

FY 23-24 Final Operating and Capital Budgets

Citizens Advisory Committee

June 6, 2023



TRANSBAY JOINT POWERS AUTHORITY



Budget Timeline

- Preliminary Operating Budget: January Board meeting
- Budget Outlook: March Board meeting (in advance of April)
- Draft Budget: May Board meeting
- **Final Budget: June Board meeting**

FY 23-24 Operating Budget

Operating Budget Highlights

- No Changes from Draft Budget
- Transit Operator contributions remain the same
- RM-2 funding and RM-3 funding
- Budget based on current staffing plan and increased operations
- Park budget consistent with East Cut CBD MOU

FY 23-24 Operating Budget

	FY23-24 Draft Operating Budget	FY23-24 Final Operating Budget	\$ Change from FY23-24 Draft Budget	% Change from FY23-24 Draft Budget
<u>REVENUES</u>				
REIMBURSEMENTS	\$12,670,977	\$12,670,977	\$0	0%
OPERATING REVENUES	\$13,445,386	\$13,445,386	\$0	0%
TRANSFER FROM FUND BALANCE	\$1,513,381	\$1,513,381	\$0	0%
TOTAL RESOURCES	\$27,629,445	\$27,629,445	\$0	0%
<u>EXPENSES</u>				
ADMINISTRATION	\$3,697,000	\$3,697,000	\$0	0%
TRANSIT CENTER	\$21,953,770	\$21,953,770	\$0	0%
PARK	\$1,978,974	\$1,978,974	\$0	0%
TOTAL EXPENSES	\$27,629,744	\$27,629,744	\$0	0%

FY 23-24 Budget Operating Revenues

	FY23-24 Draft Budget	FY23-24 Final Budget	Difference in \$'s	Difference in %
Reimbursements				
Regional Measure 2	8,404,025	8,404,025	0	0%
Regional Measure 3	2,700,000	2,700,000	0	0%
Community Benefit District Park Payments	1,566,952	1,566,952	0	0%
Subtotal Reimbursements	12,670,977	12,670,977	0	0%
Operating Revenues				
Lease and Use Payments	5,050,699	5,050,699	0	0%
<i>AC Transit (74%)</i>	<i>3,737,517</i>	<i>3,737,517</i>	<i>0</i>	<i>0%</i>
<i>SF Municipal Transportation Agency (26%)</i>	<i>1,313,182</i>	<i>1,313,182</i>	<i>0</i>	<i>0%</i>
AC Transit (Bus Storage Facility)	619,500	619,500	0	0%
Other Operator Rents	247,365	247,365	0	0%
Naming, Advertising, Sponsorships, DAS Fees	4,762,822	4,762,822	0	0%
Transit Center Rental Retail Revenue	2,500,000	2,500,000	0	0%
Other Revenue	265,000	265,000	0	0%
Subtotal Operating Revenues	13,445,386	13,445,386	0	0%
Total Revenues	26,116,363	26,116,363	0	0%

FY 23-24 Budget Operating Expenses

	FY23-24 Draft Budget	FY23-24 Final Budget	Difference in \$'s	Difference in %
<u>Administration</u>	3,697,000	3,697,000	0	0%
<u>Salesforce Transit Center</u>				
Asset Management Fee & Administration	1,582,000	1,582,000	0	0%
Physical Security & Security Systems	8,561,429	8,561,429	0	0%
Cybersecurity/IT	1,546,565	1,546,565	0	0%
General Maintenance, Janitorial & Utilities	6,593,126	6,593,126	0	0%
Digital Content Management & Wayfinding	602,000	602,000	0	0%
Bus Storage Facility, Insurance, Other	3,068,650	3,068,650	0	0%
Subtotal Salesforce Transit Center	25,650,770	25,650,770	0	0%
<u>Salesforce Transit Center Park</u>				
Park Management & Administration	520,000	520,000	0	0%
Park Programming	330,000	330,000	0	0%
Park General Maintenance, Janitorial & Utilities	1,128,974	1,128,974	0	0%
Subtotal Salesforce Transit Center Park	1,978,974	1,978,974	0	0%
Total Expenditures	27,629,744	27,629,744	0	0%

FY 23-24 Budget Operating Reserves

- Emergency Reserve at \$500,000
- Operating & Maintenance (O&M) Reserve is \$5.1 million
- O&M Reserve represents 19% of Operating Budget.
- Staff recommends a transfer of \$1.8 million to meet 25% target.

FY 23-24 Capital Budgets

FY 23-24 Capital Budget-Resources

Resources	Total	Phase 1	Phase 2	Tenant Improvements	Capital Maintenance Repair & Replacement
Bond Proceeds	2,436,776			2,436,776	
Transit Center CFD and Impact Fee Funds	29,690,795	17,540,365	12,150,430		
Proposition K San Francisco Sales Tax	6,690,000		6,690,000		
RM-3	75,000,000		75,000,000		
Parcel F/ Other Regional Funds	6,500,000		6,500,000		
TIRCP	30,000,000		30,000,000		
Federal Grants	6,365,000		6,365,000		
Other, Miscellaneous & Interest Income	3,910,863			10,000	3,900,863
TOTAL RESOURCES	\$160,593,434	\$17,540,365	\$136,705,430	\$2,446,776	3,900,863

FY 23-24 Capital Budget-Expenses

Expenses	Total	Phase 1	Phase 2	Tenant Improvements	Capital Maintenance Repair & Replacement
Salaries, Benefits, & Admin	2,730,430		2,730,430		
Professional Services and Oversight	6,195,574	3,949,574	1,040,000	585,000	621,000
Engineering & Design Services	29,175,000	75,000	28,950,000	150,000	
Right-of-Way Acquisition and Real Estate Services	103,985,000		103,985,000		
Construction	15,227,567	13,515,791		1,711,776	
Maintenance & Contingency	3,279,863				3,279,863
TOTAL EXPENSES	160,593,434	\$17,540,365	\$136,705,430	\$2,446,776	3,900,863

FY 23-24 Capital Budgets

Phase 1: \$17,540,365

- Capital expenses in two categories:
 - Professional, Specialized Services, and others: \$4.025M
 - Legal and Financial Services
 - Program Management/Program Controls
 - Claims Management
 - Dispute Resolution Assistance

- Construction Closeout: \$13.52M
 - 4 of 49 trade packages to be closed

FY 23-24 Capital Budgets

Phase 2: \$136,705,430

- TJPA Administrative Expense \$2.73M
 - Includes Positions to Support Advancement of DTX
- Professional Services \$1.04M
 - Financial Management
 - Legal Counsel
 - Community & Public Relations
 - Parcel F Reimbursables
- Engineering and Design Services \$28.95M
 - FTA Project Development Activities
 - Program Management & Program Controls (PM/PC)
 - Downtown Rail Extension (DTX) Preliminary Engineering & Design
 - DTX Interagency Coordination
- Right-of-Way and Real Estate Services \$103.99M
 - Right-of-Way Acquisition
 - Real Estate Services

FY 23-24 Capital Budgets

Tenant Improvements: \$2,446,776

- Expenses

- Marketing & Leasing Commissions: \$0.3M
- Project Management / Engineering & Design: \$0.5M
- Landlord's Work / Base Building Construction: \$0.9M
- Tenant Improvements Allowances: \$0.8M

FY 23-24 Capital Budgets

Capital Maintenance, Repair & Replacement:
\$3,900,863

- Expenses

- Facility Maintenance: \$1.98M
- Security Maintenance: \$0.2M
- Park Maintenance: \$0.2M
- Parcel F: \$0.6M (to be paid by developer)
- Contingency: \$0.9M

FY 23-24 Debt Service Budget

FY 23-24 Debt Service Budget

FY 23-24 Debt Service Expenses: \$17,966,672

- Net Tax Increment pledged to TJPA 2020 Tax Allocation Bonds
- Scheduled principal and interest payments due October 1 and April 1
- Excess Net Tax Increment used for mandatory redemption of subordinate lien turbo bonds



Questions?

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