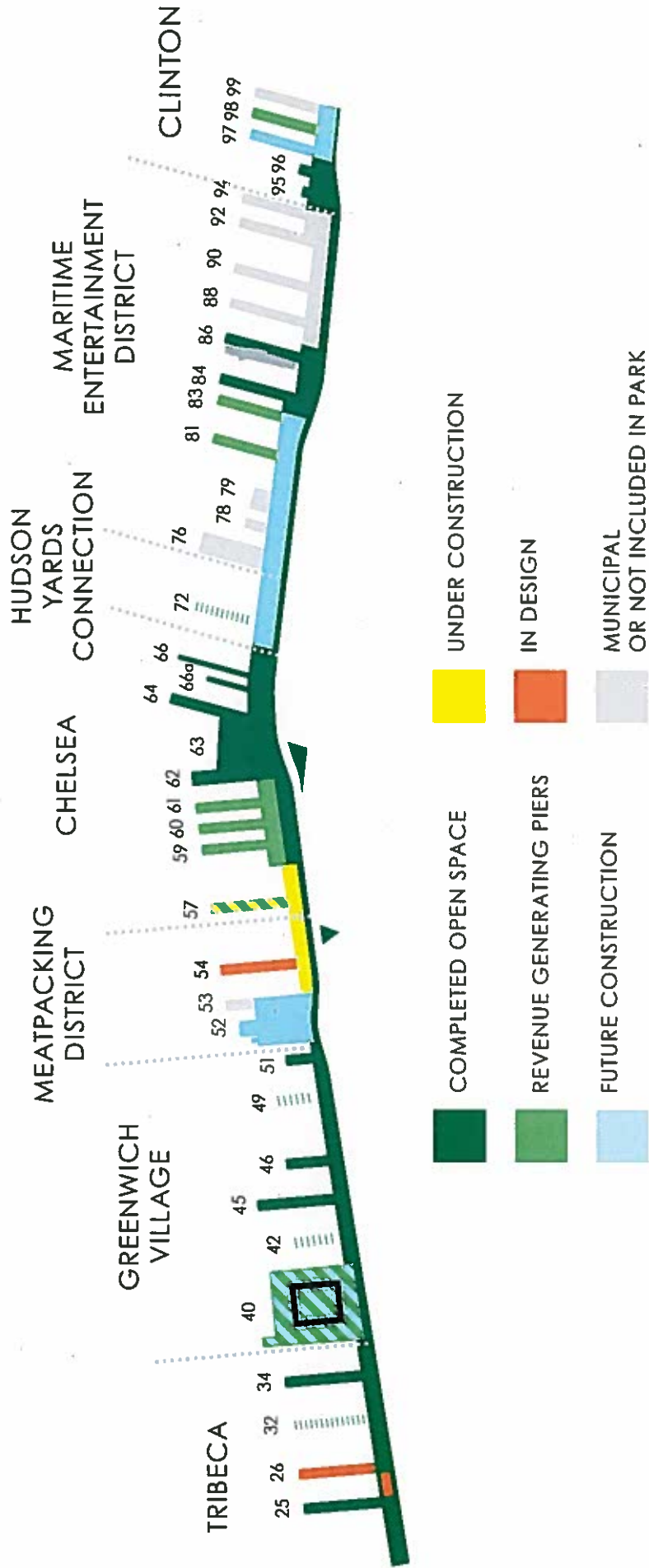




Hudson River Park Trust

# Hudson River Park Construction Status

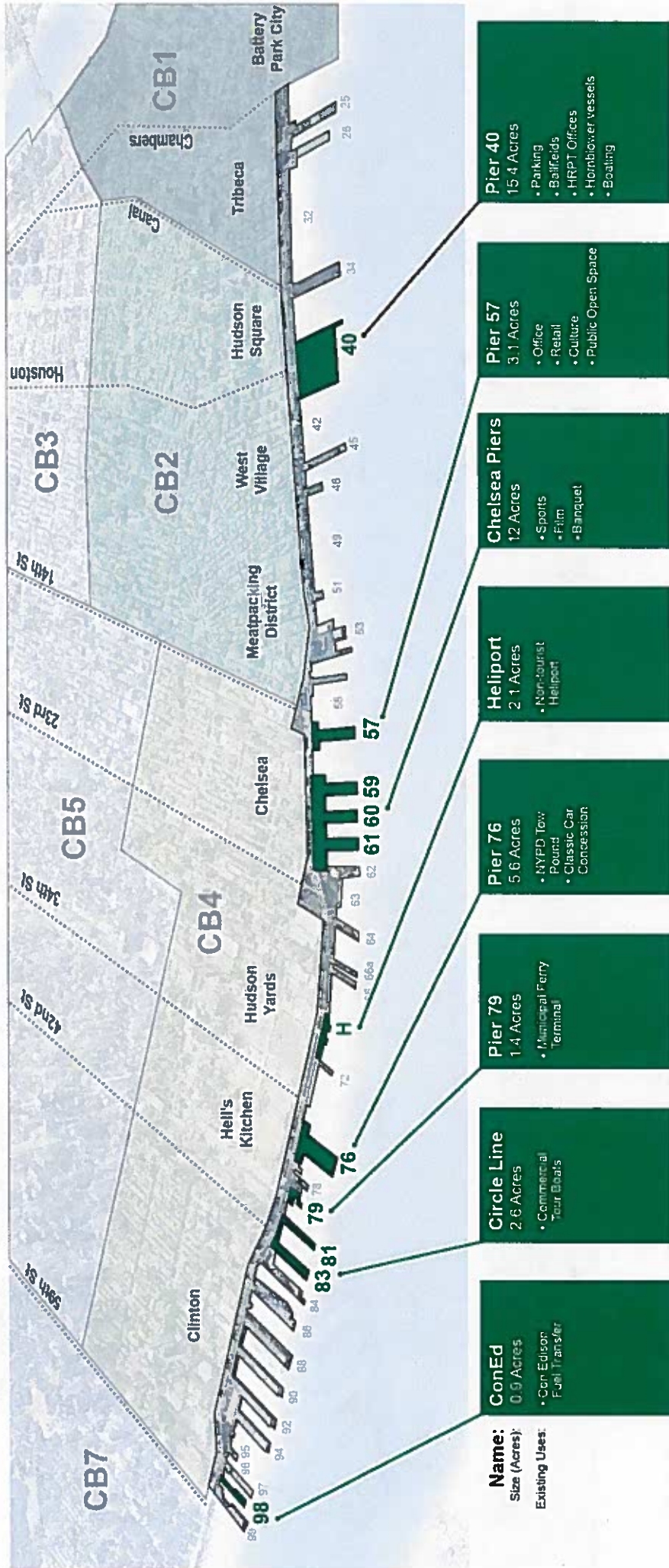


08.11.16

# Hudson River Park Trust

## Current Uses

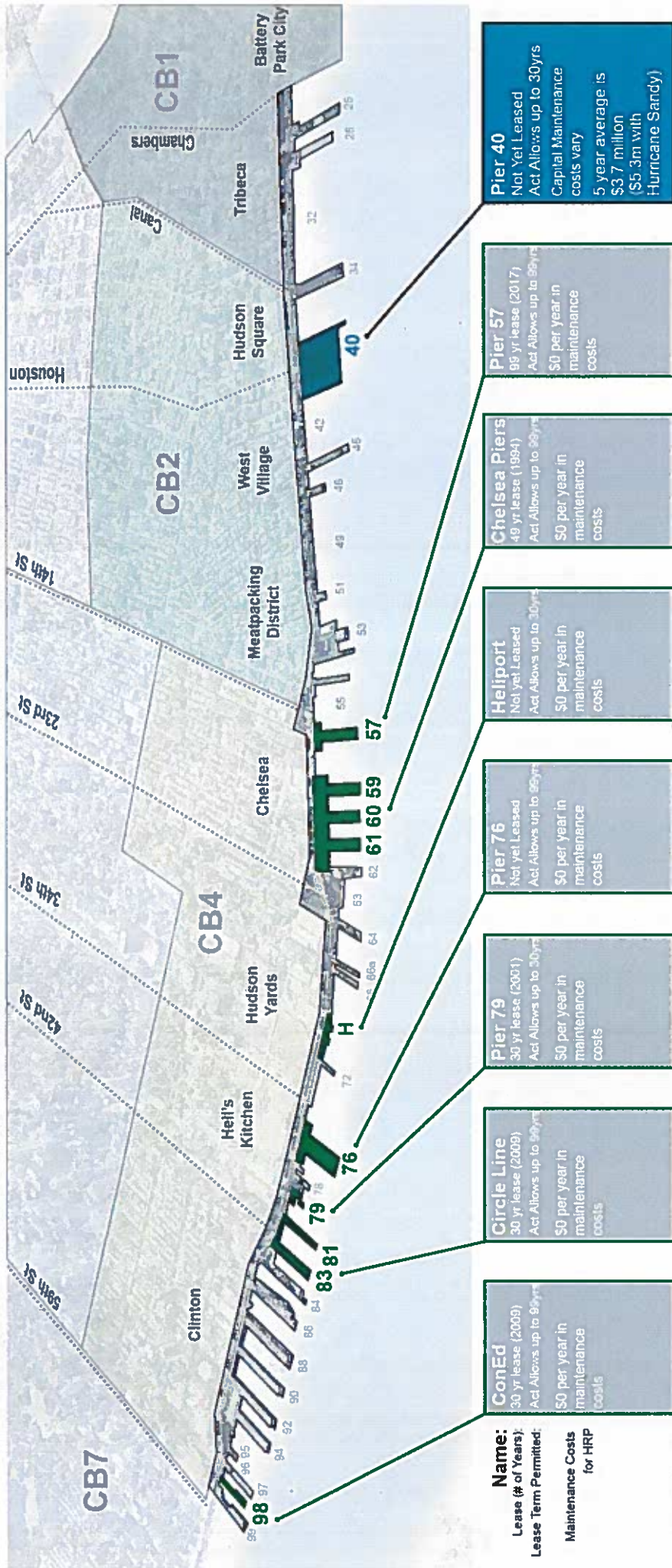
Piers where "Park/Commercial" Uses are permitted as defined in Hudson River Park Act



# Hudson River Park Trust

## Existing Lease Info & Annual Maintenance Costs

Piers where "Park/Commercial" Uses are permitted as defined in Hudson River Park Act



ALLOWABLE COMMERCIAL LOCATIONS WITHIN THE PARK AS REVENUE SOURCES (FY07, FY12, FY17)

Location (Occupancy)	FY06-07		FY11-12		FY16-17	
	Income	HRPT Cost*	Income	HRPT Cost*	Income	HRPT Cost*
Pier 98 (Con Ed)	\$ 245,895	\$ -	\$ 1,238,547	\$ -	\$ 1,800,528	\$ -
Piers 81,83 (Circle Line)	\$ 385,793	\$ -	\$ 727,617	\$ -	\$ 824,487	\$ -
Pier 79 (NYC)	\$ 44,603	\$ -	\$ 63,640	\$ -	\$ 73,800	\$ -
30th Street (Hellport)	\$ 817,581	\$ -	\$ 655,686	\$ -	\$ 938,432	\$ -
Piers 59,60,61 (Chelsea Piers)**	\$ 2,417,091	\$ -	\$ 3,265,134	\$ -	\$ 8,013,110	\$ -
Pier 57 (YWA & RXR)	\$ -	\$ -	\$ -	\$ -	\$ 2,978,197	\$ -
Pier 40 (Parking and Misc. Permits)***	\$ 5,767,881	\$ 241,962	\$ 5,747,068	\$ 925,612	\$ 7,004,952	\$ 2,645,223
<b>Subtotal Revenue From Commercial Locations</b>	<b>\$ 9,678,854</b>	<b>\$ 241,962</b>	<b>\$ 11,698,693</b>	<b>\$ 925,612</b>	<b>\$ 21,633,507</b>	<b>\$ 2,645,223</b>
<b>Other Revenue Sources</b>						
Other Occupancies	\$ 1,734,019		\$ 1,040,154		\$ 1,584,926	
Sponsorship & Other Fees	\$ 1,105,537		\$ 1,788,675		\$ 1,987,030	
Contributions	\$ 86,860		\$ 81,301		\$ 1,000,000	
<b>Subtotal Other Revenue Sources</b>	<b>\$ 2,926,416</b>		<b>\$ 2,910,130</b>		<b>\$ 4,551,956</b>	
<b>Total</b>	<b>\$ 12,605,270</b>		<b>\$ 14,608,822</b>		<b>\$ 26,185,463</b>	

Notes

- \* HRPT Cost excludes ordinary operating expenses applicable to Pier 40; HRPT does not have expense obligations for other commercial locations
  - \*\* Chelsea Piers PILOT and Percentage Rent included in FY17 only
  - \*\*\* Pier 40 Parking Revenue is net of parking taxes and operator fees
- FY 07 and FY12 audited; FY 17 preliminary and not audited; figures subject to adjustment

# Hudson River Park Trust

Piers where "Park/Commercial" Uses are permitted as defined in Hudson River Park Act



**ConEd**  
0.9 Acres



**Pier 79**  
1.4 Acres



**Helipoint**  
2.1 Acres



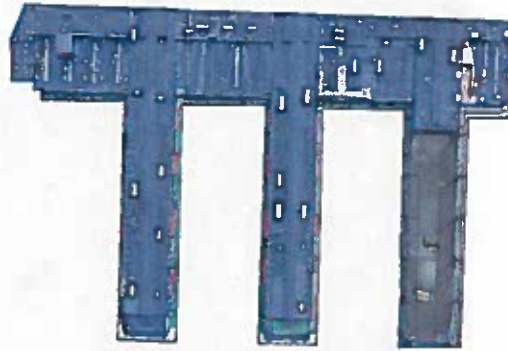
**Circle Line**  
2.6 Acres



**Pier 57**  
3.1 Acres



**Pier 76**  
5.6 Acres



**Chelsea Piers**  
12 Acres



**Pier 40**  
15.4 Acres

# Hudson River Park Trust

Piers where "Park/Commercial" Uses are permitted as defined in Hudson River Park Act



**Pier 76**  
5.6 Acres



**Pier 79**  
1.4 Acres



**Circle Line**  
2.6 Acres\*



**ConEd**  
0.9 Acres

# Hudson River Park Trust

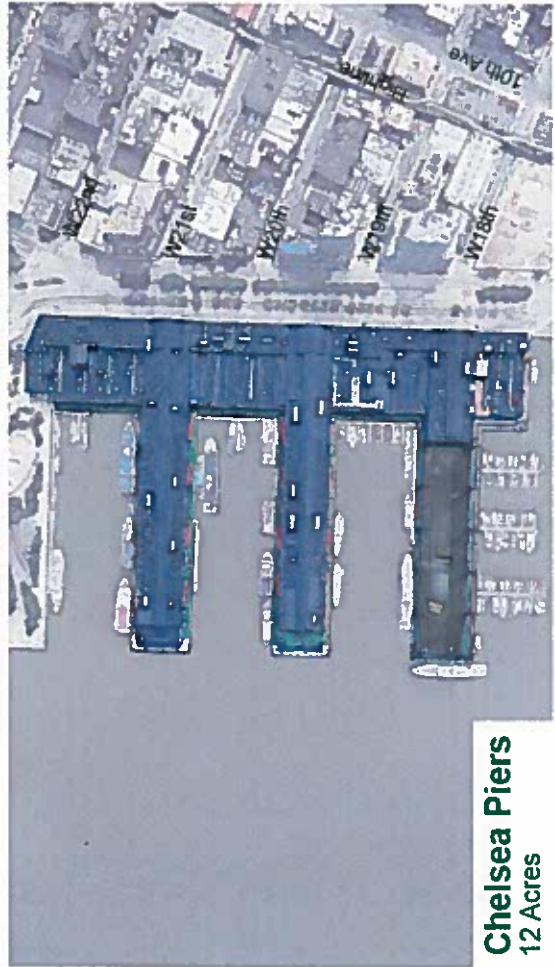
Piers where "Park/Commercial" Uses are permitted as defined in Hudson River Park Act



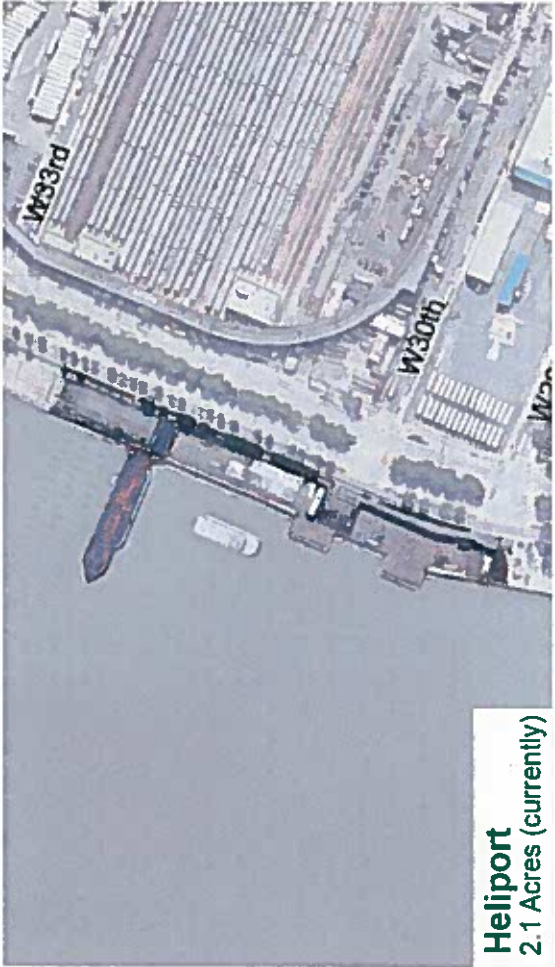
**Pier 40**  
15.4 Acres



**Pier 57**  
3.1 Acres



**Chelsea Piers**  
12 Acres



**Heliport**  
2.1 Acres (currently)



## Hudson River Park Trust

### **Additional Information About Hudson River Park's Finances April 27, 2017**

Following are some of the documents available on the Hudson River Park Trust's website that provide additional financial information:

#### Annual Operating Budget:

The Trust follows a process that includes posting its preliminary budget in late January and its final budget in late March (following approval by our Board of Directors). The Trust adheres to the State fiscal year of April 1 to March 30 of the following calendar year. Both the preliminary and final budgets are posted on our website and at several public locations in the park (including in the Pier 40 lobby). These documents include a variety of tables and charts detailing revenue, operating expenses, capital maintenance and reconstruction, and new park construction. See the following link:

[https://www.hudsonriverpark.org/assets/content/general/APPROVED\\_BUDGET\\_FY2017-2.pdf](https://www.hudsonriverpark.org/assets/content/general/APPROVED_BUDGET_FY2017-2.pdf)

#### Audited Financial Statements:

The Trust posts its independently prepared audited financial statements at the end of each June. The statements include a management discussion of significant financial matters during the fiscal year. Here is the link to the most recent audit:

[https://www.hudsonriverpark.org/assets/content/general/Hudson\\_River\\_Park\\_Trust\\_Final\\_FS\\_2016.pdf](https://www.hudsonriverpark.org/assets/content/general/Hudson_River_Park_Trust_Final_FS_2016.pdf)

#### Financial Plan:

The Trust prepares an annual financial plan that focuses primarily on the status of park completion, including identifying currently unfunded areas and construction cost projections and assumptions associated with each area. The current report for Fiscal Year 2017-18 can be found here:

[https://www.hudsonriverpark.org/assets/content/general/Financing\\_Plan\\_FY2018.pdf](https://www.hudsonriverpark.org/assets/content/general/Financing_Plan_FY2018.pdf)

#### Quarterly Reports:

The Trust posts unaudited financial reports quarterly on the status of actual expenses against approved budgeted projections as well as basic balance sheet information.

[https://www.hudsonriverpark.org/assets/content/general/Q3\\_financials.pdf](https://www.hudsonriverpark.org/assets/content/general/Q3_financials.pdf)

#### Hudson River Park Act:

The Act and amendments to it are available on the Trust's website as well:

<https://www.hudsonriverpark.org/about-us/hrpt/hrp-act>