

**Roosevelt Island Operating Corporation
Performance Measure Report
as of March 31, 2015**

1. To promote, develop, and maintain the mixed-use residential community on Roosevelt Island.

Pursuant to the guidelines specified in the Roosevelt Island General Development Plan, the Roosevelt Island Operating Corporation (“RIOC”) has promoted the development of approximately 4,960 units of housing, with the expected development of an additional 798 units. Of the built out units of housing stock, approximately 58% are currently affordable under Federal Section 8, NYS Mitchell-Lama, NYC Inclusionary Housing Programs or qualifying units sold or rented as Middle Income Affordable Housing (see Table 1 below).

Table 1

Building	Units Developed	In Development	To Be Developed	Total Units	Units Developed as Affordable	Units Subsequently Converted To Market	Units Currently Affordable	Current Percentage Affordable
Manhattan Park	1,107			1,107	222		222	20%
Roosevelt Landings	1,003			1,003	1,003	364	639	64%
The Octagon	500			500	100		100	20%
Island House	400			400	400		400	100%
Southtown	1,202	266	532	2,000	541		541	45%
Westview	371			371	371		371	100%
Rivercross	377			377	377	12	365	97%
Total:	4,960	266	532	5,758	3,014	376	2,638	58%

Note: Unit Counts and Percentages are Approximate Values.

Of the total 3,014 affordable units originally developed above, 2,151 units (68% of the affordable units) were developed through the NYS Mitchell Lama (ML) Program in the mid to late 70’s. The ML developers have the option after twenty years to exit the program and convert to a market rate building. Roosevelt Landings, formerly known as Eastwood, has exited the ML program whereby existing tenant rents will continue to be subsidized but units that become vacant will convert to market rate. As of March 31, 2015, approximately 36% of the units have been converted to market rate units. The ground lease for Island House was extended to 2068, and allowed the developer to exit ML under a 30 year Affordability Plan, which provided a structure for the creation of a leasehold condominium and the conversion of the residential portion of the building to cooperative ownership. The conversion to cooperative ownership occurred on January 01, 2014, the first day of the year following the conversion in accordance with the terms of the lease. At least 65% of the units will either be sold as “affordable” CO-OPs or remain as affordable rentals. No such unit conversions had taken place as of March 31, 2015.

It is RIOC’s understanding that as of March 27, 2014, Rivercross Tenants Corp. (“Housing Company”) has exited the ML Program. Section Six of Amendment One to Restated Ground Lease (“Amendment”), which extended the term until 2068, provides that if the parties are unable to reach an agreement on the Financial Terms by no later than sixty days prior to the effective date the Housing Company will leave the ML Program, the dispute shall be settled by arbitration in the City of New York subject to certain procedures set forth in the Amendment. The arbitration process was begun, but subsequently a standstill agreement was entered into by the parties until September 14, 2015, in connection with the resulting arbitration.

2. To provide appropriate level of services which develop and maintain public facilities, open spaces, and commercial facilities.

As part of its mission, RIOC has sought the development of Roosevelt Island's 147-acres by promoting public facilities such as a transit system, sanitary and safety departments, pedestrian walkways, recreational activities, open spaces, and a street system. The initial planners created a centralized parking facility that currently provides approximately 1,797 parking spaces for resident vehicles. The parking facilities may have to be expanded to accommodate residents of Southtown and Cornell; however, agreements are in place between RIOC and another party and/or parties to expand this parking facility as it becomes necessary.

Transportation:

RIOC has improved its transportation services through renovations to the Aerial Tramway as well as its on-island mass-transportation program. For instance, after procuring services to renovate the Aerial Tramway which became operational once on November 31, 2010, transportation needs of residents and visitors are now better met. Indeed, more passengers are shuttled quickly and safely to and from Manhattan's East Side and there is greater availability because the new system allows for one cabin to continue operations in the event the other cabin is temporarily removed from service for preventative maintenance. Further, the Tramway is more reliable with redundant generators to power the system, resulting in increased efficiency and capability. RIOC is funding infrastructure improvements with a \$15 million dollar grant from New York State and \$10 million dollars from RIOC after all projects in connection with the modernization are completed. Ridership on the Tramway is increasing as a result of more activities on Roosevelt Island, including the development of Southtown and Cornell Technion; and increased visitorship to Four Freedoms State Park. Indeed, just this past fiscal year, the Tramway shuttled about 2,697,922 riders between the Island and Manhattan and generated a net profit of about \$1,330,844.

RIOC also services the community of Roosevelt Island with an on-island, mass transportation bus system comprised of a fleet of seven, clean energy, hybrid buses. These buses are also wheelchair accessible and service the Island's significant disabled population. Moreover, on December 12, 2013, RIOC's Board of Directors approved the elimination of the once collected bus fares and offset this loss of revenue by also doubling the fee for street parking. Because of this change that became effective on April 1, 2014, the bus system has become more efficient. But as of March 31, 2015, transportation and parking revenue, comprised of street parking, Motorgate revenue, as well as bus revenue and contractual payments from Octagon, decreased by \$137,895, or 6% in the aggregate. Additionally, the aggregate decrease in transportation and parking revenue was also due to: (1) revenue increases for both street parking of \$112,258 or 80.77% and Motorgate of \$90,795 or 4.85% due to respective rate increases; (2) an increase of \$2,271 or 2% for Octagon bus payments; and (3) a decline of \$343,218 or 99.48% as a result of the elimination of bus fares for on-island transportation. The decline in transportation and parking revenue was offset by a decrease in transportation costs associated with the bus operation of \$102,795 or 6.55%. As a result, the net decrease only amounts to \$35,500, or 1.4%.

Public Facilities:

As part of its public facilities, Roosevelt Island has a public school, PS/IS 217, which currently has about 548 students enrolled; and The Child School/Legacy High School, a government funded private school, specializing in educating children with special needs. The Child School/Legacy High School serves approximately 300 students. The Island is also home to a community center, a senior center, and a New York Public Library ("NYPL"). As discussed below, the library will be relocated to a renovated

space as part of a lease agreement and will be a larger and more aesthetically pleasing community space for Island residents.

Retail Spaces:

As part of RIOC's revitalization efforts and improvements along Main Street, the Corporation entered into a Master Sublease Agreement ("Agreement") with Hudson Related Retail LLC ("HRR") on August 1, 2011 ("Commencement Date"). Specifically in that Agreement, among other things, HRR is charged with the responsibility of redeveloping, improving, marketing, leasing, and professionally operating the Retail Spaces controlled by RIOC. In return, RIOC is to receive an annual guaranteed rent of \$900,000 that will increase by 2% annually, beginning on the first anniversary of the Commencement Date for the first five years – and 2.5% annually thereafter. RIOC will also share in profits realized by HRR in these lease endeavors. Under the terms of the Agreement, HRR is also required to invest no less than \$2,365,00 in the aggregate in capital improvements during the first five years of the Agreement. According to its certified financial statements as of December 31, 2014, HRR invested \$2,460,019 and incurred a loss of \$447,033. As per the Agreement, RIOC will share future profits equally, once HRR is paid back its investment. HRR has yet to recoup any of its investment and has not made a profit-sharing payment to RIOC. Moreover, RIOC anticipates that profit-sharing will not begin for several more years. To date, HRR, as part of this partnership with RIOC, has brought an ice cream and sweets shop, a wine and liquor store, a gourmet deli, and a Subway fast food restaurant to Main Street. HRR also entered into a lease with NYPL on July 1, 2013. As part of this lease agreement and a substantial renovation contribution by RIOC, a significantly larger library is planned for the Island and will be located at 504 Main Street. The design for this renovation is expected to be completed by the end of 2015, and construction anticipated to be finished by the end of 2016.

Recreational Facilities/Spaces:

Sportspark is a recreational facility that RIOC developed to promote recreational activities among residents on Roosevelt Island. The facility includes a swimming pool, a full-size basketball court, a ping-pong room, and a weight room. RIOC also maintains open-air spaces for the same purpose which includes Lighthouse Park, Octagon Soccer Field, Octagon Pony Field, Capobianco Field, Firefighters Field, and Southpoint Park. As an added service, RIOC manages these recreational spaces and its facility through a permitting process to ensure availability to Island residents. Run by RIOC personnel who are available to respond to inquiries and manage the permitting process, this program is efficient in that it allows for advance reservation for a variety of one-time-and regularly scheduled events. Permits are also issued as a way of managing the tennis courts and other open spaces, as well as for special uses such as mobile food vending, film and photography events. Although these spaces are available to residents and non-residents alike, permits are priced according to resident, non-resident rates. RIOC also uses a software-based solution to manage the growing number of permit requests. The number of permit requests processed in the past five fiscal years has increased to mean average rate of 8.9% per year, with aggregate revenue of over \$3.5 million.

Other recreational spaces on Roosevelt Island include Four Freedoms State Park, a memorial to honor President Franklin D. Roosevelt. This park, which is managed and operated by Four Freedoms Park Conservancy, is located on the southernmost tip of Roosevelt Island and opened in the fall of 2012. Four Freedoms State Park is a popular destination that received over 40,000 visitors between its opening and April 2013, and over 330,000 visitors and tourists to date, a number that is expected to continue to grow.

Infrastructure Maintenance/Projects:

RIOC had developed and installed an Automated Vacuum (“AVAC”) system to manage waste generated on Roosevelt Island. This AVAC system is an underground network of pipes that connects to residential buildings on the Island and disposes of garbage, eliminating the need for the majority of curb-side garbage pick-up. RIOC maintains AVAC by having it cleaned annually. And, as discussed below, RIOC provided seasonal heating for the AVAC system and Bus Garage/Warehouse in anticipation of the steam plant being closed and abandoned.

The City of New York selected Roosevelt Island for the site of the Cornell/Technion Applied Sciences Graduate School (“Cornell”). The project, forecast to be built in three phases over a twenty-year period, will be built on the City’s Goldwater Hospital site (“Goldwater Site”). As a result of resolutions passed by the Board of Directors, RIOC is working with Cornell throughout demolition and construction phases and will receive new roads and a new sewage system around the construction site, among other things, is a result of its contributions to this project.

For example, on December 21, 2013, the RIOC Board of Directors resolved, among other things, to amend its’ Master Lease with the City to exclude an additional 2.62 acres (“Parcel”) surrounding the Goldwater Site so that it could be incorporated into the 9.8 acres being used for Cornell. As part of the surrender of the Parcel back to the City, RIOC will receive a financial contribution of \$1,000,000 dollars annually from the State for 55 years, payable to RIOC – an amount that will increase by 2.5% every 10 years – in accordance with State budgetary procedure with the present value of the payment fully made by December 31, 2018, to support capital infrastructure improvements on Roosevelt Island. Additionally, Cornell will pay RIOC \$400,000 annually for 55 years, with an increase of 2% every 10 years. RIOC received the full amount of \$400,000 from Cornell for fiscal years 2014 and 2015.

RIOC is responsible for maintaining the seawall and promenade surrounding Cornell. Cornell, at its sole cost, will be responsible for infrastructure improvements on, around-and under Loop Road, including the roadway, sewers, relocation of electrical duct banks, and gas service. Cornell has begun demolition and will do construction in coming years in accordance with all agreements that have been negotiated and executed, and under the supervision of RIOC.

The New York City Health and Hospitals Corporation (“HHC”) announced its intention to close and abandon a large steam plant, located on Roosevelt Island, by March 31, 2014. The plant provided heat to the Goldwater Site, Coler Hospital, and several RIOC-owned facilities, including Sportspark, AVAC, and the Bus Garage/Warehouse. The announcement to close the steam plant created several issues for RIOC. First, the anticipated closure compelled RIOC to install seasonal heating system for AVAC and the Bus Garage/Warehouse, and a costly yet temporary heating system for Sportspark so that heating to properties would not be disrupted. Second, although HHC did not shut down the steam plant until the fall of 2014, RIOC implemented the seasonal and temporary heating system in anticipation of that March 31, 2014 closing date and has thus supplied heat to its properties ever since that date. Third, given the temporary nature of the current heating system at Sportspark, RIOC will have to replace it with a permanent one; at an estimated cost of \$1.5 million. To this end, RIOC has obtained the services of a qualified engineering firm, which has since provided a complete design subject to the review of the New York City Department of Buildings (“DOB”). After DOB approves the design, RIOC will select a contractor through a competitive bidding process to install the new heating system for Sportspark.

RIOC also retained additional engineering services for necessary repairs and recommended upgrades at Sportspark. The consultants prepared a report of the facilities lighting, plumbing, and roofing systems. The analysis is complete, and it is anticipated that some of the recommended upgrades will increase the efficiency of the permanent heating system, mentioned above. Moreover, the report indicated certain

necessary, emergency repairs, including expedited repair of the facility's roof, which is expected to cost around \$3,000,000 and needs to be repaired before repair work can commence. RIOC has engaged an engineering firm to complete the design work for the Sportspark roof, which is under review. An RFP will be issued once the design has been approved.

Roosevelt Island's infrastructure was greatly impacted by Hurricane Irene, which caused RIOC to implement certain measures by which to mitigate damage caused by these acts of nature. Specifically, Hurricane Irene damaged the seawall of the Southpoint Park shores. The Corporation hired a consultant to provide engineering-design and marine-permitting services for the Southpoint Park shores. Damage sustained to approximately 100 linear feet of the eastern seawall, has been approved by FEMA as a project for disaster recovery funding. There is no public access to the shorelines until structural integrity is restored. Moreover, loss of land by the seawall continues to occur as erosion penetrates beyond the wall breaches.

As noted above, Roosevelt Island was affected by Hurricane Irene. Before and during the storm, RIOC staff took measures to mitigate potential damage and to protect lives and property. Immediately following the storm, RIOC used staff and contractor labor to clear the roads and open spaces of debris and downed trees. Under federal guidelines, these efforts were eligible for reimbursement by FEMA. FEMA approved and completed the following projects as part of the Island's rehabilitation from those areas affected by the storm:

1. Repairs to fences damaged by falling trees;
2. repairs to damaged stone benches and walkways;
3. replacement of safety mulch washed away from playgrounds;
4. repairs to damaged streetlights adorning the open space at Lighthouse Park and the underlying electric wiring; and
5. repairs to several hundred linear feet of the West Side Sidewalk.

For the above stated projects and certain administrative expenses and professional services, RIOC has incurred \$347,992 of which FEMA will reimburse the Corporation 75% of the eligible costs, based upon approved claims.

Similarly, in October 2012, during Hurricane Sandy, Roosevelt Island sustained additional damage as a result of that storm. Again, both before and during the hurricane, RIOC staff took measures to mitigate potential damage to the Island, making efforts to protect lives and property. RIOC used staff labor immediately following the storm to clear the roads and open spaces of debris and downed trees, as well as prohibiting public access to potentially hazardous areas. Projects that RIOC expects to complete in the near future are on an ongoing basis and include the following:

1. Repairs to damaged electric wiring in Lighthouse Park;
2. repairs to the footbridges in Lighthouse Park;
3. repairs to the Westside Pier; and
4. repairs to undermined "Z-Bricks" on the promenades.

Both completed and "in-progress" work of the above stated repairs, have been deemed by FEMA/OEM to be eligible for reimbursement under federal guidelines. RIOC has received \$112,400 in connection with these projects and other certain administrative expenses and professional services based upon a 90% effective cost-share rate. To date, the eligible projects for which work continues is \$150,560, and RIOC will be reimbursed by FEMA at the 90% cost-share rate. And, all projects resulting from Hurricane Sandy have been filed and must be completed prior to November 3, 2016 – which is anticipated to be more than sufficient.

Finally, repairs to the South Point Seawall, which extends from the northern tip of South Point Park to the beginning of Four Freedoms State Park, on both the east and west side of approximately 1600 linear feet, are in progress. The design development documents were completed and accepted by RIOC and the construction documents are in progress. RIOC received the final design documents and permits, and issued a Request for Qualifications (“RFQ”) to identify contractors capable of performing the specialized marine construction services. RIOC repairs will likely cost approximately \$16.5 million, of which FEMA has deemed an estimated \$1,098,656 of expenses to be incurred for the repair of approximately 100 linear feet of seawall breached during Hurricane Irene as eligible for reimbursement. Of this amount, RIOC has incurred \$58,673 to date. FEMA will reimburse 75% of the eligible costs, based on approved claims. RIOC has also submitted an application to the FEMA Hazard Mitigation Grant Program in the amount of \$15.3 million and is awaiting their response.

3. To ensure good governance through compliance with its enabling legislation, corporate By-laws, General Development Plan, contractual obligations and all applicable Federal, State, and local laws.

RIOC has set forth Investment Guidelines, Lobbying Guidelines, Procurement Guidelines, Guidelines Regarding Acquisition and Disposal of Property, By-Laws, Policies for Senior Management, Travel Policies, Policies on Reporting Misconduct and Protection Against Adverse Personnel Action, Policies for Personally Owned Vehicle Usage, and Project Sunlight Policies.

During FY 2014-15 RIOC hired a Compliance and Internal Controls Officer, whose responsibility, among other things, is to implement, maintain and monitor an internal controls program, conduct annual assessments, and prepare Internal Control Certificates. Additionally, the Internal Controls Officer is charged with implementing ongoing programs of training for RIOC directors, managers, and staff in internal controls, ethics, procurement practices, human resources, contract administration, and other relevant rules, issues, and best practices. Finally, the Internal Controls Officer must also ensure that RIOC complies with statutes, regulations and policies, and as such, regularly consults with executive management regarding RIOC business and courses of action.

4. To manage the Corporation’s resources with fiscal responsibility and efficiency through a single comprehensive process that is aligned with the Corporation’s strategic plan and to continue to operate without reliance on State subsidies.

RIOC’s operating revenues were sufficient to meet its operating and capital needs for FY 2014-15, without currently relying on funds from the State of New York. The Corporation reported an operating profit, before depreciation, of \$19,433,327, a 633% amount in excess of the amount budgeted. This was mainly due to an increase in Residential Fee revenue of \$15,309,289 or 1452%, which includes transaction fees primarily from the refinancing of the existing mortgage of Manhattan Park in the amount of \$12,600,000, and the assignment of the Eastwood lease to BSREP UA Roosevelt Landing LLC, in the amount of \$2,737,658. The capital budget is prioritized to match the Corporation’s strategic planning process and revenues have produced reserve funds, which are invested for necessary development and maintenance without currently relying on State subsidies.

As set forth in Note 9(c) of the Notes to Financial Statements for March 31, 2015 and 2014, RIOC entered into a Revenue Allocation Agreement (“RAA”) with Empire State Development (“ESD”) for the repayment for the repayment of certain Accrued Operating Deficits and Public Facilities Debt amounting to \$170,356,976 with a stated interest rate of 5.74%. In addition, there are other State Operating Subsidies and State Capital Investments that were received and may have to be repaid under the terms of the RAA. The RAA calls for revenues to be allocated in the following manner: (1) RIOC Operating Expenditures; (2) Satisfaction of UDC's Accrued Operating Deficit; (3) Satisfaction of UDC's

Public Facilities Debt; (4) Satisfaction of other State Operating Subsidies, and (5) Satisfaction of other State Capital Investments.

5. To provide a safe environment for the public and the Corporation's employees.

The mission of the Roosevelt Island Public Safety Department ("PSD") is to provide a safe and secure environment for the residents, employees, business owners, community, and visitors of Roosevelt Island. PSD is a division of RIOC, and its Public Safety officers are the front-line problem solvers for the Roosevelt Island community. By working closely with the New York City Police Department's 114th Precinct, the New York City Fire Department, and Emergency Medical Services, PSD provides a 24-hour-a-day, seven-day-a-week presence on the Island. The Corporation intends to place more emphasis on community-based policing and quality of life issues. The Island has one of the lowest crime rates per capita in New York City.

In furtherance of this mission, the Corporation retained TM Protection Resources Inc., to conduct an audit of the policies and procedures of PSD. Upon completion of the audit, TM produced a report which contained a number of recommendations which either have been, or are in the process of being, adopted by the Corporation. Also, during FY 2014-15, the Corporation began using a software solution for critical PSD related records such as incident reporting and case management. RIOC also created an Emergency Operations Center, equipped with state of the art cameras and computer equipment for emergency response and contingency planning.

6. To maintain and enhance the physical conditions of the Corporation's public facilities and open spaces.

RIOC's Capital Plan provides the framework to renew existing infrastructure, and maintain the quality of life for the Island's residents, workers, and visitors. The Corporation achieves this by making capital improvements and strategically acquiring capital assets that support essential services such as transit, sanitation, and public safety. Significant projects in progress include:

- repairs to the Helix Ramp, estimated at \$2.5 million;
- maintaining a state of good repair on the Island's newly renovated Aerial Tramway, including the replacement of the current elevator with one that is ADA-compliant, the addition of a new ADA-compliant elevator, as well as rehabilitation of the Manhattan-station roof at \$3.5 million;
- renovation of the Bus Garage/Warehouse for an estimated cost of \$3.9 million;
- rehabilitation of the Island's seawall for an estimated cost of \$21.6 million; replacement of the railings for an estimated cost of \$6 million;
- removal of Z-Bricks and replacement with asphalt paving on Main Street for an estimated cost of \$600,000;
- augmentation of rip-rap along the Steam tunnel on the eastern side of the Island for an estimated cost of \$500,000;
- improvement to Sportspark, including the implementation of a permanent heating system at an estimated cost of \$700,000, and replacement of the roof at an estimated cost of \$3 million; and
- the island wide security camera system at an estimated cost of \$1.2 million for phases 1 and 2 as well as a portion of phase 3.

See the annexed Capital Plan at Exhibit A.

7. To promote a sustainable, innovative environment and to strive for island-wide green initiatives.

To limit the congestion caused by excess traffic, RIOC provides bus services using seven (7) hybrid-electric buses, powered by ultra-low-sulfur diesel fuel, that limit production of greenhouse gases (“GHG”). Further reductions to the already low GHG levels are expected because, as noted above, the elimination of the bus fares will reduce stop and idling times associated with GHG production. The Corporation has also purchased neighborhood electric vehicles to the extent possible to lessen dependence on fossil fuel utilizing vehicles for light duty usage by employees. A feasibility study was done for the installation of canopy solar panels above the Motorgate Garage, which concluded that such installation would not be economically feasible until such time that the technology became more effective. RIOC was also among a group of participants in a study funded by NYSERDA to examine the impact and potential benefit of Green Loading Zones (“GLZ”), a policy solution to incentivize further electric truck adoption with the creation of curbside loading zones that are exclusively available to zero-emission commercial vehicles. The study identified Roosevelt Island along with other sites as potential candidates for one or more such GLZ’s, but has not resulted in a request for implementation.

8. To effectively communicate with all stakeholders.

Notices are posted to all stakeholders in public view and on the RIOC web site for all Board of Directors and Committee meetings pursuant to the New York State Open Meetings Law. The web site provides relevant information to stakeholders, such as community information and information about the Corporation’s operations and finances.

During FY 2014-15 RIOC enhanced its capacity to send public advisories via a pilot partnership with Everbridge, a platform that harnesses multiple technologies for mass communication. This opt-in service allows RIOC to notify users about emergency situations, traffic/transportation advisories affecting the Island, other issues of concern, and community events. The platform has been very successful since it was implemented. The majority of users have signed up via the web-registration interface and have more than one delivery method defined such as SMS, e-mail or personalized automated telephone message. The platform also enhances RIOC’s internal emergency preparedness by allowing RIOC to communicate more readily with employees and track their availability during an emergency. The system also gives RIOC the capability to coordinate with relevant City and State agencies during an emergency using its conference bridge software solution.

9. To partner with businesses, industry leaders and other government agencies to meet the needs of the Corporation’s stakeholders.

The fares for passengers riding the Aerial Tramway are collected on RIOC’s behalf via the Metro Card system through a partnership with New York City Transit, which promotes the efficiency of the system by connecting riders to the mass transit system of the greater urban area. As noted in item 2, page 3 of this report, RIOC has partnered with Hudson Related Retail to revitalize the Island’s commercial sector, thereby increasing stakeholder access to goods and services. Also, RIOC routinely coordinates with administrators of Four Freedoms State Park and Cornell Technion for the efficient planning of activities.

The Roosevelt Island Operating Corporation (RIOC)
CAPITAL IMPROVEMENTS 2014/2015 (In Thousands)

5% inflation rate

	Actual	Approved Budget	Projected Budget	Budgets 20135- 2029													
	2015	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Engineering - Ford Escape					\$26					\$33							\$59
P.S. - Ford Escapes		\$22	\$23	\$24	\$26	\$27	\$28	\$30	\$31	\$33	\$34	\$36	\$38	\$40	\$42	\$44	\$432
P.S. - Segways																	\$0
P.S. - Gems (2)		\$30		\$12		\$14		\$15		\$16		\$18		\$20	\$20	\$20	\$145
P.S. - (4) Substations (Tram/Lighthouse/Bridge/SP Park)																	\$0
P.S. - Taser Equipment & Training																	\$0
Motorpool - (2) GEMS			\$30				\$40				\$50						\$120
Motorpool - Aerial Truck Lift						\$35						\$45					\$80
Maintenance - Utility Truck		\$50															\$50
Maintenance - Utility Truck																	
Grounds - Brush Chipper		\$45															\$45
Grounds - (1) Ford F130		\$20			\$22			\$24			\$26			\$28		\$30	\$120
Grounds - (1) Conversion Truck	\$50	\$50															\$50
Grounds - (1) Lawn Mower		\$12															\$12
Outdoor Fitness (Octaon Field)	\$5																
Parks & Recreation- Ford Escape					\$26					\$33							\$59
Parks & Recreation- Gym Equipment																	\$0
IT - Servers	\$67	\$50				\$55				\$62			\$70	\$70	\$70	\$70	\$307
IT - Plotter			\$25				\$28				\$34						\$87
IT - Software Upgrades		\$34	\$35	\$37	\$39	\$41	\$43	\$45	\$47	\$50	\$52	\$55	\$57	\$60	\$63	\$67	\$659
IT - (2) Copiers/AV/Printers		\$22		\$24		\$26		\$29		\$32		\$35		\$39	\$39	\$39	\$246
IT - (20 PC Replacements)	\$32	\$22	\$23	\$24	\$26	\$27	\$28	\$30	\$31	\$33	\$34	\$36	\$38	\$40	\$42	\$44	\$432
IT - Sotorage System	\$45																
IT - Upgrade of Switches		\$22		\$24		\$26		\$29		\$32		\$35		\$40	\$40	\$40	\$248
IT - Sonic Wall/Fire Wall/Remote Implementation	\$35																
Excavator																	\$0
Sewer Grinder Pumps w/Control Pane	\$10																
(2) Bobcats																	\$0
Misc. Heavy equipment		\$50	\$53	\$55	\$58	\$61	\$64	\$67	\$70	\$74	\$78	\$81	\$86	\$90	\$94	\$99	\$980
6 Special Projects	\$449	\$53	\$355	\$58	\$61	\$64	\$67	\$70	\$74	\$78	\$81	\$86	\$90	\$94	\$99	\$104	\$1,329
P.S. - Island Wireless Security Camera System	\$318		\$300														\$300
Parking Management System																	\$0
Parking Meters Replacement	\$131																\$0
Other - Special Projects		\$53	\$55	\$58	\$61	\$64	\$67	\$70	\$74	\$78	\$81	\$86	\$90	\$94	\$99	\$104	\$1,029
7 Lighting & Signage	\$0	\$50	\$53	\$55	\$58	\$61	\$64	\$67	\$70	\$74	\$78	\$81	\$86	\$90	\$94	\$99	\$980
Street Light Replacement & Signage - reserve		\$50	\$53	\$55	\$58	\$61	\$64	\$67	\$70	\$74	\$78	\$81	\$86	\$90	\$94	\$99	\$980
8 Tram	\$1,601	\$1,500	\$525	\$551	\$579	\$608	\$638	\$670	\$704	\$739	\$776	\$814	\$855	\$898	\$943	\$990	\$9,799
Tram Modernization	\$907																\$0
Additional ADA-compliant Elevator at Manhatter	\$11	\$1,000															
Tram Capital Reserve		\$500	\$525	\$551	\$579	\$608	\$638	\$670	\$704	\$739	\$776	\$814	\$855	\$898	\$943	\$990	\$9,799
- Painting	\$550																
- Excavate r/m Sewer Line	\$133																
9 Southpoint Park	\$3	\$200	\$210	\$221	\$232	\$243	\$255	\$268	\$281	\$295	\$310	\$326	\$342	\$359	\$377	\$396	\$3,920
TPL - Green Rooms/Wild Gardens- reserve	\$3	\$200	\$210	\$221	\$232	\$243	\$255	\$268	\$281	\$295	\$310	\$326	\$342	\$359	\$377	\$396	\$3,920
10 Miscellaneous	\$11	\$551	\$579	\$608	\$638	\$670	\$704	\$739	\$776	\$814	\$855	\$898	\$943	\$990	\$1,039	\$1,091	\$10,804
Contingency	\$11	\$551	\$579	\$608	\$638	\$670	\$704	\$739	\$776	\$814	\$855	\$898	\$943	\$990	\$1,039	\$1,091	\$10,804
TOTAL CAPITAL IMPROVEMENTS	\$6,249	\$18,974	\$15,697	\$8,354	\$15,082	\$7,504	\$6,691	\$7,082	\$7,302	\$6,468	\$6,683	\$7,070	\$7,307	\$7,807	\$8,159	\$8,588	\$138,769