

2025-2026 FISCAL REPORT

Budget Notes

There were 555 tax lots in the Garment District Alliance in Fiscal Year 2025 – 2026 in 9 whole and 16 partial blocks. The total assessed value of the commercial properties in the district for Fiscal Year 2025 – 2026 was \$4,339,268,006.

The BID District Assessment charge, was set at 0.0029959 of the total District assessment (and was applied to individual commercial property valuations) to fund a \$13,000,000.00 budget. The rate for 2026 – 2027 will be higher or lower, depending upon the higher or lower total assessed value of commercial property in the district and the final budget for the Garment District Alliance as approved by the City. Residential properties pay a \$1.00 per lot charge, and government and tax-exempt properties are not assessed for the District charge.

The Garment District Alliance charge for the upcoming year 2026 – 2027, is set at the end of May and is based on the City's final assessment roll published at that time. There is no provision in the State law for rebates of the District charge to owners who, through certiorari proceedings subsequent to the end of May, successfully reduce their assessed value for the current year or for any period of years prior to the end of May of the current year. A reduced District charge to an individual property with reduced assessed value is reflected in a lower District charge for the budget year immediately following. The Garment District Alliance adheres to this principle and follows precedent set by the other New York City and State Business Improvement Districts.

The Garment District Alliance works to expand its program activities by supplementing assessment revenues with grants, corporate sponsorships, and other program fees.

The 2026 – 2027 budget, which is shown herein, is being presented with \$13,000,000 in assessment income, the same as last year. This budget was approved and submitted to the City by the Garment District Alliance Board of Directors.

The Garment District Alliance contingency fund is currently at \$9,000,000, which represents approximately 7 months of operational expenses. NOTE: The contingency fund is temporarily higher than normal due to unspent funds in Special Business Development Programming, as well as deferred or reduced expenses in various departments during the pandemic.

Requested Assessment For Fiscal Year 2026 – 2027

The Garment District Alliance (also known as the Fashion Center District Management Association, Inc.) requests a \$13,000,000 assessment for 2026 – 2027.

The assessment history of the Garment District Alliance is:

1993 – 1994 (¾ year)	\$2,225,000	2010 – 2011	\$5,750,000
1994 – 1995	\$3,000,000	2011 – 2012	\$5,750,000
1995 – 1996	\$3,000,000	2012 – 2013	\$5,750,000
1996 – 1997	\$3,000,000	2013 – 2014	\$7,800,000
1997 – 1998	\$3,000,000	2014 – 2015	\$7,800,000
1998 – 1999	\$3,000,000	2015 – 2016	\$7,800,000
1999 – 2000	\$3,000,000	2016 – 2017	\$7,800,000
2000 – 2001	\$3,000,000	2017 – 2018	\$8,800,000
2001 – 2002	\$3,000,000	2018 – 2019	\$8,800,000
2002 – 2003	\$4,000,000	2019 – 2020	\$10,900,000
2003 – 2004	\$4,000,000	2020 – 2021	\$13,000,000
2004 – 2005	\$4,000,000	2021 – 2022	\$13,000,000
2005 – 2006	\$4,360,000	2022 – 2023	\$13,000,000
2006 – 2007	\$4,360,000	2023 – 2024	\$13,000,000
2007 – 2008	\$5,000,000	2024 – 2025	\$13,000,000
2008 – 2009	\$5,000,000	2025 – 2026	\$13,000,000
2009 – 2010	\$5,000,000	2026 – 2027 (requested)	\$13,000,000

Current Operating Budget Fiscal Year Ended June 30, 2026

(FY 25/26)

	<u>Marketing Info. Serv.</u>	<u>Admin.</u>	<u>Security</u>	<u>Sanitation</u>	<u>Special Projects</u>	<u>Capital Projects</u>	<u>2026 Budget</u>
Support and revenue							
Assessment							13,000,000
Other revenue (interest, contributions)							300,000
Net support and revenue							<u>13,300,000</u>
Personnel							
Executive Salaries		786,511	104,000	104,000			994,511
Supervisors/Dispatchers/Support	201,957		241,830	339,069		232,696	1,015,552
Hourly Staff			1,356,905	2,480,228			3,837,133
Medical Benefits	47,000	76,000	366,000	973,400		47,000	1,509,400
Payroll taxes	17,500	37,000	170,300	292,300		18,600	535,700
State Insurance	1,000	2,000	32,000	55,000		1,000	91,000
Pension (5%)	10,100	47,000	85,100	146,200		11,650	300,050
Total personnel	<u>277,557</u>	<u>948,511</u>	<u>2,356,135</u>	<u>4,390,197</u>		<u>310,946</u>	<u>8,283,347</u>
Other Expenses							
Outside Contractors / Consultants	172,000		400,000				572,000
Supplies/Equipment			75,000	256,500			331,500
Recruitment			1,000	1,000			2,000
Uniforms			2,500	10,000			12,500
Insurance - Plaza			63,816	1,037,252		42,000	1,143,068
Broadway Plazas						755,000	755,000
Project Expenses	91,500		80,000		370,000	485,000	1,026,500
Total Direct Expenses	<u>541,057</u>	<u>948,511</u>	<u>2,978,451</u>	<u>5,694,949</u>	<u>370,000</u>	<u>1,592,946</u>	<u>12,125,915</u>
General Operating							
Rent (w/ electric)							615,000
Insurance							352,711
Telephone							13,500
Postage							750
Messenger							250
Office Supplies							2,500
Dues & Subscriptions							30,000
Repairs & Maintenance							30,000
Local Travel							500
Meetings & Conferences (incls ann mtg)							45,000
Printing							12,000
Annual Report							15,000
Professional Fees (incls trademarks/lobbying)							45,000
Equipment / Office Expense							34,500
New Leasehold Improvements (old Amort)							60,000
Office Support							187,000
Medical							73,000
Payroll taxes / State Insurance / Pension							25,150
							<u>1,541,861</u>
GenOp Allocation based on Direct Expense	<u>68,797</u>	<u>120,607</u>	<u>378,722</u>	<u>724,136</u>	<u>47,047</u>	<u>202,549</u>	
Total Program Expenses	<u>609,854</u>	<u>1,069,118</u>	<u>3,357,173</u>	<u>6,419,086</u>	<u>417,047</u>	<u>1,795,495</u>	13,667,775
	4.46%	7.82%	24.56%	46.97%	3.05%	13.14%	
Excess revenues over expenses							<u>(367,775)</u>

Statement Of Activities: March 2026

	Year To Date				FY 2026 Budget	Available
	Actual	Budget	Under (Over)	Prior Year		
Support and Revenues:						
Assessment - current	9,749,997	9,749,997		9,750,000	13,000,000	
Other Revenues	195,751	158,332		227,568	300,000	
Total Support and Revenues	<u>9,945,748</u>	<u>9,908,329</u>	<u>(37,419)</u>	<u>9,977,568</u>	<u>13,300,000</u>	<u>3,354,252</u>
Program Services:						
Administration						
Personnel	748,695	738,970	(9,725)	648,201	948,511	199,816
Other direct expenses	-	-	-	-	-	-
Total Administration	<u>748,695</u>	<u>738,970</u>	<u>(9,725)</u>	<u>648,201</u>	<u>948,511</u>	<u>199,816</u>
Security						
Personnel	1,748,956	1,823,146	74,190	1,637,219	2,356,135	607,179
Other direct expenses	433,287	452,850	19,563	409,196	622,316	189,029
Total Public Safety	<u>2,182,243</u>	<u>2,275,996</u>	<u>93,753</u>	<u>2,046,415</u>	<u>2,978,451</u>	<u>796,208</u>
Sanitation						
Personnel	3,186,773	3,342,669	155,896	3,001,982	4,390,197	1,203,424
Other direct expenses	1,075,783	1,192,750	116,967	1,219,263	1,304,752	228,969
Total Sanitation	<u>4,262,556</u>	<u>4,535,419</u>	<u>272,863</u>	<u>4,221,245</u>	<u>5,694,949</u>	<u>1,432,393</u>
General Operating	<u>1,138,026</u>	<u>1,207,102</u>	<u>69,076</u>	<u>1,128,847</u>	<u>1,541,861</u>	<u>403,835</u>
Broadway Plazas	<u>373,372</u>	<u>399,500</u>	<u>26,128</u>	<u>450,894</u>	<u>797,000</u>	<u>423,628</u>
Capital Projects	<u>470,983</u>	<u>487,255</u>	<u>16,272</u>	<u>479,020</u>	<u>795,946</u>	<u>324,963</u>
Marketing						
Personnel	213,574	214,913	1,339	203,320	277,557	63,983
Other direct expenses	293,559	254,575	(38,984)	196,921	263,500	(30,059)
Total Marketing	<u>507,133</u>	<u>469,488</u>	<u>(37,644)</u>	<u>400,241</u>	<u>541,057</u>	<u>33,924</u>
Special Projects	<u>317,215</u>	<u>320,000</u>	<u>2,785</u>	<u>664,401</u>	<u>370,000</u>	<u>52,785</u>
Total Expenses	<u>10,000,222</u>	<u>10,433,730</u>	<u>433,507</u>	<u>10,039,264</u>	<u>13,667,775</u>	<u>3,667,553</u>
Excess of Revenues Over Expenses	<u>(54,474)</u>	<u>(525,400)</u>		<u>(61,696)</u>	<u>(367,775)</u>	

Note:

The above statement does not reflect accruals. If these expenses were paid, the result would be an additional outlay of approximately \$ 250,000.

Approved Operating Budget Fiscal Year Ended June 30, 2027

(FY 26/27)

	Marketing Info. Serv.	Admin.	Security	Sanitation	Special Projects	Capital Projects	2027 Budget Approved
Support and revenue							
Assessment							13,000,000
Other revenue (interest, contributions)							275,000
Net support and revenue							<u>13,275,000</u>
Personnel							
Executive Salaries		817,972	108,160	108,160			1,034,292
Supervisors/Dispatchers/Support	212,635		251,503	352,632		311,264	1,128,034
Hourly Staff			1,411,181	2,579,437			3,990,618
Medical Benefits	50,260	79,821	387,314	1,001,296		88,881	1,607,572
Payroll taxes	18,600	37,000	177,100	304,000		24,900	561,600
State Insurance	1,000	1,500	31,000	53,000		1,000	87,500
Pension (5%)	10,600	62,600	88,500	152,000		15,650	329,350
Total personnel	<u>293,095</u>	<u>998,893</u>	<u>2,454,758</u>	<u>4,550,525</u>	<u>0</u>	<u>441,695</u>	<u>8,738,966</u>
Other Expenses							
Outside Contractors / Consultants	200,000		150,000				350,000
Supplies/Equipment			75,000	256,500			331,500
Recruitment			1,000	1,000			2,000
Uniforms			2,500	10,000			12,500
Insurance - Plaza			67,000	1,051,940		43,000	1,161,940
Broadway Plazas						1,341,000	1,341,000
Project Expenses	364,700		150,000		2,500,000	529,000	3,543,700
Total Direct Expenses	<u>857,795</u>	<u>998,893</u>	<u>2,900,258</u>	<u>5,869,965</u>	<u>2,500,000</u>	<u>2,354,695</u>	<u>15,481,606</u>
General Operating							
Rent (w/ electric)							620,000
Insurance							354,115
Telephone							15,000
Postage							1,000
Messenger							250
Office Supplies							3,000
Dues & Subscriptions							45,000
Repairs & Maintenance							32,000
Local Travel							750
Meetings & Conferences (incls ann mtg)							50,000
Printing							12,000
Annual Report							15,000
Professional Fees (incls trademarks/lobbying)							50,000
Equipment / Office Expense							40,000
New Leasehold Improvements (old Amort)							60,000
Office Support							197,400
Medical							76,072
Payroll taxes / State Insurance / Pension							29,000
GenOp Allocation based on Direct Expenses	<u>88,684</u>	<u>103,272</u>	<u>299,847</u>	<u>606,874</u>	<u>258,466</u>	<u>243,443</u>	<u>1,600,587</u>
Total Program Expenses	<u>946,479</u>	<u>1,102,164</u>	<u>3,200,105</u>	<u>6,476,839</u>	<u>2,758,466</u>	<u>2,598,139</u>	<u>17,082,193</u>
Based on Total Expenses	5.54%	6.45%	18.73%	37.92%	16.15%	15.21%	
Excess revenues over expenses							<u>(3,807,193)</u>

Statements of Financial Position

	<u>2025</u>	<u>2024</u>
ASSETS		
Cash and investments	\$ 13,910,960	\$ 13,337,095
Property and equipment	945,951	1,412,916
Prepaid and other assets	<u>148,375</u>	<u>195,161</u>
TOTAL	<u>\$ 15,005,286</u>	<u>\$ 14,945,172</u>
LIABILITIES/NET ASSETS		
Liabilities	\$ 1,617,484	\$ 1,912,152
Net assets	<u>13,387,802</u>	<u>13,033,020</u>
TOTAL	<u>\$ 15,005,286</u>	<u>\$ 14,945,172</u>

Statements of Activities

	<u>2025</u>	<u>2024</u>
SUPPORT AND REVENUES		
Assessment revenue	\$ 13,000,000	\$ 13,000,000
Contributions / other	<u>285,909</u>	<u>323,659</u>
TOTAL	<u>13,285,909</u>	<u>13,323,659</u>
EXPENSES		
Marketing / promotion	750,030	727,189
Security	2,982,524	2,633,242
Sanitation	5,443,516	4,986,470
Capital projects	1,734,704	1,917,049
Special projects	848,142	1,028,415
Administration	<u>1,172,211</u>	<u>914,635</u>
TOTAL	<u>12,931,127</u>	<u>12,207,000</u>
Increase in net assets	<u>\$ 354,782</u>	<u>\$ 1,116,659</u>

Summary of Financial Statements dated October 28, 2025, prepared by Skody Scot & Company CPAs PC.
A copy of the complete audited financial statements is available upon request.