612,310
OTHER	13,355,991	11,292,882	2,063,109	18.3%	11,233,857
TOTAL REVENUES	337,265,466	335,384,910	1,880,556	0.6%	324,588,163

BATTERY PARK CITY AUTHORITY: FY 22 OPERATING BUDGET

DEPARTMENT	FY21 APPROVED BUDGET & ACTUAL SPENDING							FY22 TO FY21 BUDGET COMPARISON			
	FY21 Budget	Actual Expenses through 9/30/21	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/21	Actual FY21 Expenses	\$ Under / (Over) Budget	% Budget Used	FY22 Budget	\$ Change from FY21 Approved Budget	% Change from FY21 Approved Budget	% Change from FY21 Actual Expenses
COMMUNITY CENTER	\$ 449,223	\$ 155,422	\$ 2,794	\$ 21,823	\$ 180,039	\$ 269,185	40.08%	\$ 408,309	\$ (40,914)	-9.11%	126.79%
EXECUTIVE	503,630	456,072	-	59,278	515,350	(11,720)	102.33%	512,502	8,872	1.76%	-0.55%
FINANCE	2,332,983	1,949,209	4,978	300,151	2,254,338	78,645	96.63%	2,396,873	63,890	2.74%	6.32%
GENERAL COMPANY	10,160,504	9,099,208	-	741,454	9,840,662	319,842	96.85%	12,316,358	2,155,854	21.22%	25.16%
HORTICULTURE	1,626,670	1,112,195	36,709	199,101	1,348,005	278,665	82.87%	1,698,154	71,484	4.39%	25.98%
HUMAN RESOURCES	695,104	452,403	1,452	55,132	508,987	186,117	73.22%	716,132	21,028	3.03%	40.70%
INTERNAL AUDIT	300,000	277,907	7,198	15,000	300,105	(105)	100.04%	300,000	-	0.00%	-0.03%
LEGAL	3,951,320	1,434,518	827	1,117,673	2,553,018	1,398,302	64.61%	3,324,937	(626,383)	-15.85%	30.24%
MAINTENANCE	3,552,201	3,145,826	65,763	337,113	3,548,702	3,499	99.90%	3,824,850	272,649	7.68%	7.78%
MIS	1,101,724	991,904	62,825	55,172	1,109,901	(8,177)	100.74%	1,554,875	453,151	41.13%	40.09%
OFFICE MANAGEMENT	701,272	610,803	3,501	81,420	695,724	5,548	99.21%	722,127	20,855	2.97%	3.80%
OPERATIONS	4,627,339	2,569,957	3,678	1,244,886	3,818,521	808,818	82.52%	4,907,888	280,549	6.06%	28.53%
PROCUREMENT	710,073	513,897	5,000	85,550	604,447	105,626	85.12%	773,527	63,454	8.94%	27.97%
PROGRAMMING	1,491,446	926,315	10,997	100,805	1,038,117	453,329	69.60%	1,507,597	16,151	1.08%	45.22%
PUBLIC INFORMATION	418,368	277,027	13,660	24,705	315,392	102,976	75.39%	521,575	103,207	24.67%	65.37%
REAL PROPERTY	2,830,282	1,398,345	114,658	166,409	1,679,412	1,150,870	59.34%	2,959,139	128,857	4.55%	76.20%
TOTAL DEPARTMENTAL	\$ 35,452,139	\$ 25,371,008	\$ 334,040	\$ 4,605,674	\$ 30,310,722	\$ 5,141,417	85.50%	\$ 38,444,843	\$ 2,992,704	8.44%	26.84%
OPEB Funding	-	947,722	-	86,175	1,033,897	(1,033,897)					
Pension Funding	-	-	-	1,181,874	1,181,874	(1,181,874)					
Corporate & Other	5,000,000	2,900,000	-	2,100,000	5,000,000	-		2,000,000			
TOTAL OPERATING	\$ 40,452,139	\$ 29,218,730	\$ 334,040	\$ 7,973,723	\$ 37,526,493	\$ 2,925,646		\$ 40,444,843	\$ (7,296)	-0.02%	7.78%
NYS COST-WIDE RECOVERY CHARGE	9,000,000	-	-	8,893,000	8,893,000	107,000	98.81%	9,000,000	-	0.00%	1.20%
TOTAL OPERATING AND NYS COST-WIDE RECOVERY CHARGE	\$ 49,452,139	\$ 29,218,730	\$ 334,040	\$ 16,866,723	\$ 46,419,493	\$ 3,032,646	93.87%	\$ 49,444,843	(7,296)	-0.01%	6.52%
NON-OPERATING:											
EASTERN BORDER	1,250,000	657,484	12,623	207,414	877,521	372,479	70.20%	1,250,000	-	0.00%	42.45%
PIER A	2,917,277	342,549	-	-	342,549	2,574,728	11.74%	488,122	(2,429,155)	-83.27%	42.50%
TRIBECA BRIDGE	101,565	39,552	1,480	2,873	43,905	57,660	43.23%	101,565	-	0.00%	131.33%
WEST THAMES BRIDGE	52,323	45,895	456	4,787	51,138	1,185	97.73%	54,910	2,587	4.94%	7.38%

BATTERY PARK CITY AUTHORITY: FY 22 COMMUNITY CENTER BUDGET

DEPARTMENT	FY21 APPROVED BUDGET & ACTUAL SPENDING							FY22 TO FY21 BUDGET COMPARISON			
	FY21 Budget	Actual through 9/30/21	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/21	Actual FY21 Expenses	\$ Under / (Over) Budget	% Budget Used	FY22 Budget	\$ Change from FY21 Approved Budget	% Change from FY21 Approved Budget	% Change from FY21 Actual Expenses
COMMUNITY CENTER											
REVENUE:											
MEMBERSHIP	\$ 83,000	-	-	-	-	83,000	0.00%	\$ 41,500	\$ (41,500)	-50.00%	0.00%
MEMBERSHIP REFUND	(5,000)	(1,029)	-	-	(1,029)	(3,971)	20.58%	-	5,000	-100.00%	-100.00%
PERMIT FEES INCOME	20,000	-	-	-	-	20,000	0.00%	-	(20,000)	-100.00%	0.00%
PERMIT FEES (REFUNDS)	-	(560)	-	-	(560)	(560)	0.00%	-	-	0.00%	-100.00%
DAY PASS	35,000	-	-	-	-	35,000	0.00%	17,500	(17,500)	-50.00%	0.00%
TOTAL REVENUE:	\$ 133,000	\$ (1,589)	\$ -	\$ -	\$ (1,589)	\$ 133,469	-1.19%	\$ 59,000	(74,000)	-55.64%	-3813.03%
EXPENSES:											
PAYROLL-FULLTIME	183,573	124,117	-	19,261	143,378	40,195	78.10%	188,465	4,892	2.66%	31.45%
PAYROLL-HOURLY	233,450	25,219	-	2,562	27,781	205,669	11.90%	203,450	(30,000)	-12.85%	632.34%
CREDIT CARD PROCESSING FEES	7,000	3,110	-	-	3,110	3,890	44.43%	5,000	(2,000)	-28.57%	60.77%
COMPUTER OPERATIONS	3,200	2,340	-	-	2,340	860	73.13%	2,500	(700)	-21.88%	6.84%
PRINTING	8,000	-	-	-	-	8,000	0.00%	4,000	(4,000)	-50.00%	0.00%
SPORTS SUPPLIES	8,000	436	20	-	456	7,544	5.70%	2,640	(5,360)	-67.00%	478.95%
UNIFORMS	6,000	200	2,774	-	2,974	3,026	49.57%	2,254	(3,746)	-62.43%	-24.21%
TOTAL EXPENSES:	\$ 449,223	\$ 155,422	\$ 2,794	\$ 21,823	\$ 180,039	\$ 269,185	40.08%	\$ 408,309	(40,914)	-9.11%	126.79%
COMMUNITY CENTER NET GAIN (LOSS)	\$ (316,223)	\$ (157,011)	\$ (2,794)	\$ (21,823)	\$ (181,628)	\$ (135,716)	57.44%	\$ (349,309)	(33,086)	10.46%	92.32%

BATTERY PARK CITY AUTHORITY: FY 22 EXECUTIVE BUDGET

DEPARTMENT	FY21 APPROVED BUDGET & ACTUAL SPENDING							FY22 TO FY21 BUDGET COMPARISON			
	FY21 Budget	Actual through 9/30/21	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/21	Actual FY21 Expenses	\$ Under / (Over) Budget	% Budget Used	FY22 Budget	\$ Change from FY21 Approved Budget	% Change from FY21 Approved Budget	% Change from FY21 Actual Expenses
EXECUTIVE											
MISCELLANEOUS EXPENSES	2,000	1,623	-	1,274	2,897	(897)	144.85%	\$ 2,000	\$ -	0.00%	-30.96%
PAYROLL	499,630	454,381	-	57,204	511,585	(11,955)	102.39%	508,502	8,872	1.78%	-0.60%
TRAVEL & MEETINGS	2,000	68	-	800	868	1,132	43.40%	2,000	-	0.00%	130.41%
EXECUTIVE	\$ 503,630	\$ 456,072	\$ -	\$ 59,278	\$ 515,350	\$ (11,720)	102.33%	\$ 512,502	8,872	1.76%	-0.55%

BATTERY PARK CITY AUTHORITY: FY 22 FINANCE BUDGET

DEPARTMENT	FY21 APPROVED BUDGET & ACTUAL SPENDING							FY22 TO FY21 BUDGET COMPARISON			
	FY21 Budget	Actual through 9/30/21	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/21	Actual FY21 Expenses	\$ Under / (Over) Budget	% Budget Used	FY22 Budget	\$ Change from FY21 Approved Budget	% Change from FY21 Approved Budget	% Change from FY21 Actual Expenses
FINANCE											
AUDIT FEES	\$ 140,000	\$ 122,200	\$ -	\$ 15,200	\$ 137,400	\$ 2,600	98.14%	\$ 135,000	\$ (5,000)	-3.57%	-1.75%
BOOKS, PRINT & ONLINE MEDIA	34,000	28,727	-	3,085	31,812	2,188	93.56%	34,000	-	0.00%	6.88%
CONTINUING ED	1,000	499	-	501	1,000	-	100.00%	1,000	-	0.00%	0.00%
DUES & FEES	1,500	-	-	-	-	1,500	0.00%	1,500	-	0.00%	0.00%
MISCELLANEOUS EXPS	500	-	-	-	-	500	0.00%	500	-	0.00%	0.00%
PAYROLL	1,493,983	1,297,407	-	195,277	1,492,684	1,299	99.91%	1,547,873	53,890	3.61%	3.70%
TRAVEL & MEETINGS	4,000	280	-	-	280	3,720	7.00%	4,000	-	0.00%	1328.57%
SUBTOTAL:	\$ 1,674,983	\$ 1,449,113	\$ -	\$ 214,063	\$ 1,663,176	\$ 11,807	99.30%	\$ 1,723,873	48,890	2.92%	3.65%
SYSTEMS MAINTENANCE & SUPPORT SVCS											
CONDO DEFICIENCIES WEBSITE	5,000	8,900	-	2,500	11,400	(6,400)	228.00%	10,000	5,000	100.00%	-12.28%
INVOICE PROCESSING APPLICATION	20,000	15,840	4,978	22	20,840	(840)	104.20%	25,000	5,000	25.00%	19.96%
SUBTOTAL:	\$ 25,000	\$ 24,740	\$ 4,978	\$ 2,522	\$ 32,240	\$ (7,240)	128.96%	\$ 35,000	10,000	40.00%	8.56%
ADVISORY SERVICES											
ARBITRAGE CALC & SWAP VALN SVCS	50,000	58,771	-	-	58,771	(8,771)	117.54%	55,000	5,000	10.00%	-6.42%
INVESTMENT ADVISOR FEES	350,000	302,705	-	47,295	350,000	-	100.00%	350,000	-	0.00%	0.00%
PAYROLL & TAX PROCESSING	30,000	54,745	-	-	54,745	(24,745)	182.48%	30,000	-	0.00%	-45.20%
FINANCIAL ADVISORY SERVICES - IRMA	50,000	-	-	-	-	50,000	0.00%	50,000	-	0.00%	0.00%
FINANCIAL CONSULTANT	50,000	-	-	-	-	50,000	0.00%	50,000	-	0.00%	0.00%
SUBTOTAL:	\$ 530,000	\$ 416,221	\$ -	\$ 47,295	\$ 463,516	\$ 66,484	87.46%	\$ 535,000	5,000	0.94%	15.42%
BANKING & INVESTMENT FEES/EXPENSES											
RATING AGENCY FEES	40,000	14,400	-	30,000	44,400	(4,400)	111.00%	45,000	5,000	12.50%	1.35%
BANKING FEES/EXPENSE	16,000	9,010	-	5,996	15,006	994	93.79%	16,000	-	0.00%	6.62%
RESERVE FD PUT AGREEMENT FEE	12,000	11,725	-	275	12,000	-	100.00%	12,000	-	0.00%	0.00%
TRUSTEE FEES	35,000	24,000	-	-	24,000	11,000	68.57%	30,000	(5,000)	-14.29%	25.00%
SUBTOTAL:	\$ 103,000	\$ 59,135	\$ -	\$ 36,271	\$ 95,406	\$ 7,594	92.63%	\$ 103,000	-	0.00%	7.96%
FINANCE	\$ 2,332,983	\$ 1,949,209	\$ 4,978	\$ 300,151	\$ 2,254,338	\$ 78,645	96.63%	\$ 2,396,873	63,890	2.74%	6.32%

BATTERY PARK CITY AUTHORITY: FY 22 GENERAL COMPANY BUDGET

DEPARTMENT	FY21 APPROVED BUDGET & ACTUAL SPENDING							FY22 TO FY21 BUDGET COMPARISON			
	FY21 Budget	Actual through 9/30/21	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/21	Actual FY21 Expenses	\$ Under / (Over) Budget	% Budget Used	FY22 Budget	\$ Change from FY21 Approved Budget	% Change from FY21 Approved Budget	% Change from FY21 Actual Expenses
GENERAL COMPANY EXPENSES											
EMPLOYEE BENEFITS & PAYROLL ASSESSMENTS											
GENERAL FICA TAXES	\$ 960,000	\$ 687,588	\$ -	\$ 189,312	876,900	83,100	91.34%	\$ 981,000	21,000	2.19%	11.87%
PAYROLL NEEDS	25,000	38,236	-	1,245	39,481	(14,481)	157.92%	25,375	375	1.50%	-35.73%
NYS COMMUTER TAX	44,000	35,049	-	7,543	42,592	1,408	96.80%	45,000	1,000	2.27%	5.65%
MASS TRANSIT CHECKS	268,000	109,773	-	23,203	132,976	135,024	49.62%	200,000	(68,000)	-25.37%	50.40%
CORPORATE MEMBERSHIPS/EVENTS/EDUCATION	40,000	8,000	-	-	8,000	32,000	20.00%	40,000	-	0.00%	400.00%
NYS DOL PUBLIC WORK ENFORCEMENT FUND	50,000	18,563	-	-	18,563	31,437	37.13%	50,000	-	0.00%	169.35%
VDC414(A) RETIREMENT - EMPLOYER CONTRIB.	160,000	100,798	-	19,046	119,844	40,156	74.90%	160,000	-	0.00%	33.51%
FSA/COBRA/WELLNESS/TRANSIT ADM CHARGES	15,000	20,040	-	-	20,040	(5,040)	133.60%	20,000	5,000	33.33%	-0.20%
UNEMPLOYMENT INS CLAIMS BY EMPLOYEES	80,000	16,560	-	-	16,560	63,440	20.70%	80,000	-	0.00%	383.09%
WELLNESS PROGRAM	100,000	56,666	-	20,615	77,281	22,719	77.28%	100,000	-	0.00%	29.40%
EMPLOYEE BENEFITS & PAYROLL ASSESSMENTS	\$ 1,742,000	\$ 1,091,273	\$ -	\$ 260,964	\$ 1,352,237	\$ 389,763	77.63%	\$ 1,701,375	(40,625)	-2.33%	25.82%
EMPLOYEE RELATED INSURANCE											
BPCA FSA PLAN MATCH	73,000	-	-	65,000	65,000	8,000	89.04%	73,500	500	0.68%	0.00%
HEALTH & DENTAL INSURANCE	2,400,000	2,146,537	-	190,047	2,336,584	63,416	97.36%	2,600,000	200,000	8.33%	11.27%
ST + LT DISABILITY INSURANCE	100,000	111,909	-	23,273	135,182	(35,182)	135.18%	135,000	35,000	35.00%	-0.13%
INS- WORKMAN'S COMP	369,337	206,878	-	-	206,878	162,459	56.01%	300,000	(69,337)	-18.77%	45.01%
TOTAL	\$ 2,942,337	\$ 2,465,324	\$ -	\$ 278,320	\$ 2,743,644	\$ 198,693	93.25%	\$ 3,108,500	166,163	5.65%	13.30%
BUSINESS INSURANCE											
GENERAL LIABILITY & OTHER	3,046,700	3,510,509	-	-	3,510,509	(463,809)	115.22%	3,147,767	101,067	3.32%	-10.33%
COMMERCIAL PROPERTY	1,500,500	1,314,670	-	-	1,314,670	185,830	87.62%	1,824,777	324,277	21.61%	38.80%
CRIME INSURANCE	8,500	8,363	-	-	8,363	137	98.39%	8,634	134	1.58%	3.24%
PUBLIC OFFICIALS LIABILITY- AIG# 4948049	159,000	174,599	-	-	174,599	(15,599)	109.81%	179,838	20,838	13.11%	3.00%
BROKER FEES -BUSINESS INSURANCE	330,000	183,617	-	25,000	208,617	121,383	63.22%	330,000	-	0.00%	58.18%
TOTAL	\$ 5,044,700	\$ 5,191,758	\$ -	\$ 25,000	\$ 5,216,758	\$ (172,058)	103.41%	\$ 5,491,016	446,316	8.85%	5.26%
RENT											
RENT- COMMAND CENTER/COMMUNITY ROOM	200,467	176,183	-	16,017	192,200	8,267	95.88%	200,467	-	0.00%	4.30%
RENT- MAIN OFFICE	-	-	-	125,000	125,000	(125,000)	0.00%	1,565,000	1,565,000	0.00%	0.00%
TOTAL	\$ 200,467	\$ 176,183	\$ -	\$ 141,017	\$ 317,200	\$ (116,733)	158.23%	\$ 1,765,467	1,565,000	780.68%	456.58%
UTILITIES & MAINTENANCE											
UTILITIES- MAIN OFFICE	50,000	28,756	-	20,472	49,228	772	98.46%	50,000	-	0.00%	1.57%
ELECTRIC - MAIN OFFICE Site 3	140,000	113,524	-	15,681	129,205	10,795	92.29%	140,000	-	0.00%	8.35%

BATTERY PARK CITY AUTHORITY: FY 22 GENERAL COMPANY BUDGET

DEPARTMENT	FY21 APPROVED BUDGET & ACTUAL SPENDING							FY22 TO FY21 BUDGET COMPARISON			
	FY21 Budget	Actual through 9/30/21	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/21	Actual FY21 Expenses	\$ Under / (Over) Budget	% Budget Used	FY22 Budget	\$ Change from FY21 Approved Budget	% Change from FY21 Approved Budget	% Change from FY21 Actual Expenses
WATER UTILITIES - Site 3	7,000	-	-	-	-	7,000	0.00%	7,000	-	0.00%	0.00%
GAS UTILITIES - Site 3	25,000	22,920	-	-	22,920	2,080	91.68%	25,000	-	0.00%	9.08%
WATER FOR PUBLIC RESTROOMS@SOLAIRE 18B	8,000	-	-	-	-	8,000	0.00%	8,000	-	0.00%	0.00%
MISCELLANEOUS EXPENSES	1,000	9,470	-	-	9,470	(8,470)	947.00%	20,000	19,000	1900.00%	111.19%
TOTAL	\$ 231,000	\$ 174,670	\$ -	\$ 36,153	\$ 210,823	\$ 20,177	91.27%	\$ 250,000	19,000	8.23%	18.58%
GENERAL COMPANY EXPENSES	\$ 10,160,504	\$ 9,099,208	\$ -	\$ 741,454	\$ 9,840,662	\$ 319,842	96.85%	\$ 12,316,358	2,155,854	21.22%	25.16%
NYS Costwide Recovery											
NYS COSTWIDE RECOVERY	\$ 9,000,000	-	-	8,893,000	8,893,000	107,000	98.81%	9,000,000	-	0.00%	1.20%
NYS Costwide Recovery	\$ 9,000,000	\$ -	\$ -	\$ 8,893,000	\$ 8,893,000	\$ 107,000	98.81%	\$ 9,000,000	-	0.00%	1.20%

BATTERY PARK CITY AUTHORITY: FY 22 HORTICULTURE BUDGET

DEPARTMENT	FY21 APPROVED BUDGET & ACTUAL SPENDING							FY22 TO FY21 BUDGET COMPARISON			
	FY21 Budget	Actual through 9/30/21	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/21	Actual FY21 Expenses	\$ Under / (Over) Budget	% Budget Used	FY22 Budget	\$ Change from FY21 Approved Budget	% Change from FY21 Approved Budget	% Change from FY21 Actual Expenses
HORTICULTURE											
PAYROLL-FULLTIME	\$ 1,238,258	\$ 959,412	\$ -	\$ 91,886	\$ 1,051,298	\$ 186,960	84.90%	\$ 1,282,242	\$ 43,984	3.55%	21.97%
PAYROLL-HOURLY	131,912	46,079	-	8,405	54,484	77,429	41.30%	131,912	-	0.00%	142.11%
ANNUALS	10,000	7,056	1,725	336	9,117	883	91.17%	10,000	-	0.00%	9.69%
BIKES & BIKE REPAIR	1,000	-	-	-	-	1,000	0.00%	1,000	-	0.00%	0.00%
BULBS	20,000	12,145	10,542	-	22,687	(2,687)	113.44%	20,000	-	0.00%	-11.84%
EARTHBIN MAINTENANCE	5,000	-	-	3,000	3,000	2,000	60.00%	5,000	-	0.00%	0.00%
FENCING REPAIR	14,000	10,001	929	2,071	13,001	999	92.86%	14,000	-	0.00%	7.68%
HORTICULTURAL SERVICES	80,000	48	-	79,952	80,000	-	100.00%	86,000	6,000	7.50%	7.50%
HORTICULTURAL SUPPLIES	26,000	13,970	6,546	-	20,516	5,484	78.91%	26,000	-	0.00%	26.73%
PERENNIALS	25,000	17,177	4,665	4,072	25,914	(914)	103.66%	25,000	-	0.00%	-3.53%
PEST CONTROL SUPPLIES/LICENSE	7,500	4,863	1,340	-	6,203	1,297	82.71%	29,000	21,500	286.67%	367.52%
SEEDS	10,000	5,937	12	-	5,949	4,051	59.49%	10,000	-	0.00%	68.10%
SHRUB REPLACEMENTS	12,000	9,184	2,810	6,939	18,933	(6,933)	157.78%	12,000	-	0.00%	-36.62%
SOIL AMENDMENTS	25,000	9,509	5,907	2,441	17,857	7,143	71.43%	25,000	-	0.00%	40.00%
TRAVEL & MEETINGS	1,000	198	-	-	198	802	19.80%	1,000	-	0.00%	405.05%
TREE REPLACEMENTS	10,000	10,375	-	-	10,375	(375)	103.75%	10,000	-	0.00%	-3.61%
UNIFORMS	8,500	5,368	2,091	-	7,459	1,041	87.75%	8,500	-	0.00%	13.96%
WATER GARDEN	1,500	873	142	-	1,015	485	67.67%	1,500	-	0.00%	47.78%
HORTICULTURE	\$ 1,626,670	\$ 1,112,195	\$ 36,709	\$ 199,101	\$ 1,348,005	\$ 278,665	82.87%	\$ 1,698,154	71,484	4.39%	25.98%

BATTERY PARK CITY AUTHORITY: FY 22 HUMAN RESOURCES BUDGET

DEPARTMENT	FY21 APPROVED BUDGET & ACTUAL SPENDING							FY22 TO FY21 BUDGET COMPARISON			
	FY21 Budget	Actual through 9/30/21	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/21	Actual FY21 Expenses	\$ Under / (Over) Budget	% Budget Used	FY22 Budget	\$ Change from FY21 Approved Budget	% Change from FY21 Approved Budget	% Change from FY21 Actual Expenses
HUMAN RESOURCES											
ADVERTISING	\$ 5,000	\$ 1,204	\$ -	\$ -	\$ 1,204	\$ 3,796	24.08%	\$ 5,000	\$ -	0.00%	315.28%
BOOKS, PRINT & ONLINE MEDIA	250	-	-	-	-	250	0.00%	250	-	0.00%	0.00%
MANAGEMENT CONSULTANTS	36,000	26,188	-	-	26,188	9,812	72.74%	36,000	-	0.00%	37.47%
MISCELLANEOUS EXPENSES	1,500	728	-	-	728	772	48.53%	1,500	-	0.00%	106.04%
PAYROLL	424,264	301,881	-	41,415	343,296	80,968	80.92%	457,292	33,028	7.78%	33.21%
PROFESSIONAL DUES & FEES	3,090	-	-	-	-	3,090	0.00%	3,090	-	0.00%	0.00%
TRAVEL & MEETINGS	1,000	-	-	-	-	1,000	0.00%	1,000	-	0.00%	0.00%
TOTAL DEPARTMENT SPECIFIC COSTS	\$ 471,104	\$ 330,001	\$ -	\$ 41,415	\$ 371,416	\$ 99,688	78.84%	\$ 504,132	33,028	7.01%	35.73%
FIRMWIDE EXPENSES											
ADMINISTRATIVE/SUPPORT SERVICES											
EMPLOYMENT VERIFICATION SERVICES	10,000	1,137	-	500	1,637	8,363	16.37%	10,000	-	0.00%	510.87%
ADP- ADMINISTRATION COSTS	132,000	94,590	-	8,957	103,547	28,453	78.44%	132,000	-	0.00%	27.48%
SUBTOTAL:	\$ 142,000	\$ 95,727	\$ -	\$ 9,457	\$ 105,184	\$ 36,816	94.81%	\$ 142,000	-	0.00%	35.00%
STAFFING & TRAINING											
FIRMWIDE TRAINING & SEMINARS	80,000	25,555	1,452	2,500	29,507	50,493	36.88%	65,000	(15,000)	-18.75%	120.29%
SUBTOTAL:	\$ 80,000	\$ 25,555	\$ 1,452	\$ 2,500	\$ 29,507	\$ 50,493	36.88%	\$ 65,000	(15,000)	-18.75%	120.29%
OTHER FIRMWIDE EXPENSES											
FIRMWIDE STAFF SERVICES	2,000	1,120	-	1,760	2,880	(880)	144.00%	5,000	3,000	150.00%	73.61%
SUBTOTAL:	\$ 2,000	\$ 1,120	\$ -	\$ 1,760	\$ 2,880	\$ (880)	144.00%	\$ 5,000	3,000	150.00%	73.61%
*TOTAL FIRMWIDE EXPENSES	\$ 224,000	\$ 122,402	\$ 1,452	\$ 13,717	\$ 137,571	\$ 86,429	61.42%	\$ 212,000	(12,000)	-5.36%	54.10%
HUMAN RESOURCES	\$ 695,104	\$ 452,403	\$ 1,452	\$ 55,132	\$ 508,987	\$ 186,117	73.22%	\$ 716,132	21,028	3.03%	40.70%

BATTERY PARK CITY AUTHORITY: FY 22 INTERNAL AUDIT BUDGET

DEPARTMENT	FY21 APPROVED BUDGET & ACTUAL SPENDING							FY22 TO FY21 BUDGET COMPARISON			
	FY21 Budget	Actual through 9/30/21	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/21	Actual FY21 Expenses	\$ Under / (Over) Budget	% Budget Used	FY22 Budget	\$ Change from FY21 Approved Budget	% Change from FY21 Approved Budget	% Change from FY21 Actual Expenses
INTERNAL AUDIT											
MANAGEMENT CONSULTANT	300,000	277,907	7,198	15,000	300,105	(105)	100.04%	300,000	\$ -	0.00%	-0.03%
INTERNAL AUDIT	\$ 300,000	\$ 277,907	\$ 7,198	\$ 15,000	\$ 300,105	\$ (105)	100.04%	\$ 300,000	\$ -	0.00%	-0.03%

BATTERY PARK CITY AUTHORITY: FY 22 LEGAL BUDGET

DEPARTMENT	FY21 APPROVED BUDGET & ACTUAL SPENDING							FY22 TO FY21 BUDGET COMPARISON			
	FY21 Budget	Actual through 9/30/21	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/21	Actual FY21 Expenses	\$ Under / (Over) Budget	% Budget Used	FY22 Budget	\$ Change from FY21 Approved Budget	% Change from FY21 Approved Budget	% Change from FY21 Actual Expenses
LEGAL											
BOOKS, PRINT & ONLINE MEDIA	\$ 20,000	\$ 21,508	\$ -	\$ -	\$ 21,508	\$ (1,508)	107.54%	\$ 20,000	\$ -	0.00%	-7.01%
CONTINUING EDUCATION - LEGAL	500	-	-	-	-	500	0.00%	500	-	0.00%	0.00%
DUES & FEES - LEGAL	3,000	-	-	-	-	3,000	0.00%	3,000	-	0.00%	0.00%
MESSENGER	500	-	-	-	-	500	0.00%	500	-	0.00%	0.00%
MISC- LEGAL	300	-	827	-	827	(527)	275.67%	300	-	0.00%	-63.72%
PAYROLL- LEGAL	1,212,020	969,804	-	98,240	1,068,044	143,976	88.12%	1,299,637	87,617	7.23%	21.68%
TRAVEL & MEETING EXPENSES- LEGAL	1,000	-	-	-	-	1,000	0.00%	1,000	-	0.00%	0.00%
SUBTOTAL: LEGAL OPERATING EXPENSES	\$ 1,237,320	\$ 991,312	\$ 827	\$ 98,240	\$ 1,090,379	\$ 146,941	88.12%	\$ 1,324,937	87,617	7.08%	21.51%
EXTERNAL LAW FIRMS											
EXTERNAL LAW FIRMS	1,700,000	217,877	-	781,314	999,191	700,809	58.78%	1,300,000	(400,000)	-23.53%	30.11%
REAL ESTATE CONSULTANTS	1,014,000	225,329	-	238,119	463,448	550,552	45.70%	700,000	(314,000)	-30.97%	51.04%
SUBTOTAL: EXTERNAL LAW FIRM EXPENSE	\$ 2,714,000	\$ 443,206	\$ -	\$ 1,019,433	\$ 1,462,639	\$ 1,251,361	53.89%	\$ 2,000,000	(714,000)	-26.31%	36.74%
LEGAL	\$ 3,951,320	\$ 1,434,518	\$ 827	\$ 1,117,673	\$ 2,553,018	\$ 1,398,302	64.61%	\$ 3,324,937	(626,383)	-15.85%	30.24%

BATTERY PARK CITY AUTHORITY: FY 22 MAINTENANCE BUDGET

DEPARTMENT	FY21 APPROVED BUDGET & ACTUAL SPENDING							FY22 TO FY21 BUDGET COMPARISON			
	FY21 Budget	Actual through 9/30/21	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/21	Actual FY21 Expenses	\$ Under / (Over) Budget	% Budget Used	FY22 Budget	\$ Change from FY21 Approved Budget	% Change from FY21 Approved Budget	% Change from FY21 Actual Expenses
MAINTENANCE											
PAYROLL-FULLTIME	\$ 2,432,061	\$ 2,135,170	\$ -	\$ 230,082	\$ 2,365,252	\$ 66,809	97.25%	\$ 2,505,210	\$ 73,149	3.01%	5.92%
PAYROLL-HOURLY	216,565	30,759	-	6,800	37,559	179,006	17.34%	216,565	-	0.00%	476.60%
ELECTRIC UTILITIES	125,000	145,822	-	-	145,822	(20,822)	116.66%	125,000	-	0.00%	-14.28%
WATER UTILITIES	275,000	458,326	-	75,000	533,326	(258,326)	193.94%	450,000	175,000	63.64%	-15.62%
GAS UTILITIES	1,500	420	-	-	420	1,080	28.00%	1,500	-	0.00%	257.14%
CLEANING SUPPLIES	61,000	43,802	17,230	-	61,032	(32)	100.05%	68,000	7,000	11.48%	11.42%
ELECTRICAL SUPPLIES	43,500	38,686	3,983	11,934	54,603	(11,103)	125.52%	43,500	-	0.00%	-20.33%
EQUIPMENT MAINT/REPAIRS	25,000	8,687	1	-	8,688	16,312	34.75%	25,000	-	0.00%	187.75%
EQUIPMENT MAINT/SUPPLIES	15,000	10,173	1,612	329	12,114	2,886	80.76%	15,000	-	0.00%	23.82%
FUEL	15,000	12,150	-	1,300	13,450	1,550	89.67%	15,000	-	0.00%	11.52%
GARAGE RENTAL EXPENSES	5,000	2,458	-	2,542	5,000	-	100.00%	5,000	-	0.00%	0.00%
HQ MAINTENANCE	80,000	65,440	796	2,500	68,736	11,264	85.92%	80,000	-	0.00%	16.39%
LEASE EQUIPMENT	1,000	8,897	-	-	8,897	(7,897)	889.70%	1,000	-	0.00%	-88.76%
MAINTENANCE SUPPLIES	30,000	25,310	4,630	90	30,030	(30)	100.10%	30,000	-	0.00%	-0.10%
PAINT SUPPLIES	7,000	7,047	-	-	7,047	(47)	100.67%	7,000	-	0.00%	-0.67%
PARK HOUSE BLDG	15,000	2,445	5,813	3,800	12,058	2,942	80.39%	15,000	-	0.00%	24.40%
PLUMBING SERVICE/REPAIRS	25,000	1,750	-	-	1,750	23,250	7.00%	25,000	-	0.00%	1328.57%
PLUMBING SUPPLIES	22,000	18,229	3,770	-	21,999	1	100.00%	22,000	-	0.00%	0.00%
SECURITY - EQUIPMENT AND SUPPLIES	15,000	11,800	2,951	-	14,751	249	98.34%	15,000	-	0.00%	1.69%
SITE MATERIALS/SUPPLIES	47,000	41,437	5,406	-	46,843	157	99.67%	47,000	-	0.00%	0.34%
SITE STRUCTURE MAINT/REPAIRS	50,000	23,601	13,356	2,500	39,457	10,543	78.91%	50,000	-	0.00%	26.72%
TRASH REMOVAL	7,500	23,211	-	-	23,211	(15,711)	309.48%	25,000	17,500	233.33%	7.71%
TRAVEL & MEETINGS	3,075	1,765	-	-	1,765	1,310	57.40%	3,075	-	0.00%	74.22%
UNIFORMS	12,000	5,677	6,215	-	11,892	108	99.10%	12,000	-	0.00%	0.91%
VEHICLE MAINT/REPAIRS	23,000	22,764	-	236	23,000	-	100.00%	23,000	-	0.00%	0.00%
MAINTENANCE	\$ 3,552,201	\$ 3,145,826	\$ 65,763	\$ 337,113	\$ 3,548,702	\$ 3,499	99.90%	\$ 3,824,850	272,649	7.68%	7.78%

BATTERY PARK CITY AUTHORITY: FY 22 MIS BUDGET

DEPARTMENT	FY21 APPROVED BUDGET & ACTUAL SPENDING							FY22 TO FY21 BUDGET COMPARISON			
	FY21 Budget	Actual through 9/30/21	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/21	Actual FY21 Expenses	\$ Under / (Over) Budget	% Budget Used	FY22 Budget	\$ Change from FY21 Approved Budget	% Change from FY21 Approved Budget	% Change from FY21 Actual Expenses
MIS											
PAYROLL	531,795	443,531	-	52,591	496,122	35,673	93.29%	538,332	6,537	1.23%	8.51%
OPERATING EXPENSES	\$ 531,795	\$ 443,531	\$ -	\$ 52,591	\$ 496,122	\$ 35,673	93.29%	\$ 538,332	6,537	1.23%	8.51%
IT RELATED EXPENSES											
CONSULTANTS IT											
OTHER IT CONSULTANTS	50,000	107,560	-	-	107,560	(57,560)	215.12%	442,000	392,000	784.00%	310.93%
TOTAL CONSULTANTS:	\$ 50,000	\$ 107,560	\$ -	\$ -	\$ 107,560	\$ (57,560)	215.12%	\$ 442,000	392,000	784.00%	310.93%
INTERNET SERVICES											
INTERNET CONNECTIVITY	204,570	134,959	-	-	134,959	69,611	65.97%	210,570	6,000	2.93%	56.03%
WEB HOSTING & DOMAIN SERVICES	49,346	63,404	-	2,581	65,985	(16,639)	133.72%	53,286	3,940	7.98%	-19.25%
WIRELESS SERVICES IN BPC PARKS	35,000	35,000	-	-	35,000	-	100.00%	35,000	-	0.00%	0.00%
TOTAL INTERNET SERVICES:	\$ 288,916	\$ 233,363	\$ -	\$ 2,581	\$ 235,944	\$ 52,972	81.67%	\$ 298,856	9,940	3.44%	26.66%
SYSTEMS & SOFTWARE											
SOFTWARE LICENSES	117,845	114,869	57,334	-	172,203	(54,358)	146.13%	233,987	116,142	98.55%	35.88%
TOTAL SYSTEMS/SOFTWARE:	\$ 117,845	\$ 114,869	\$ 57,334	\$ -	\$ 172,203	\$ (54,358)	146.13%	\$ 233,987	116,142	98.55%	35.88%
MAINTENANCE ON MISC. EQUIPMENT											
MAINTENANCE- IT EQUIPMENT	113,168	92,581	5,491	-	98,072	15,096	86.66%	41,700	(71,468)	-63.15%	-57.48%
TOTAL MISCELLANEOUS EQUIPMENT:	\$ 113,168	\$ 92,581	\$ 5,491	\$ -	\$ 98,072	\$ 15,096	86.66%	\$ 41,700	(71,468)	-63.15%	-57.48%
* TOTAL IT OPERATING EXPENSES:	\$ 569,929	\$ 548,373	\$ 62,825	\$ 2,581	\$ 613,779	\$ (43,850)	107.69%	\$ 1,016,543	446,614	78.36%	65.62%
MIS	\$ 1,101,724	\$ 991,904	\$ 62,825	\$ 55,172	\$ 1,109,901	\$ (8,177)	100.74%	\$ 1,554,875	453,151	41.13%	40.09%

BATTERY PARK CITY AUTHORITY: FY 22 OFFICE MANAGEMENT BUDGET

DEPARTMENT	FY21 APPROVED BUDGET & ACTUAL SPENDING							FY22 TO FY21 BUDGET COMPARISON			
	FY21 Budget	Actual through 9/30/21	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/21	Actual FY21 Expenses	\$ Under / (Over) Budget	% Budget Used	FY22 Budget	\$ Change from FY21 Approved Budget	% Change from FY21 Approved Budget	% Change from FY21 Actual Expenses
OFFICE MANAGEMENT											
PAYROLL	\$ 390,822	\$ 313,833	\$ -	\$ 41,883	355,716	\$ 35,106	91.02%	\$ 391,217	\$ 395	0.10%	9.98%
MISCELLANEOUS EXPENSES	1,000	17,339	529		17,868	(16,868)	1786.80%	1,500	500	50.00%	-91.61%
TOTAL DEPARTMENT SPECIFIC COSTS	391,822	331,172	529	41,883	373,584	18,238	95.35%	392,717	895	0.23%	5.12%
OFFICE SERVICES											
FIRMWIDE OFFICE CLEANING SERVICE	68,000	64,524	-	5,954	70,478	(2,478)	103.64%	78,000	10,000	14.71%	10.67%
FIRMWIDE OFFICE STORAGE	16,000	4,995	-	8,000	12,995	3,005	81.22%	22,000	6,000	37.50%	69.30%
MAIN OFFICE CABLE TV SERVICE	2,000	1,820	-	159	1,979	21	98.95%	2,000	-	0.00%	1.06%
MISC FIRMWIDE OFFICE SERVICES	4,000	3,794	-	3,300	7,094	(3,094)	177.35%	11,600	7,600	190.00%	63.52%
PHOTOCOPY, SCAN & POSTAGE EQUIP LEASES	3,300	2,451	-	-	2,451	849	74.27%	12,660	9,360	283.64%	416.52%
TELEPHONE	165,000	183,164	-	16,000	199,164	(34,164)	120.71%	150,000	(15,000)	-9.09%	-24.69%
SUBTOTAL:	258,300	260,748	-	33,413	294,161	(35,861)	113.88%	276,260	17,960	6.95%	-6.09%
OTHER FIRMWIDE EXPENSES											
FIRMWIDE OFFICE SUPPLIES	44,000	16,133	2,972	4,228	23,333	20,667	53.03%	45,000	1,000	2.27%	92.86%
FIRMWIDE CREDIT CARD & MEMBERSHIP FEES	150	190	-	-	190	(40)	126.67%	150	-	0.00%	-21.05%
POSTAGE	7,000	2,560	-	1,896	4,456	2,544	63.66%	8,000	1,000	14.29%	79.53%
SUBTOTAL:	51,150	18,883	2,972	6,124	27,979	23,171	54.70%	53,150	2,000	3.91%	89.96%

BATTERY PARK CITY AUTHORITY: FY 22 OPERATIONS BUDGET

DEPARTMENT	FY21 APPROVED BUDGET & ACTUAL SPENDING							FY22 TO FY21 BUDGET COMPARISON			
	FY21 Budget	Actual through 9/30/21	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/21	Actual FY21 Expenses	\$ Under / (Over) Budget	% Budget Used	FY22 Budget	\$ Change from FY21 Approved Budget	% Change from FY21 Approved Budget	% Change from FY21 Actual Expenses
OPERATIONS											
REVENUE:											
PERMIT FEES INCOME	\$ 200,000	255,245	-	-	255,245	(55,245)	127.62%	\$ 150,000	\$ (50,000)	-25.00%	0.00%
PERMIT FESS (REFUNDS)	-	-	-	-	-	-	0.00%	-	-	0.00%	0.00%
GRANT- ART FOR JUSTICE	-	-	-	-	-	-	0.00%	350,000	350,000	0.00%	0.00%
TOTAL REVENUE:	\$ 200,000	\$ 255,245	\$ -	\$ -	\$ 255,245	\$ (55,245)	127.62%	\$ 500,000	300,000	-25.00%	0.00%
OPERATING EXPENSES:											
BALLFIELD SUPPLIES & EQUIPMENT	6,000	4,563	-	1,098	5,661	339	94.35%	4,200	(1,800)	-30.00%	-25.81%
PAYROLL	624,889	553,651	-	69,254	622,905	1,984	99.68%	685,238	60,349	9.66%	10.01%
MISCELLANEOUS - PERMITS AND OTHER	150,000	3,057	-	-	3,057	146,943	2.04%	170,000	20,000	13.33%	5461.01%
COMMUNITY PARTNERSHIPS & INITIATIVES	150,000	85,432	-	52,500	137,932	12,068	91.95%	143,100	(6,900)	-4.60%	3.75%
COMMUNITY PROJECTS	216,450	107,875	-	93,781	201,656	14,794	93.17%	483,350	266,900	123.31%	139.69%
TOTAL OPERATING EXPENSES:	\$ 1,147,339	\$ 754,578	\$ -	\$ 216,633	\$ 971,211	\$ 176,128	84.65%	\$ 1,485,888	338,549	29.51%	52.99%
SERVICE AGREEMENTS											
ASPHALT GREEN COMMUNITY CENTER - UTILS.	300,000	278,576	-	21,424	300,000	-	100.00%	300,000	-	0.00%	0.00%
BPCA DOWNTOWN SERVICES	650,000	-	-	632,000	632,000	18,000	97.23%	632,000	(18,000)	-2.77%	0.00%
TOTAL SERVICE AGREEMENTS	\$ 950,000	\$ 278,576	\$ -	\$ 653,424	\$ 932,000	\$ 18,000	98.11%	\$ 932,000	(18,000)	-1.89%	0.00%
SITE SECURITY											
SECURITY - CONTRACTED	2,500,000	1,518,738	-	371,509	1,890,247	609,753	75.61%	2,450,000	(50,000)	-2.00%	29.61%
SECURITY- CAMERA AND FEEDS (EQUIP & SVC)	25,000	7,984	-	3,320	11,304	13,696	45.22%	25,000	-	0.00%	121.16%
MISCELLANEOUS EMERGENCY/SAFETY EQUIP.	5,000	10,081	3,678	-	13,759	(8,759)	275.18%	15,000	10,000	200.00%	9.02%
TOTAL SITE SECURITY EXPENSES	\$ 2,530,000	\$ 1,536,803	\$ 3,678	\$ 374,829	\$ 1,915,310	\$ 614,690	75.70%	\$ 2,490,000	(40,000)	-1.58%	30.01%
TOTAL OPERATIONS EXPENSES	\$ 4,627,339	\$ 2,569,957	\$ 3,678	\$ 1,244,886	\$ 3,818,521	\$ 808,818	82.52%	\$ 4,907,888	280,549	6.06%	28.53%
TOTAL OPERATIONS (NET)	\$ (4,427,339)	\$ (2,314,712)	\$ (3,678)	\$ (1,244,886)	\$ (3,563,276)	\$ (864,063)	80.48%	\$ (4,407,888)	19,451	-0.44%	23.70%

BATTERY PARK CITY AUTHORITY: FY 22 PROCUREMENT BUDGET

DEPARTMENT	FY21 APPROVED BUDGET & ACTUAL SPENDING							FY22 TO FY21 BUDGET COMPARISON			
	FY21 Budget	Actual through 9/30/21	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/21	Actual FY21 Expenses	\$ Under / (Over) Budget	% Budget Used	FY22 Budget	\$ Change from FY21 Approved Budget	% Change from FY21 Approved Budget	% Change from FY21 Actual Expenses
PROCUREMENT											
BPCA TRANSLATION SERVICES	\$ 25,000	\$ 3,679	\$ -	\$ -	\$ 3,679	\$ 21,321	14.72%	\$ 22,000	\$ (3,000)	-12.00%	497.99%
PAYROLL	527,773	479,976	-	62,650	542,626	(14,853)	102.81%	607,727	79,954	15.15%	12.00%
TRAVEL & MEETINGS	12,500	-	-	-	-	12,500	0.00%	10,000	(2,500)	-20.00%	0.00%
ADVERTISING	30,000	6,000	-	4,400	10,400	19,600	34.67%	24,000	(6,000)	-20.00%	130.77%
BPCA DIVERSITY PROGRAM- COMPETITIVE EDGE	20,000	10,000	-	10,000	20,000	-	100.00%	20,000	-	0.00%	0.00%
BPCA DIVERSITY PROGRAM-MWBE WORKSHOPS	79,800	14,242	5,000	8,500	27,742	52,058	34.76%	79,800	-	0.00%	187.65%
BACKGROUND AND INVESTIGATIONS	15,000	-	-	-	-	15,000	0.00%	10,000	(5,000)	-33.33%	0.00%
PROCUREMENT	\$ 710,073	\$ 513,897	\$ 5,000	\$ 85,550	\$ 604,447	\$ 105,626	85.12%	\$ 773,527	\$ 63,454	8.94%	27.97%

BATTERY PARK CITY AUTHORITY: FY 22 PROGRAMMING BUDGET

DEPARTMENT	FY21 APPROVED BUDGET & ACTUAL SPENDING							FY22 TO FY21 BUDGET COMPARISON			
	FY21 Budget	Actual through 9/30/21	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/21	Actual FY21 Expenses	\$ Under / (Over) Budget	% Budget Used	FY22 Budget	\$ Change from FY21 Approved Budget	% Change from FY21 Approved Budget	% Change from FY21 Actual Expenses
PROGRAMMING											
REVENUE:											
GRANTS - GENERAL	\$ 25,000	\$ 7,000	\$ -	\$ -	\$ 7,000	\$ 18,000	28.00%	\$ 25,000	\$ -	0.00%	0.00%
CHESS FEES	4,000	-	-	-	-	4,000	0.00%	4,000	-	0.00%	0.00%
ART PORTFOLIO DEVELOPMENT / TEEN PROGRAMS	6,000	-	-	-	-	6,000	0.00%	6,000	-	0.00%	0.00%
INDOOR PRESCHOOL PLAY	5,400	-	-	-	-	5,400	0.00%	-	(5,400)	-100.00%	0.00%
6 RIVER TERRACE RENTAL REVENUE	15,000	400	-	-	400	14,600	2.67%	7,500	(7,500)	-50.00%	0.00%
PERMIT FEES (REFUNDS)	-	(600)	-	-	(600)	600	0.00%	-	-	0.00%	-100.00%
TOTAL REVENUE:	\$ 55,400	\$ 6,800	\$ -	\$ -	\$ 6,800	\$ 48,600	12.27%	\$ 42,500	(12,900)	-23.29%	0.00%
EXPENSES:											
PAYROLL-FULLTIME	716,882	660,204	-	84,830	745,034	(28,152)	103.93%	808,463	91,581	12.77%	0.00%
PAYROLL-PARTTIME	246,231	81,345	-	9,909	91,254	154,977	37.06%	199,306	(46,925)	-19.06%	118.41%
6 RIVER TERRACE	12,500	3,341	1,523	-	4,864	7,636	38.91%	7,500	(5,000)	-40.00%	54.19%
ART SUPPLIES	22,500	5,104	440	-	5,544	16,956	24.64%	19,000	(3,500)	-15.56%	242.71%
CREDIT CARD PROCESSING FEES	2,750	1,060	-	-	1,060	1,690	38.55%	2,500	(250)	-9.09%	135.85%
CLASS DEVELOPMENT SUPPLIES	1,500	-	-	-	-	1,500	0.00%	1,500	-	0.00%	0.00%
CONSULTANT OTHER	5,000	2,440	-	-	2,440	2,560	48.80%	3,000	(2,000)	-40.00%	22.95%
FISHING SUPPLIES	4,500	-	-	500	500	4,000	11.11%	4,500	-	0.00%	0.00%
GARDENING SUPPLIES	4,000	1,357	834	266	2,457	1,543	61.43%	4,000	-	0.00%	62.80%
MUSIC SUPPLIES	5,000	1,824	-	-	1,824	3,176	36.48%	4,000	(1,000)	-20.00%	119.30%
PERFORMANCE FEES	345,500	133,595	8,200	5,300	147,095	198,405	42.57%	334,078	(11,422)	-3.31%	127.12%
PLAY EQUIPMENT SUPPLIES	6,050	-	-	-	-	6,050	0.00%	6,050	-	0.00%	0.00%
POSTAGE	16,200	7,861	-	-	7,861	8,339	48.52%	16,200	-	0.00%	106.08%
PRINTING	51,333	12,256	-	-	12,256	39,077	23.88%	50,000	(1,333)	-2.60%	307.96%
PROGRAM ASSOCIATED COSTS	11,000	638	-	-	638	10,362	5.80%	7,000	(4,000)	-36.36%	997.18%
SPORTS SUPPLIES	10,000	2,889	-	-	2,889	7,111	28.89%	10,000	-	0.00%	246.14%
SWEDISH MIDSUMMER FESTIVAL	23,500	8,307	-	-	8,307	15,193	35.35%	23,500	-	0.00%	182.89%
TRAVEL & MEETINGS	1,000	-	-	-	-	1,000	0.00%	1,000	-	0.00%	0.00%
UNIFORMS	6,000	4,094	-	-	4,094	1,906	68.23%	6,000	-	0.00%	46.56%
TOTAL EXPENSES:	\$ 1,491,446	\$ 926,315	\$ 10,997	\$ 100,805	\$ 1,038,117	\$ 453,329	69.60%	\$ 1,507,597	16,151	1.08%	45.22%
PROGRAMMING NET GAIN (LOSS)	\$ (1,436,046)	\$ (919,515)	\$ (10,997)	\$ (100,805)	\$ (1,031,317)	\$ (404,729)	71.82%	\$ (1,465,097)	(29,051)	2.02%	42.06%

BATTERY PARK CITY AUTHORITY: FY 22 PUBLIC INFORMATION BUDGET

DEPARTMENT	FY21 APPROVED BUDGET & ACTUAL SPENDING							FY22 TO FY21 BUDGET COMPARISON			
	FY21 Budget	Actual through 9/30/21	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/21	Actual FY21 Expenses	\$ Under / (Over) Budget	% Budget Used	FY22 Budget	\$ Change from FY21 Approved Budget	% Change from FY21 Approved Budget	% Change from FY21 Actual Expenses
PUBLIC INFORMATION											
BOOKS, PRINT & ONLINE MEDIA	\$ 10,000	\$ 6,123	\$ -	\$ -	\$ 6,123	\$ 3,877	61.23%	\$ 10,000	\$ -	0.00%	63.32%
MISCELLANEOUS EXPS	2,000	-	-	-	-	2,000	0.00%	2,000	-	0.00%	0.00%
PAYROLL	184,368	145,131	-	24,705	169,836	14,532	92.12%	187,575	3,207	1.74%	10.45%
TRAVEL & MEETINGS	1,000	35	-	-	35	965	3.50%	1,000	-	0.00%	2757.14%
PHOTOGRAPHY (PERMITS/OTHER)	9,000	1,934	4,009	-	5,943	3,057	66.03%	9,000	-	0.00%	51.44%
PRINTING	2,500	-	-	-	-	2,500	0.00%	2,500	-	0.00%	0.00%
ADVERTISING	90,000	85,832	9,550	-	95,382	(5,382)	105.98%	190,000	100,000	111.11%	99.20%
SPECIAL PROJECTS	1,500	372	-	-	372	1,128	24.80%	1,500	-	0.00%	303.23%
COMMUNITY PROJECTS/SPECIAL EVENTS	20,000	4,275	101	-	4,376	15,624	21.88%	20,000	-	0.00%	357.04%
DOWNTOWN COMMUNITY/NETWORKING	8,000	-	-	-	-	8,000	0.00%	8,000	-	0.00%	0.00%
WEBCASTING SERVICES	65,000	14,693	-	-	14,693	50,307	22.60%	65,000	-	0.00%	342.39%
WEB HOSTING & DOMAIN SERVICES	25,000	18,632	-	-	18,632	6,368	74.53%	25,000	-	0.00%	34.18%
PUBLIC INFORMATION	\$ 418,368	\$ 277,027	\$ 13,660	\$ 24,705	\$ 315,392	\$ 102,976	75.39%	\$ 521,575	\$ 103,207	24.67%	65.37%

BATTERY PARK CITY AUTHORITY: FY 22 REAL PROPERTY & MANAGEMENT BUDGET

DEPARTMENT	FY21 APPROVED BUDGET & ACTUAL SPENDING							FY22 TO FY21 BUDGET COMPARISON			
	FY21 Budget	Actual through 9/30/21	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/21	Actual FY21 Expenses	\$ Under / (Over) Budget	% Budget Used	FY22 Budget	\$ Change from FY21 Approved Budget	% Change from FY21 Approved Budget	% Change from FY21 Actual Expenses
REAL PROPERTY											
GENERAL EXPENSES											
ONLINE MEDIA/SOFTWARE	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000	0.00%	\$ -	\$ (20,000)	-100.00%	0.00%
MISCELLANEOUS EXPENSES	2,000	1	-	-	1	1,999	0.05%	2,000	-	0.00%	199900.00%
PAYROLL	1,550,782	1,153,838	-	151,409	1,305,247	245,535	84.17%	1,837,195	286,413	18.47%	40.75%
PLAN DOCUMENT/DRAWING CONTROL	30,000	-	-	-	-	30,000	0.00%	60,000	30,000	100.00%	0.00%
CONTINUING EDUCATION	10,000	-	-	-	-	10,000	0.00%	-	(10,000)	-100.00%	0.00%
TRAVEL AND MEETINGS	5,500	20	-	-	20	5,480	0.36%	8,000	2,500	45.45%	39900.00%
SUBTOTAL GENERAL EXPENSES	\$ 1,618,282	\$ 1,153,859	\$ -	\$ 151,409	\$ 1,305,268	\$ 313,014	80.66%	\$ 1,907,195	288,913	17.85%	46.12%
DESIGN EXPENSES											
GENERAL PLANNING & CONSULTING	700,000	144,172	109,714	-	253,886	446,114	36.27%	550,000	(150,000)	-21.43%	116.63%
SUBTOTAL DESIGN EXPENSES	\$ 700,000	\$ 144,172	\$ 109,714	\$ -	\$ 253,886	\$ 446,114	36.27%	\$ 550,000	(150,000)	-21.43%	116.63%
PROPERTY/SITE MAINTENANCE											
BALLFIELD MAINTENANCE 23/24	30,000	22,800	-	-	22,800	7,200	76.00%	30,000	-	0.00%	31.58%
PROPERTY MANAGEMENT	175,000	1,924	-	-	1,924	173,076	1.10%	100,000	(75,000)	-42.86%	5097.51%
BUILDING MAINTENANCE/SERVICE CONTRACTS	200,000	33,897	-	15,000	48,897	151,103	24.45%	310,000	110,000	55.00%	533.99%
REGULATORY/PERMIT/CERTIFICATION FEES	5,000	586	-	-	586	4,414	11.72%	2,000	(3,000)	-60.00%	241.30%
INSPECTIONS/TESTING	40,000	5,107	-	-	5,107	34,893	12.77%	15,000	(25,000)	-62.50%	193.71%
STORAGE COSTS BPCA/BPCPC	62,000	36,000	4,944	-	40,944	21,056	66.04%	44,944	(17,056)	-27.51%	9.77%
SUBTOTAL SITE MANAGEMENT	\$ 512,000	\$ 100,314	\$ 4,944	\$ 15,000	\$ 120,258	\$ 391,742	23.49%	\$ 501,944	(10,056)	-1.96%	317.39%
REAL PROPERTY	\$ 2,830,282	\$ 1,398,345	\$ 114,658	\$ 166,409	\$ 1,679,412	\$ 1,150,870	59.34%	\$ 2,959,139	128,857	4.55%	76.20%

BATTERY PARK CITY AUTHORITY: FY 22 EASTERN BORDER BUDGET

DEPARTMENT	FY21 APPROVED BUDGET & ACTUAL SPENDING							FY22 TO FY21 BUDGET COMPARISON			
	FY21 Budget	Actual through 9/30/21	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/21	Actual FY21 Expenses	\$ Under / (Over) Budget	% Budget Used	FY22 Budget	\$ Change from FY21 Approved Budget	% Change from FY21 Approved Budget	% Change from FY21 Actual Expenses
EASTERN BORDER											
Payroll - Fulltime	\$ 215,648	\$ 112,222	\$ -	\$ 13,322	\$ 125,544	\$ 90,104	58.22%	\$ 219,104	\$ 3,456	1.60%	74.52%
Payroll - Hourly	118,843	14,046	-	1,504	15,550	103,293	13.08%	118,843	-	0.00%	664.26%
Allocated Benefits	36,960	-	-	-	-	36,960	0.00%	33,504	(3,456)	-9.35%	0.00%
Median Cleaning	500,000	235,440	-	187,888	423,328	76,672	84.67%	500,000	-	0.00%	18.11%
Landscaping (Trees & Shrubs)	42,000	21,374	11,121	-	32,495	9,505	77.37%	42,000	-	0.00%	29.25%
Cleaning Supplies	1,000	-	1,002	-	1,002	(2)	100.20%	1,000	-	0.00%	-0.20%
Electrical Maint/Repair	5,000	-	-	-	-	5,000	0.00%	5,000	-	0.00%	0.00%
Electrical Supplies	2,500	1,945	-	-	1,945	555	77.80%	2,500	-	0.00%	28.53%
Electric Utilities	2,000	-	-	-	-	2,000	0.00%	2,000	-	0.00%	0.00%
Fuel	275	-	-	-	-	275	0.00%	275	-	0.00%	0.00%
Maintenance Supplies	800	846	-	-	846	(46)	105.75%	800	-	0.00%	-5.44%
Plumbing Service/Repairs	6,750	-	-	4,700	4,700	2,050	69.63%	6,750	-	0.00%	0.00%
Plumbing Supplies	1,000	327	-	-	327	673	32.70%	1,000	-	0.00%	205.81%
Safety/Security Supplies	500	845	-	-	845	(345)	169.00%	500	-	0.00%	-40.83%
Site Materials/Supplies	5,000	6,380	-	-	6,380	(1,380)	127.60%	5,000	-	0.00%	-21.63%
Travel & Meetings	600	-	-	-	-	600	0.00%	600	-	0.00%	0.00%
Trash Removal	1,000	-	500	-	500	500	50.00%	1,000	-	0.00%	100.00%
Uniforms	475	-	-	-	-	475	0.00%	475	-	0.00%	0.00%
Vehicle Maint/Repair	1,200	1,152	-	-	1,152	48	96.00%	1,200	-	0.00%	4.17%
Water Utilities	32,383	16,422	-	-	16,422	15,961	50.71%	32,383	-	0.00%	97.19%
Classico (basic trash removal cost)	276,066	246,485	-	-	246,485	29,581	89.28%	276,066	-	0.00%	12.00%
EASTERN BORDER	\$ 1,250,000	\$ 657,484	\$ 12,623	\$ 207,414	\$ 877,521	\$ 372,479	70.20%	\$ 1,250,000	-	0.00%	42.45%

BATTERY PARK CITY AUTHORITY: FY 22 TRIBECA BRIDGE BUDGET

DEPARTMENT	FY21 APPROVED BUDGET & ACTUAL SPENDING							FY22 TO FY21 BUDGET COMPARISON			
	FY21 Budget	Actual through 9/30/21	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/21	Actual FY21 Expenses	\$ Under / (Over) Budget	% Budget Used	FY22 Budget	\$ Change from FY21 Approved Budget	% Change from FY21 Approved Budget	% Change from FY21 Actual Expenses
TRIBECA BRIDGE											
PAYROLL	\$ 59,615	\$ 32,446	\$ -	\$ 2,873	\$ 35,319	\$ 24,296	59.25%	\$ 59,615	\$ -	0.00%	68.79%
ALLOCATED BENEFITS	24,000	-	-	-	-	24,000	0.00%	24,000	-	0.00%	0.00%
CLEANING SUPPLIES	1,500	1,438	-	-	1,438	62	95.87%	1,500	-	0.00%	4.31%
ELECTRIC UTILITIES	5,500	2,837	-	-	2,837	2,663	51.58%	5,500	-	0.00%	93.87%
ELECTRICAL SUPPLIES	2,000	-	1,480	-	1,480	520	74.00%	2,000	-	0.00%	35.14%
EQUIPMENT MAINT/REPAIRS	500	276	-	-	276	224	55.20%	500	-	0.00%	81.16%
MAINTENANCE SUPPLIES	1,000	996	-	-	996	4	99.60%	1,000	-	0.00%	0.40%
PAINT SUPPLIES	1,000	873	-	-	873	127	87.30%	1,000	-	0.00%	14.55%
PLUMBING SERVICE/REPAIRS	500	-	-	-	-	500	0.00%	500	-	0.00%	0.00%
SAFETY/SECURITY SUPPLIES	500	686	-	-	686	(186)	137.20%	500	-	0.00%	-27.11%
SITE STRUCTURE MAINT/REPAIR	5,000	-	-	-	-	5,000	0.00%	5,000	-	0.00%	0.00%
WATER UTILITIES	450	-	-	-	-	450	0.00%	450	-	0.00%	0.00%
TRIBECA BRIDGE	\$ 101,565	\$ 39,552	\$ 1,480	\$ 2,873	\$ 43,905	\$ 57,660	43.23%	\$ 101,565	-	0.00%	131.33%

BATTERY PARK CITY AUTHORITY: FY 22 WEST THAMES BRIDGE BUDGET

DEPARTMENT	FY21 APPROVED BUDGET & ACTUAL SPENDING							FY22 TO FY21 BUDGET COMPARISON			
	FY21 Budget	Actual through 9/30/21	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/21	Actual FY21 Expenses	\$ Under / (Over) Budget	% Budget Used	FY22 Budget	\$ Change from FY21 Approved Budget	% Change from FY21 Approved Budget	% Change from FY21 Actual Expenses
WEST THAMES BRIDGE											
PAYROLL	\$ 47,173	\$ 41,520	\$ -	\$ 4,787	\$ 46,307	\$ 866	98.16%	\$ 49,060	\$ 1,887	4.00%	5.95%
ALLOCATED BENEFITS	-	-	-	-	-	-	0.00%	-	-	0.00%	0.00%
CLEANING SUPPLIES	1,000	971	-	-	971	29	97.10%	1,000	-	0.00%	2.99%
ELECTRICAL SUPPLIES	750	303	-	-	303	447	40.40%	750	-	0.00%	147.52%
MAINTENANCE SUPPLIES	1,500	1,338	456	-	1,794	(294)	119.60%	1,500	-	0.00%	-16.39%
PAINT SUPPLIES	300	263	-	-	263	37	87.67%	1,000	700	233.33%	280.23%
PLUMBING SUPPLIES	1,500	1,500	-	-	1,500	-	100.00%	1,500	-	0.00%	0.00%
SAFETY/SECURITY SUPPLIES	100	-	-	-	-	100	0.00%	100	-	0.00%	0.00%
WEST THAMES BRIDGE	\$ 52,323	\$ 45,895	\$ 456	\$ 4,787	\$ 51,138	\$ 1,185	97.73%	\$ 54,910	2,587	4.94%	7.38%

Summary of Fiscal Year 2022 and 2021 Budget by Category

Change Budget Year over Year				
Category	FY 22	FY 21	\$ Increase/ (Decrease)	% Increase/ (Decrease)
Salaries + Wages	13,621,576	12,864,258	757,318	5.89%
Corporate Liability Insurance	5,161,016	4,714,700	446,316	9.47%
Employee Benefits	4,696,000	4,580,837	115,163	2.51%
Site Security Costs	2,475,000	2,525,000	(50,000)	-1.98%
Legal Professional Fees	2,000,000	2,714,000	(714,000)	-26.31%
Office Rent	1,565,000	-	1,565,000	100.00%
Other Operating Expenses	1,562,466	1,468,173	94,293	6.42%
Other Professional Fees	1,042,000	1,042,000	-	0.00%
IT Professional Fees	1,016,543	569,929	446,614	78.36%
Real Property Professional Fees	960,000	1,075,000	(115,000)	-10.70%
Downtown Alliance / Asphalt Green	932,000	950,000	(18,000)	-1.89%
Utilities	823,000	648,000	175,000	27.01%
Park Operations	809,075	757,075	52,000	6.87%
Finance Professional Services	792,000	782,000	10,000	1.28%
Community Projects	654,450	394,450	260,000	65.91%
200 Rector Security Office & Community Space Rent	200,467	200,467	-	0.00%
Firmwide Training	70,000	82,000	(12,000)	-14.63%
Online Software	64,250	84,250	(20,000)	-23.74%
Total	38,444,843	35,452,139	2,992,704	8.44%

FY 22 Notes:

The proposed FY22 departmental operating budget reflects an increase in operating expenses above the FY21 budget of approximately \$3.0 million (8.4%). However, \$2.0 million of this increase is related to BPCA office rent which is now included as part of our operating budget (it was previously netted against revenues) to more accurately reflect expenses, and public art expenditures that will be covered fully by a grant. Excluding these items the departmental operating budget increase would be 3.0%.

<u>FY-22 PIER-A OPERATING BUDGET</u>		
	<u>FY-22 BUDGET**</u>	<u>FY-21 BUDGET</u>
OPERATING REVENUE *	\$ -	\$ -
OPERATING EXPENSES:		
PIER A - PROPERTY INSURANCE	186,022	167,277
BUILDING MAINTENANCE/SERVICE CONTRACTS	302,100	2,750,000
TOTAL EXPENSES	\$ 488,122	\$ 2,917,277
NET OPERATING GAIN (LOSS)	\$ (488,122)	\$ (2,917,277)
<p>* Fiscal Year 2022 budget reflects the Authority having sole responsibility for Pier-A. ** Fiscal Year is from November 1, 2021 to October 31, 2022</p>		

2021 Capital Activity

The Authority utilized its 2021 Capital Budget to fund a variety of planning and infrastructure projects aimed at preserving and enhancing the Authority’s physical assets. Projects that were not completed or delayed will be carried over to the 2022 Capital Budget.

- I. Completed/Substantially Completed Projects
 - a. Pylon/Glass Bench Restoration – Construction
 - b. Hurricane Maria Memorial – Construction
 - c. Empire Trail Gateway – Construction
 - d. Phase 7 Pile Remediation, Part 1 – Construction
 - e. West Thames Bridge – Western Site Restoration – Construction;¹ and
 - f. Metals Restoration Assessment South Neighborhood – Assessment.

- II. In-Progress Projects
 - a. Phase 7 Pile Remediation, Part 2 – Construction;
 - b. Ballfield/Community Center Resiliency – Construction;
 - c. Police Memorial Expansion – Construction;
 - d. Ballfield Terrace Waterproofing – Construction;
 - e. Wayfinding Signage – Construction;
 - f. South Battery Park City Resiliency – Design and Engineering;
 - g. North/West Battery Park City Resiliency – Project Definition & EIS; and
 - h. Pier A Structural Repair – Design.

- III. Commenced Projects/Projects in Procurement
 - a. Physical Site Security – Design;
 - b. Pier A Piping Replacement – Construction;

2022 Capital Activity

In 2022, the Real Property Department proposes to continue and/or complete the in-progress and commenced projects/projects in procurement and to begin certain new projects. Significant expected milestones are expected to include the completion of the Ballfield/Community Center Resiliency Project, the commencement of construction on the South BPC Resiliency Project, and the selection a progressive design-build contractor for and commencement of design on the North/West BPC Resiliency Project. Other capital expenditures will continue with the Authority’s emphasis on protection and enhancement of Battery Park City’s assets and infrastructure, as well as planning for the current and future needs of the neighborhood. New 2021 capital projects would be funded from allocated 2013 and 2019 bond proceeds and other sources to be determined. Planned projects include:

- I. Phase 7 Pile Remediation, Part 2 – Completion of Construction;
- II. North/West BPCA Resiliency – Project Definition, Selection of Contractor, Commencement of Design;
- III. South Battery Park City Resiliency – EIS Completion and Commencement of Construction;
- IV. Ball Field/Community Center Resiliency – Completion of Construction;

- V. Police Memorial Expansion – Completion of Construction;
- VI. Wayfinding Signage – Completion of Construction;
- VII. South End Avenue Streetscape Design – Commencement of Design and Engineering;
- VIII. North Grid Electrical Upgrade – Performance of Design and Commencement of Construction;
- IX. Streetscape Security – Performance of Design and Commencement of Construction;
- X. Street Light Conversion/Smart Technology – Performance of Design and Commencement of Construction;
- XI. Pier A --
 - a. Structural Repair (Commencement/Completion of Construction),
 - b. Piping Replacement (Commencement/Completion of Construction), and
 - c. Window and Rail Restoration (Commencement of Construction);
- XII. Parks Irrigation Upgrade – Performance of Design/Commencement of Construction;
- XIII. Minor Facilities Upgrades – Performance of Design and Construction;
- XIV. Environmental Education Center – Commencement of Design;
- XV. South Cove Quay and Electrical Restoration – Performance of Construction;
- XVI. Murray Street Triangle – Performance of Assessment and Commencement of Design; and
- XVII. Esplanade Granite/Asphalt Paver Restoration – Performance of Design and Commencement of Construction; and
- XVIII. Metals Restoration (South) – Performance of Design and Commencement of Construction.

FY-22 Capital Budget

#	Capital Project *	FY-22 Amount	Source of Funding			Notes
			Pier A Reserves	Bond Funds	To Be Determined	
Resiliency Program						
1	North and West Resiliency (Progressive Design Build)	19,000,000		9,049,429	9,950,571	A
2	South BPC Resiliency	18,000,000		18,000,000	-	
3	Ball Field Resiliency	2,200,000		2,200,000	-	
4	Wagner Park Env Education Ctr	100,000		100,000	-	
	Resiliency Program Subtotal	39,300,000	-	29,349,429	9,950,571	-
Infrastructure Program						
5	Pile Remediation - Phase 7	4,000,000		2,865,278	1,134,722	A
6	Esplanade Granite Restoration	1,200,000		1,200,000	-	
7	Ball Field Terrace Waterproofing	1,500,000		1,091,000	409,000	B
8	BPC Community Center Interior Restoration	1,500,000			1,500,000	B
9	Parks Irrigation Upgrade	1,500,000			1,500,000	B
10	North Grid Electric	1,500,000			1,500,000	B
11	Facilities - Capital Repair/Upgrade	1,800,000			1,800,000	B
12	Metals Restoration	1,200,000			1,200,000	B
13	Police Memorial Expansion	900,000		900,000	-	
14	General Infrastructure	5,010,000		875,998	4,134,002	B
15	Streetscape Security	850,000		850,000	-	
16	Upper Room - Assessment and Preliminary Repair	500,000		500,000	-	
17	South End Avenue Streetscape Design	375,000		375,000	-	
18	Rockefeller Park Playground Restoration	312,664		312,664	-	
19	West Thames Bridge	245,000		245,000	-	
20	Wayfinding Signage	750,000		750,000	-	
21	Street Light Conversion	750,000		750,000	-	
22	Murray Street Triangle Design	150,000		150,000	-	
	Infrastructure Program Subtotal	24,042,664	-	10,864,940	13,177,724	
Pier A Capital Program						
23	Pier A Structural Repairs	2,500,000		2,500,000	-	
24	Pier A Railing Restoration	500,000		500,000	-	
25	Pier A Piping Replacement	450,000		450,000	-	
26	Pier A Windows & Doors	400,000	350,000	50,000	-	
27	Pier A Boiler Flue	40,000	40,000		-	
28	Pier A Other	300,000	300,000		-	
	Pier A Capital Program Subtotal	4,190,000	690,000	3,500,000	-	
Information Technology Capital Program						
29	Data Center Security Upgrades	610,000		-	610,000	B
30	Cyber Security Network Upgrades	270,317		94,562	175,755	B
31	Great Plains Upgrade	30,000		-	30,000	B
32	Asset Management System Additional Functionality	300,000		-	300,000	B
33	Open Text Export to SharePoint	70,000		70,000	-	
	Information Technology Capital Program Subtotal	1,280,317	-	164,562	1,115,755	
	Total	68,812,981	690,000	43,878,931	24,244,050	
	Parks Capital Program- (From Parks Reserves)	584,500				
	Grand Total	69,397,481				

Notes:

	Consistent with the Authority's Capital Policy, legal costs directly related to a capital project will be capitalized and funded as part of the capital project's respective approved annual capital budget. The Authority anticipates spending approximately
*	\$1.5M in legal fees for the projects listed above in FY22.
A	- Requires additional bond proceeds
B	- Needs OMB capital and bond approval
C	- Ballfield funding to complete the project was re-allocated from the North/West/South Resiliency projects

BATTERY PARK CITY AUTHORITY: OPERATING & CAPITAL BUDGET SUMMARY*

For the Fiscal Years Ending October 31, 2021 thru 2025

(in 000s)

Exhibit - 5

	Estimated FY 2021	Proposed FY 2022	Proposed FY 2023	Proposed FY 2024	Proposed FY 2025
OPERATING BUDGET					
REVENUES					
Operating Revenues					
Sublease rentals	\$336,641	\$324,338	\$344,890	\$353,373	\$359,628
Non Recurring	624	250	-	-	-
Subtotal Operating Revenues	<u>337,265</u>	<u>324,588</u>	<u>344,890</u>	<u>353,373</u>	<u>359,628</u>
Non-Operating Revenues					
Investment Earnings					
Interest earned	2,800	1,000	2,000	2,500	3,000
Subtotal Non-Operating Revenues	<u>\$2,800</u>	<u>\$1,000</u>	<u>\$2,000</u>	<u>\$2,500</u>	<u>\$3,000</u>
Total Revenues:	<u>\$340,065</u>	<u>\$325,588</u>	<u>\$346,890</u>	<u>\$355,873</u>	<u>\$362,628</u>
EXPENDITURES					
Operating Expenditures					
Total operating expenses (Includes Pier A/Bridges/EB)	\$38,842	\$42,339	\$45,609	\$48,977	\$52,447
Other (NYS Cost Recovery Fee)	8,893	9,000	9,000	9,000	9,000
Subtotal Operating Expenditures	<u>\$47,735</u>	<u>\$51,339</u>	<u>\$54,609</u>	<u>\$57,977</u>	<u>\$61,447</u>
Non-Operating Expenditures					
Interest and Other Financing Charges	71,575	73,799	79,728	85,118	90,056
Subtotal Interest and Other Financing Charges	<u>\$71,575</u>	<u>\$73,799</u>	<u>\$79,728</u>	<u>\$85,118</u>	<u>\$90,056</u>
Total Expenditures:	<u>\$119,310</u>	<u>\$125,138</u>	<u>\$134,337</u>	<u>\$143,095</u>	<u>\$151,503</u>
Excess Funds Subject to Settlement Agreement:	<u>\$220,755</u>	<u>\$200,450</u>	<u>\$212,553</u>	<u>\$212,778</u>	<u>\$211,125</u>
CAPITAL BUDGET					
Proceeds from Debt Issuance (beginning of yr balance)	92,688	66,979	97,581	97,581	47,581
Capital expenditures	25,709	69,398	150,000	150,000	100,000
Proceeds from Debt Issuance	-	100,000	150,000	100,000	100,000
Capital funds remaining	<u>\$66,979</u>	<u>\$97,581</u>	<u>\$97,581</u>	<u>\$47,581</u>	<u>\$47,581</u>

NOTE - The approved Fiscal Year 2022 Budget and Projections for Fiscal Years 2023 to 2025 are subject to change based on several factors many of which are not within BPCA's management control. Such factors include: the NYC real estate tax policy, additional bond proceeds required to finance infrastructure, and market conditions effecting cost of capital. Additionally - BPCA plans on funding reserves in the \$5M in FY21 and \$2M in subsequent fiscal years (included in the operating expense line)

AUTHORIZATION TO AMEND THE AGREEMENT WITH THORNTON TOMASETTI, INC. TO PROVIDE SOUTH BATTEY PARK CITY RESILIENCY PROJECT DESIGN SUPPORT SERVICES AND MOVABLE SECURITY BARRIER DESIGN 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 amend the Agreement to add the Additional Services as referenced in the attached memorandum to the Agreement's Scope of Work, to increase the value of the Agreement by an additional amount of \$263,181.05, from the not-to-exceed amount of \$276,126.54 to the not-to-exceed amount of \$539,307.59, and to extend the duration of the Agreement from October 4, 2020 to August 31, 2022; 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 Agreement; 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.

APPROVAL OF FISCAL YEAR 2022 ON-CALL SPENDING AUTHORITY

BE IT RESOLVED, the Fiscal Year 2022 annual spending maximums for the following On-Call Expenditures, are hereby established:

- On-Call General Contractor Expenditures: \$3,100,000;
- On-Call Engineering Expenditures: \$1,200,000; and,
- On-Call Construction Management Expenditures: \$1,100,000; 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 any documents, file said budgeted and related information with all parties as required pursuant to all outstanding bond resolutions, agreements and requirements of law 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 resolution, 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 EXECUTE AN AMENDMENT WITH AKRF, INC. (“AKRF”)
FOR HISTORIC PRESERVATION AND CULTURAL RESOURCES CONSULTING
SERVICES**

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 an amendment to extend the term of the contract with AKRF through December 31, 2022; 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 IRON MOUNTAIN
FOR OFF-SITE DOCUMENT AND DATA BACKUP TAPE STORAGE 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 Iron Mountain to provide off-site document and data backup tape storage services for a term of three (3) years in the not-to-exceed amount of \$200,000.00, 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 AMEND THE AGREEMENT WITH PFM FINANCIAL ADVISORS, LLC.

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 amend Agreement #17-2513 with PFM Financial Advisors, LLC to extend the contract term to February 1, 2022, 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 contract 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 Conservancy, 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 AMEND THE AGREEMENTS WITH VERIZON FOR NETWORK 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 amend Agreement #20-2924 to extend the term for one (1) year, and to add the not-to-exceed amount of \$69,105.96 to the contract, for a new not-to-exceed contract amount of \$327,303.32, and to amend Agreement #20-2936 with Verizon Business Network Systems, Inc. by one (1) year and to allow for additional funds in the amount of \$21,757.76 for a new not-to-exceed contract amount of \$43,515.76, 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 contract 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 Conservancy, 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.