

OVERVIEW

The Boston Redevelopment Authority (BRA) Operating Budget includes the revenue and expenditures related to the planning and zoning, research, legal, and economic development project management and initiatives for the agency. The Operating Budget is a twelve-month strategic plan that begins July 1st of each year and allocates resources to achieve program initiatives. It emphasizes the objectives of the BRA's programs and reflects the policy goals established by the Mayor, the Board, and the community.

Accountability and financial control will continue to be at the forefront of the budget process to ensure an effective and efficient planning and economic development process.

The Operating Budget for the BRA is presented in two attached charts, the first chart presents the summary of revenues and expenses, and the second chart presents the operating expense detail.

BUDGET SUMMARY

Total operating revenue is projected at \$14,020,000 and total operating expenses at \$13,929,935 resulting in revenues over expenses of \$90,165. The major components of the Operating Budget are as follows:

Revenue

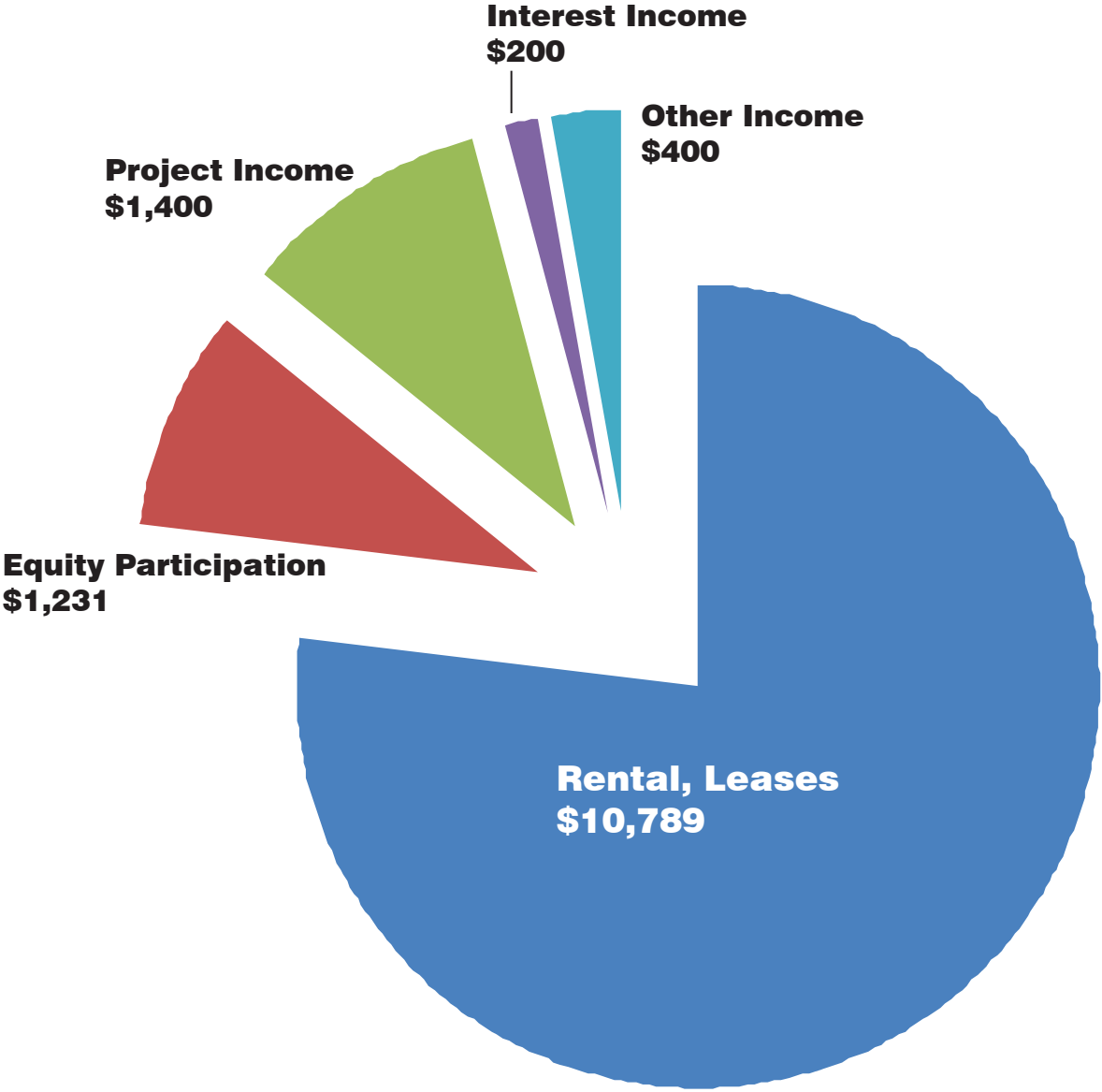
Revenue is projected at \$14,020,000. This represents revenue generated from rental payments, lease payments, equity participation, project income, interest income and other income.

- Rental, Lease and Long Term Agreement Income is budgeted at \$10,788,922. Major sources of these revenues are the Charlestown Navy Yard, China Trade Building, Sargent's Wharf and Rowes Wharf.
- Equity Participation income is budgeted at \$1,231,000. Major sources of these revenues are the Charlestown Navy Yard, Rowes Wharf and the Kensington Project.
- Project Income of \$1,400,000 will be derived from a number of land and building sales.
- Interest Income is projected at \$200,000 and reflects interest earned on operating funds.
- Other Income is budgeted at \$400,078 and represents the sale of maps, books, publications, requests for development proposals, fees associated with Chapter 121A amendments and cost reimbursement applications.

Boston Redevelopment Authority
Comparative Budget Summary
(000s)

IN THOUSANDS	FY 09 FORCAST	FY 10 BUDGET
OPERATING REVENUE:		
RENTAL, LEASES	\$10,086	\$10,789
EQUITY PARTICIPATION	1,294	1,231
PROJECT INCOME	3,092	1,400
INTEREST INCOME	174	200
OTHER INCOME	334	400
TOTAL OPERATING REVENUES	\$14,980	\$14,020
OPERATING EXPENSES:		
PERSONNEL	\$ 9,640	\$ 8,080
EMPLOYEE BENEFITS	4,196	3,557
ADMINISTRATIVE	691	587
CONTRACTUAL SERVICES	1,731	613
PROPERTY MANAGEMENT	1,197	1,093
TOTAL OPERATING EXPENSES	\$17,455	\$13,930
REVENUES OVER (UNDER) EXPENSES	\$(2,476)	\$ 90

**Revenue Distribution %
(000s)**



Expenses

Total Operating Expenses are budgeted at \$13,929,835 and represent the following costs:

- Personnel costs are budgeted at \$8,079,675 which reflects a wage reduction of either 3% or 5% for all staff earning \$50,000 or above. This budget supports a full time staff of 106 which is a decrease from last year's staff total of 119. In addition, there are five staff scheduled for retirement during this fiscal year.
- Employee benefits are projected at \$3,557,160 and reflects: a pension assessment by the City of Boston of \$1,698,169; health insurance of \$1,837,905; and workers compensation insurance of \$21,086
- Administrative expenses are budgeted at \$587,000 and represent the day-to-day cost of operations, including the following:
 1. Major costs totaling \$479,000 include data processing of \$35,000 to support the acquisition and upgrade of computers, computer applications and software; telecommunication costs of \$73,000; printing at \$55,500; and leased copy equipment and supporting maintenance totaling \$61,000; office supplies and postage at \$75,500, advertising at \$95,000 and dues and subscriptions costs totaling \$84,000.
 2. Other costs totaling \$108,000 represents costs for employee professional development programs, mapping and model supplies, graphic design, copy supplies, marketing and travel.
- Contractual services are budgeted at \$613,000 and provide funding for Administration and Finance, Legal and Planning and Economic Development initiatives.
 1. Administrative and Finance contractual services are budgeted at \$70,000 and represent independent audit costs.
 2. Legal expenses are projected at \$340,000 which includes the costs of litigation and the Director and Officer's Liability Policy.
 3. Planning and Zoning contractual services are projected at \$100,000 and include continuation of the Crossroads Program in Downtown, initiating new comprehensive master plans/zoning for various neighborhoods; and creating development review criteria for building energy use and delivery.
 4. Other contractual services costs totaling \$103,000 include building appraisals, economic modeling and other contractual services.
- Property Management costs are projected at \$1,093,000 and represent the cost of land and building maintenance, utilities, transportation and property insurance costs.

That the BRA Fiscal Year 2010 approved Operating Budget is in the expense amount of \$13,929,835.

Boston Redevelopment Authority
Budget Detail/Operating Expenses
(000s)

IN THOUSANDS	FY 10 BUDGET
PERSONNEL	\$8,080
EMPLOYEE BENEFITS	
CITY OF BOSTON RETIREMENT	1,698
HEALTH	1,838
WORKERS COMP	21
TOTAL EMPLOYEE BENEFITS	\$3,557
 ADMINISTRATIVE	
ADVERTISING	\$95
DATA PROCESSING	60
DUES & SUBSCRIPTIONS	84
EMPLOYEE EDUCATION	16
GRAPHIC DESIGNS	33
MAPPING & MODEL MAKING	4
MARKETING	20
OFFICE EQUIPMENT	61
OFFICE SUPPLIES	65
POSTAGE	11
PRINTING	56
TELEPHONE	73
TRAVEL/ADMINISTRATION	12
TOTAL ADMINISTRATIVE	\$588
 CONTRACTUAL SERVICES	
ADMINISTRATION & FINANCE	\$70
LEGAL	327
PLANNING & ECONOMIC DEVELOPMENT	216
TOTAL CONTRACTUAL SERVICES	\$613
 PROPERTY MANAGEMENT	
TRANSPORATION	\$12
INSURANCE	200
DEPRECIATION	270
LAND & BUILDING MAINTENANCE	605
UTILITIES	6
TOTAL PROPERTY MANAGEMENT	\$1,093
TOTAL OPERATING EXPENSES	\$13,930

Expense Distribution %
(000s)

