

Request for Approval of the LMDC 2026/2027 Administrative Budget

Proposed Budget

LMDC staff requests Board approval of LMDC’s proposed planning & administration budget for Fiscal Year End (FYE) March 31, 2027, in the amount of \$252,980, which is 15% lower than the FYE March 31, 2026 budget. The budget reflects an 18.5% *Personnel* costs reduction and a 9% reduction in *Other Than Personnel Services* cost. The proposed budget covers costs for staff who will split time between LMDC and Empire State Development (ESD) matters, ensuring sufficient coverage for LMDC project monitoring, payment processing, grant close out procedures, and required HUD reporting. Personnel expenditure cost reductions continue to be achieved through the sharing of resources with ESD. One LMDC employee is projected to spend 70% of his time on LMDC matters and 30% on ESD projects. LMDC Internal Audit and Legal services have been and will continue to be provided by ESD employees with their LMDC time allocated to and paid for with LMDC funds. The proposed budget reflects cost share estimates for LMDC grant management, administration, internal audit, legal, and advisory services.

LMDC staff will continue to work with ESD to complete the remaining LMDC projects and grant closing responsibilities. Staff will continue working diligently to complete the projects while winding down LMDC operations. The proposed budget is intended to cover LMDC operating costs through FYE March 31, 2027.

Below please find the proposed LMDC Fiscal Year End March 31, 2027 Administrative Budget.

LOWER MANHATTAN DEVELOPMENT CORP. FISCAL YEAR APRIL 1, 2026- MARCH 31, 2027 ADMINISTRATIVE BUDGET			
DEPARTMENT	BUDGET FYE 2026	ESTIMATED ACTUAL SPENDING FYE 2026	BUDGET FYE 2027
Administrative Funds			
All Combined Operations	299,999	291,269	252,980
Total Administrative Funds	<u>\$ 299,999</u>	<u>\$ 291,269</u>	<u>\$ 252,980</u>
Personnel	218,475	213,921	179,878
Other Than Personnel	<u>81,524</u>	<u>77,348</u>	<u>73,102</u>
Total Administrative Funds	<u>\$ 299,999</u>	<u>\$ 291,269</u>	<u>\$ 252,980</u>

**RATIFICATION OF EMERGENCY ACTION TAKEN TO AMEND THE
THE ALLIANCE FOR DOWNTOWN NEW YORK ALBANY STREET PLAZA AGREEMENT**

Proposed Budget and Contract

LMDC staff requests Board authorization to amend The Alliance for Downtown New York (“The Alliance”) subrecipient agreement by increasing the contract value by \$17,000 to \$130,000 to cover ongoing Albany Street Temporary Plaza maintenance and other costs through June 30, 2027. Funding for this agreement exists in the “130 Liberty Street” activity within Partial Action Plan S-2.

Background

The Board had previously approved allocations totaling \$113,000 for The Alliance contract to cover costs associated with furnishing, programming and maintenance of the Albany Street Temporary Plaza (the southern portion of Site 5). The Alliance has managed and maintained the Temporary Plaza since it was activated and opened to the public in 2014 providing much needed open space for our Lower Manhattan community while permanent development plans for the site were being worked out. The Alliance programming has benefitted the general public, including low and moderate income persons who reside and/or work in the area and helped revitalize Lower Manhattan. Funds previously authorized were deemed sufficient to cover Temporary Plaza costs through 2024. With the Plaza still in use by the public, additional funds are needed to cover ongoing and future operating expenses.

Scope of Services

The proposed amendment would provide funding for continuing the landscaping, pest control services, other required maintenance, and the eventual removal of all furnishings, planters, games, signs and other movable objects within the secured fence and wall that surround the space. In accordance with the Subrecipient Agreement, The Alliance will clear the Temporary Plaza upon 30 days’ notice from LMDC.

Subrecipient Description

Founded in 1995, The Alliance provides Lower Manhattan’s historic financial district with a premier physical and economic environment, advocates for businesses and property owners and promotes the area as a world-class destination for companies, workers, residents and visitors. The Downtown Alliance manages the Downtown-Lower Manhattan Business Improvement District, serving an area roughly from City Hall to the Battery, from the East River to West Street.

REQUEST TO AMEND CONTRACT WITH NGENIOUS SOLUTION FOR WEBSITE SERVICES

Proposed Budget and Contract

LMDC staff requests Board authorization to amend the existing contract with NGenious Solutions, herein after referred to as “NGenious”, for website services through March 31, 2028, and to request funding authorization in the amount of \$28,000. This contract will be funded with LMDC planning and administration funds.

Background

LMDC’s website www.renewnyc.com communicates information regarding LMDC’s mission to revitalize Lower Manhattan in the aftermath of September 11 and offers access to public documents relating to our action plans, quarterly activity reports, the environmental review process, public meetings, press releases, and other relevant information. The site also serves as an archive for the rebuilding process, providing historical information and images of the World Trade Center site and other areas of Lower Manhattan. NGenious has provided required website services since they assumed responsibility for this utility in 2018. NGenious has been working with staff for over a year on identifying options to transition the website to an updated environment without going through a full rebuild.

Scope of Services

Funding for this amendment will cover ongoing hosting, monitoring, content management, and other services needed by LMDC for up to two more years.

Selection Process

NGenious was originally selected through a mini-bid process. Their familiarity with and knowledge of the LMDC website, including its old coding and content has allowed them to identify the best course of action going forward. NGenious upgraded and secured LMDC’s website maintaining its functionality without having to fully rebuild it minimizing upgrade and ongoing monthly service costs. NGenious has been very responsive to LMDC requests and their familiarity with our system software, coding and needs has enabled them to provide consistent, effective and efficient service.

Firm Description

NGenious is a New Jersey based company established in 2005 which has become a global enterprise solutions provider delivering technology-enabled services and solutions. NGenious is a Microsoft Gold Partner and Microsoft Cloud Solution provider that offers boutique style, personalized services to its clients. NGenious is New York State MWBE Certified and a national minority business enterprise.