

FLATIRON
NOMAD

2022

Annual Report

WHERE FLATIRON MEETS NOMAD

100%
New York

Where Expansion Meets Opportunity

Since 2006, our business improvement district (BID) has served the businesses, people, and places that help make Flatiron and NoMad two of Manhattan's most iconic and authentic destinations. We are the district's caretaker, connector, and advocate. From neighborhood enhancements and community-building initiatives to the championing of local businesses, we celebrate the quintessential New York attitude with a contemporary edge.

Our present moment here—and throughout New York City—is defined by unprecedented challenges, but also exciting opportunities and growth. This year we launched our long-awaited BID expansion, nearly doubling the size of our district as we brought our safety, sanitation, and beautification services to 20th Street, seven more blocks of Sixth Avenue, and the rest of NoMad. To better reflect this expanded footprint and reinforce a cohesive neighborhood identity, we have a new name: **The Flatiron NoMad Partnership**.

Our new blocks enhance our already-vibrant mixed-use district, with their diverse array of retail and dining, cutting-edge companies, dynamic new hotels, and treasured cultural institutions and historic sites. Now more than ever, our district is an epicenter of possibilities, sitting at the intersection of commercial and residential, uptown and downtown, and business and leisure—all with unparalleled convenience and accessibility.

Underpinning our district's appeal is an economic engine of diverse businesses—both on the ground floor and in office buildings—that have endured amid the uncertainty of the last two years. In fact, momentum is building with more than 100 new retail businesses opening since 2020, bolstered by tens of thousands of commuters who are returning

to the district with increasing frequency. We are deeply committed to sustaining this economic vitality through the work we do every day—making our public spaces safe, clean, and beautiful; supporting businesses small and large; and cultivating community.

And we won't stop innovating. In the last year alone, we debuted two visionary public realm projects, NoMad Piazza and the Flatiron Slow Street, as the latest steps in our long-term transformation of Broadway into a more pedestrian-friendly corridor through the district. Our forward-thinking work continues to serve as a model that can inspire neighborhoods throughout New York City and beyond to reimagine shared spaces in ways that support economic recovery and post-pandemic life.

This is *Where Flatiron Meets NoMad*—and so much more. In the following pages, I invite you to learn about the unique convergence and multiplicity that makes this a place of endless possibilities where anyone and everyone can discover the best that New York has to offer.

Sincerely,



James Mettham
President

**FLATIRON
NOMAD**

Where Flatiron, NoMad, Gramercy, Rose Hill, Chelsea, and Kips Bay merge into an iconic Manhattan destination.

WHERE

NEW YORK

This is the center of activity and great opportunity.

MEETS

NEW YORK

Home to a thriving community of employers, offices, retailers, residents, chefs, cafés, coffee shops, restaurants, mixologists, bars, salons, artists, students, tourists, five-star hotels, small businesses, performers, subway commuters, dogs at Jemmy's Dog Run, public plazas, parks, and so much more.

36 MILLION SQUARE FEET

of commercial space, on par with Miami

7,000

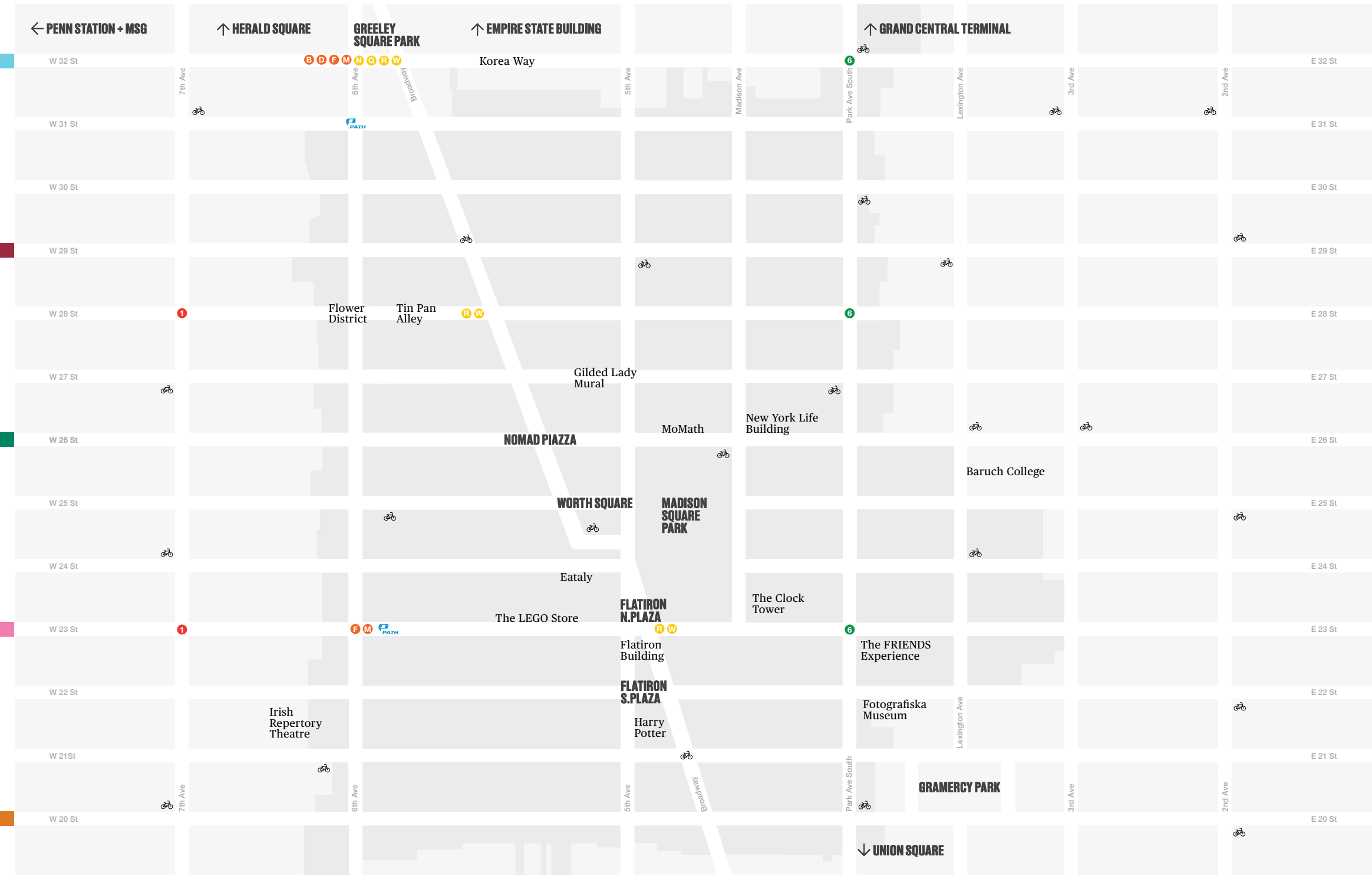
office tenants

1,100+

ground floor retail businesses

100,000+

daily employees



9

Michelin star dining options

35,000+

residents

6,700

hotel room keys (1,500+ in development)

3

restaurants on the World's 50 Best Restaurants List

HOME TO HISTORIC:

Wholesale
Flower District
Garment & Textile Industry
Tabletop Industry
Toy Industry

3

historic
districts

30+

landmarks

Where Tin Pan Alley Meets Silicon Alley

FLATIRON BUILDING

The eponymous 22-story building dates back to 1902 and anchors the heart of the district at 23rd Street, Broadway, and Fifth Avenue.

THE FLOWER DISTRICT

West 28th Street and Sixth Avenue is home to dozens of flower and plant purveyors and has been home to one of NYC's most unique markets since the late 19th century.

HISTORIC DISTRICTS

Flatiron and NoMad are full of history - literally. The neighborhood's architectural grandeur is woven into three NYC historic districts: Ladies Mile, Madison Square North & Gramercy Park.

HISTORIC RETAIL

The district is also home to thriving wholesale markets, especially in the northern end of NoMad, including the Flower District. The tabletop industry recently welcomed merchants back to neighborhood properties, including 230 Fifth Avenue and 41 Madison, after a two-year pandemic absence. The historic Toy Center, at 200 Fifth Avenue, and the adjacent 1107 Broadway, have been repurposed into retail, office, and residential spaces.

Newly landmarked
Tin Pan Alley



HOME TO 6 MAJOR PUBLIC SPACES:

Flatiron North Plaza
Flatiron South Plaza
NoMad Piazza
Madison Square Park
Clivner=Field Plaza
Worth Square

10
privately-owned
public spaces
(POPS)

6.2
acre park

150
outdoor
bistro sets

194
plaza planters

Where Visitors Meet Plazas, Parks, and Piazzas

WORLD-CLASS GATHERING SPACES

Since 2008, former Fifth Avenue and Broadway roadbed has been transformed into iconic public plazas that the Partnership maintains, manages, and programs. In pleasant weather, upwards of 100,000 people stop to take in the views, grab a bite, and relax amid the hustle and bustle each day. Across Broadway sits Madison Square Park, a 6.2-acre crown jewel of the NYC Parks system that has been revitalized by the Madison Square Park Conservancy.

BROADWAY VISION & NOMAD PIAZZA POP-UP

Installed in 2021, Broadway, from 21st to 23rd Street, is home to the city's largest shared street that features public seating areas, green bike lanes, and calmed vehicular traffic. Just north of the Plazas, the NoMad Piazza Pop-Up has returned on Broadway after a successful six-week premier last fall from 25th to 27th Street. The Piazza builds on the success of the city's outdoor dining and Open Streets programs and features public seating and seasonal plantings. NoMad Piazza is a catalyst for the city's next round of pedestrian-focused improvements as part of its Broadway Vision program with positive changes coming to NoMad all the way up to Herald Square.

Madison Square Park
and the Flatiron Public Plazas
create iconic intersections



*: MTA, 2019

Where Transportation Meets Options

ACCESSIBLE & CENTRAL

Flatiron and NoMad are at the heart of NYC including its subway and commuter rail systems. Multiple subway lines and the PATH run under district throughfares, including Sixth Avenue, Broadway, and Park Avenue South. Long Island Railroad, NJ Transit, and Metro North access are also within walking distance of the neighborhood making it a true Tri-state destination.

ON TWO WHEELS OR BY FOOT

Bicycling for transportation continues to grow by leaps and bounds. Neighborhood Citi Bike ridership this year has eclipsed 2019 levels (pre-pandemic) and promises to trend upward with more people returning to the office. Foot traffic is bouncing back to match, and at times exceed, 2019 figures, a strong sign of Flatiron and NoMad's overall economic recovery.



18 CITI BIKE STATIONS

4,000+ daily Citi Bike rides in 2021

2 PATH STATIONS

Access to Jersey City, Hoboken, and Newark

Subways, bikes, and buses abound in Flatiron and NoMad

FLATIRON & NOMAD ECONOMIC RECOVERY

DAILY FOOT TRAFFIC

Visitors Employees

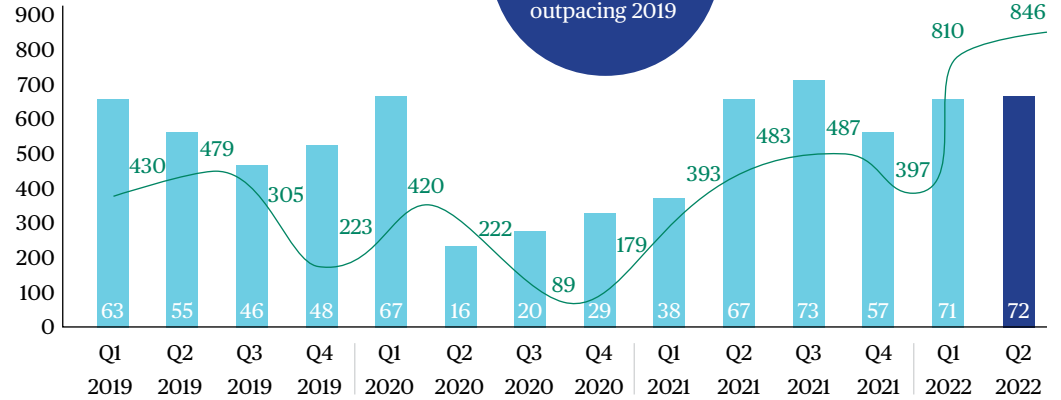


79%
recovery of
2019 levels

52%
recovery of
2019 levels

OFFICE LEASING (CLASS A & B)

Number of leases Total SF



2022
leasing is
outpacing 2019

TOURISM

NYC & Company projects 56.7 million visitors this year, 85% of the record 66.6 million in 2019. Flatiron and NoMad are well-positioned with nearly 30 hotels, including three big-name newcomers, the Ritz-Carlton, The Ned, and Virgin Hotels NYC.



Virgin Hotels NYC



↑25%
NoMad
hospitality
properties
this year

Increased foot traffic

OFFICE LEASES SINCE 2020

New Renewals

- NYU Langone 686k SF
- IBM 328k SF
- Tiffany & Co. 287k SF
- Quinn Emanuel
- Urquhart & Sullivan 159k SF
- Beam Suntory 99k SF
- Freshly 92k SF
- Infor 90k SF
- SPACES 63k SF
- A24 41k SF
- ActionIQ 39k SF
- General Assembly 39k SF
- Regus 36k SF
- Flexport 31k SF
- Bizzabo 30k SF

4.5M SF
office space
leased since
Q2 2020

440+
leases signed
since Q2 2020

NEW GROUND FLOOR RETAIL

EXPERIENTIAL

- Harry Potter New York
- The FRIENDS Experience
- Swingers

Nearly
200
new businesses
opened since
March 2020

SHOPPING

- Arcter'yx / Alo Yoga / Rhone / Allbirds
- Timothy Oulton
- Bungalow 5

FOOD & BEVERAGE

- Dominique Ansel Workshop
- SONA
- Mark's Off Madison
- Dippin' Dots
- Flip'd by iHOP
- Krispy Kreme
- Cinnabon

100+
new F & B
establishments



Where Work Meets Place

SILICON ALLEY

Flatiron and NoMad are leading economic powerhouses within NYC and over 36 million square feet of commercial space with 7,000+ office tenants and growing. The diverse tenant roster is rich in numerous sectors, none more so than TAMI (Tech, Advertising, Media & Information), which helped nickname the area 'Silicon Alley' two decades ago. FIRE (Finance, Insurance, Real Estate) is also heavily represented throughout the neighborhood.

MAJOR TENANTS

An increasing number of companies call Flatiron and NoMad their headquarters. Some heavy hitters include IBM, Mastercard, New York Life, Nike, Credit Suisse, Tiffany & Co., SONY, Grey, Simons Foundation, Capital One, HBO Studios, Freshly, SeatGeek, FanDuel, Betterment, and Dropbox.

1245 Broadway, at 31st Street (credit: GDSNY)

*1: STI Workplace, 2022

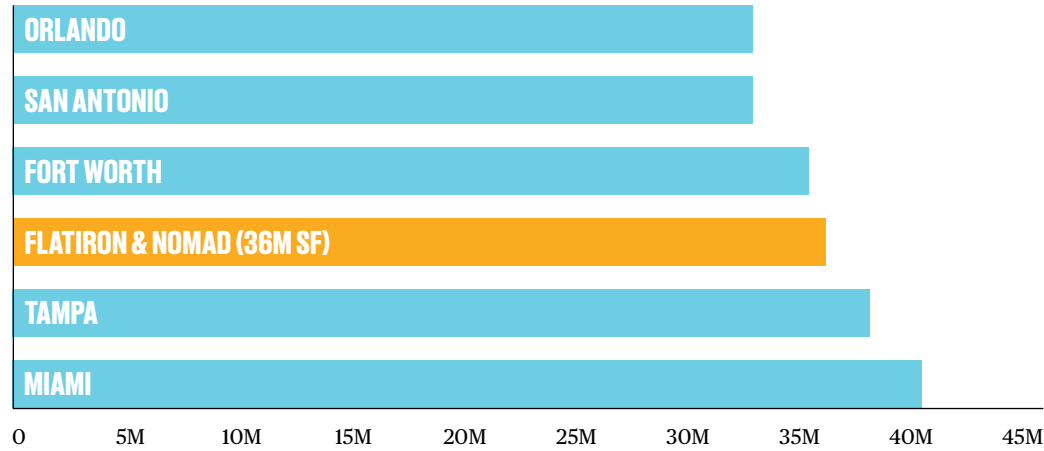
*2: QCEW, 2019

*3: QCEW, 2020

FLATIRON & NOMAD'S ROBUST WORKFORCE

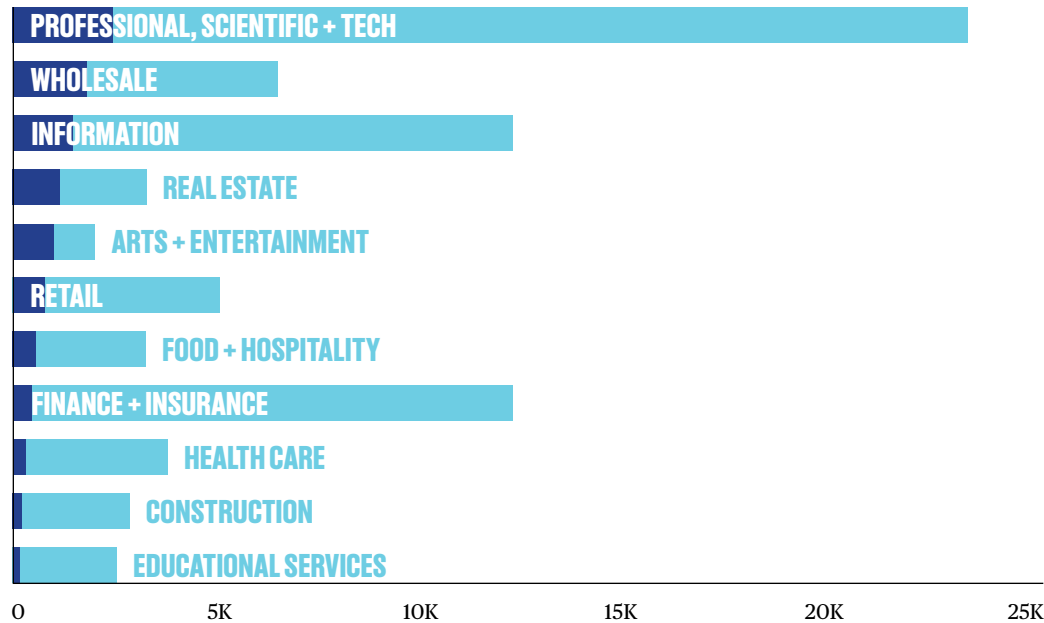
COMPARABLE COMMERCIAL SF

Major Sunbelt Cities Flatiron & Nomad



TAMI & FIRE LEAD LOCAL OFFICE ECONOMY

Employers Employees



PREMIUM OFFICE SPACE ON THE RISE

Home to 8.4M square feet of Class A office space, Flatiron and NoMad will soon welcome an additional 3.6M square feet from ground-up development and redevelopments from eight active sites.

43%
increase in
Class A
inventory



700,000 SF

ONE MADISON
1,397,000 SF

295 FIFTH AVENUE
700,000 SF

360 PARK AVENUE SOUTH
450,000 SF

THE CURE AT 345 PARK AVENUE SOUTH
300,000 SF

11-15 EAST 26TH STREET
260,000 SF



450,000 SF

FLATIRON BUILDING, 175 FIFTH AVENUE
255,000 SF

1245 BROADWAY
200,000 SF

23 WEST 20TH STREET
65,000 SF

FLATIRON

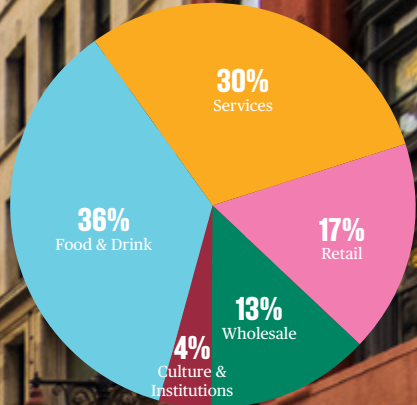
NOMAP

TRUE MIXED-USE

NEIGHBORHOODS

2
historically stable
retail corridors,
FIFTH AVE & BROADWAY
average retail rents
nearly
\$300/SF

71%
small
businesses



1,100+
ground floor
businesses

140+
wholesalers

Where Fine Dining Meets Fast-Casual

OVER 1 IN 3
businesses in
Flatiron and NoMad
are food and beverage

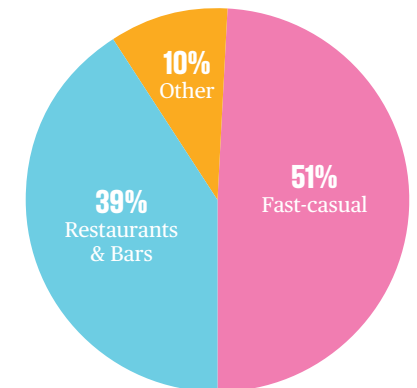
400+
food and beverage
establishments

MICHELIN STARS & CELEBRITY CHEFS

From Gramercy Tavern, Rezdôra, and Cote to La Pecora Bianca, The Smith, and Sarabeth's, the neighborhood has something for everyone. Eleven Madison Park, Cosme, and district neighbor Atomix have been included on the World's 50 Best Restaurants list over the years. Also of note, Chef José Andrés is planning to open two restaurants at The Ritz-Carlton in NoMad later this year.

FOOD AND BEVERAGE GROWTH

Home to dozens of casual and fine dining establishments, Flatiron and NoMad have seen an increasing number of chefs and restaurateurs bet on the neighborhood. Over the last two decades, there was a 400% increase in district dining establishments. Fast-casual remains as strong as ever, a welcome sight for those returning to the office.



Bear Donut, 40 West 31st Street,
a new NoMad favorite

Flatiron and NoMad food and beverage



Where Experiences Meet Brick & Mortar

EXPERIENTIAL ANCHORS

Unique retail experiences abound in the neighborhood, including Eataly's US debut market (2010) and LEGO (2014). Rizzoli Bookstore is a Broadway staple. The FRIENDS Experience and Harry Potter New York are magnetic visitor attractions.

Retail is not the end of it. Museums, performance venues, and sporting activities are plentiful, too.

MUSEUMS

Museum of Sex
Poster House
Fotografiska
National Museum of Mathematics (MoMath)

PERFORMANCE VENUES

Gramercy Theater
The Jazz Gallery
TADA! Youth Theater
Baruch Performing Arts Center
Irish Repertory Theatre

SPORTING ACTIVITIES

SPIN New York 23
Swingers Crazy Golf Club
Premier Indoor Golf

Harry Potter New York,
935 Broadway



30%
of ground floor
businesses offer
daily essentials

20+
banks and
financial services
institutions

6
large-footprint
grocery stores

56+
fitness studios

NEARLY 100
hair & nail
salons

70+
furniture &
design stores

Where Everyday Meets Essentials

MIXED-USE ESSENTIALS

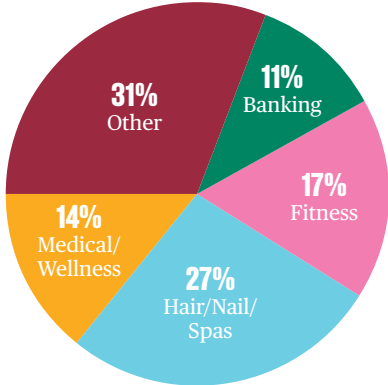
Daily needs of residents and visitors are not forgotten in the neighborhood. Trader Joe's, Whole Foods, Eataly, Morton Williams, and Fairway Market are here along with banks, dry cleaners, and medical services.

FIT & WELL

Dozens of fitness studios have caused some to call Flatiron and NoMad 'The Fit District' and a large number of wellness services and salons continue the trend.

HOME DESIGN HUB

Nearly 40% of all retail shops in the neighborhood specialize in furniture and interior design. Spanish retailer Porcelanosa chose 202 Fifth Avenue (at 25th Street) as its US flagship showroom. Other impressive names include Kohler, Waterworks, Blu Dot, Design Within Reach, AKDO, TileBar, and Farrow & Ball.



Whole Foods recently opened at 63 Madison

Flatiron and NoMad ground floor services



6,700
room keys
with 1,500 more
coming soon

9
hotel
properties
opened since
2017

Where Hospitality Meets Destinations

GLOBETROTTERS & STAYCATIONERS

No taxi needed! The growing number of hotels in the neighborhood are centrally located with many clustered in NoMad. The Ned, Virgin Hotel, and The Ritz-Carlton are redefining what it means to be “on Broadway.” Others, like Freehand Hotel and The New York EDITION, are established and similarly convenient to Flatiron & NoMad’s world-class public spaces, upscale dining & cultural attractions.

NYC TOURISM

NYC & Company closely tracks tourism in the city and predicts a full recovery in 2024. That’s great news for Flatiron and NoMad’s 1,500+ new rooms coming online at Le Meridien, Fifth Avenue Hotel, AKA NoMad Hotel, Sonder Springhill Suites, and Best Western Premier Empire State Hotel.



29
HOTELS
with 4 in
development

THIS JUST IN & COMING SOON

- The Ned (1170 Broadway)
- The Ritz-Carlton (1185 Broadway)
- The Virgin Hotel (1225 Broadway)
- The Fifth Avenue Hotel (250 Fifth Avenue)
- Le Meridien (292 Fifth Avenue)
- AKA NoMad Hotel (131 Madison Avenue)

Evelyn Hotel,
7 East 27th Street

Where New York Meets Home

500+
housing units in
development

22,000+
Housing units

\$194K
average
household
income*

35K+
Residents

72%
Renters

RESIDENTIAL CONVERSIONS

Stately properties including 212 & 225 Fifth Avenue and 1107 Broadway (10 Madison Square West) have been converted over the last two decades to meet residential demand in the neighborhood.

YOUNG FAMILIES

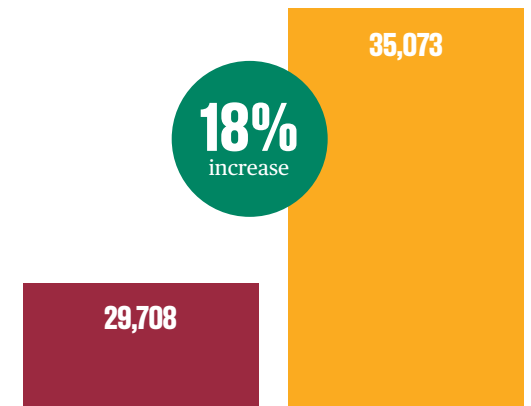
Since 2010, more New Yorkers have chosen to live and raise families in Flatiron and NoMad. The number of households with school-aged children has nearly doubled along with increased services and retail offerings catered to growing families.

SIXTH AVENUE MIXED-USE

From 23rd to 31st Streets, Sixth Avenue is home to thousands of residents in nine mixed-use condo towers with ground floor retail. Anagram NoMad, at 10 East 29th Street, also offers luxury rentals between Fifth and Madison.

NEIGHBORHOOD RESIDENTIAL GROWTH

2010 2020



Sixth Avenue residential towers have a famous high-rise neighbor, the Empire State Building



Where Cleanliness Meets Sidewalks

CLEAN TEAM

Clean streets, sidewalks, plazas, and public amenities are foundational to our thriving district. Our Clean Team—armed with brooms, litter bags, shovels, and determination—keeps these spaces inviting to the tens of thousands of residents, commuters, and visitors who enjoy them every day.

Seven days a week, in all weather, the team works tirelessly to remove graffiti, sweep sidewalks, shovel snow, and power-wash heavily trafficked areas. The team also maintains our 280-plus trash bins and cleans and paints bus stops, fire hydrants, mailboxes, WiFi kiosks, and other City assets.



Where Peace of Mind Meets Visitors

PUBLIC SAFETY TEAM

Our Public Safety Officers (PSOs) wear many hats to ensure that Flatiron and NoMad are safe and welcoming to all. They are our eyes and ears throughout the district, reporting any safety concerns, from suspicious activities to potholes. They are neighborhood ambassadors, providing directions and assistance to residents, merchants, and visitors. And they are our liaisons with City authorities, addressing issues in real-time and assisting during emergencies. Their efforts supplement the services of the New York City Police Department (NYPD) and other City-agency partners.

Our Public Safety Team is comprised of seven full-time PSOs and one part-time PSO, including one dedicated to the Flatiron Public Plazas. They patrol the neighborhood weekdays from 9:00 AM to 7:00 PM and 10:00 AM to 6:00 PM on weekends.



Where Outreach Meets Community

SOCIAL SERVICES

We are committed to offering a helping hand to those most in need in Flatiron and NoMad. Since 2007, we have worked with social services professionals from Urban Pathways to assist people experiencing homelessness in the district.

Trained outreach staff engage individuals on the streets to learn about their needs, build trust, and connect them to services. For those who choose to accept assistance, we provide transportation to shelter and treatment facilities along with referrals to counseling and housing solutions.



Where Beautification Meets Intersections

STREETScape & PUBLIC REALM

Since our inception, we have provided the vision—and tender, loving care—that have made beautiful public spaces a hallmark of Flatiron and NoMad.

Our expansion has further beautified the neighborhood with added hanging flower baskets, planted tree pits, and seasonally-planted Park Avenue South medians from 19th to 32nd Street. 200 standing planters add pops of color and form the perimeter of the Flatiron Public Plazas, NoMad Piazza, and numerous public seating areas along Broadway.



Where Marketing Meets Connection

MARKETING & COMMUNICATIONS

Our marketing team champions the businesses, people, and places that make this district one of Manhattan's most iconic and authentic destinations. We work to showcase and enhance the area, instilling in New Yorkers and visitors that this is the place to be. As we grow to include NoMad in 2022, our fresh new brand, as vibrant and timeless as the neighborhood itself, signals to the City (and the world!) that this district is an epicenter of possibility.

It doesn't start and end with a new brand. We get the neighborhood and the businesses noticed and serve as the go-to information resource. We make headlines, shape conversations, and shine a spotlight on all the district offers. Our digital communications serve as hyper-local messaging to an engaged workforce and residential community, and also as inspiration to a global audience of visitors. Visit us at FlatironNoMad.nyc or via social media (@FlatironNY).



Where Experience Meets Events

PROGRAMMING & EVENTS

Our events and programs educate, inspire, and share the experiences that makes this neighborhood great. From outdoor fitness classes by local studios in our famous Flatiron Plazas, to rooftop networking receptions that overlook the Manhattan skyline, we work to add that extra charm to our events, most of which are free to attend. Business owners join us to explore resources, gain industry insights, or meet others at speaker events, working groups, webinars, and celebrations. Locals and visitors enjoy one-of-a-kind experiences and area offerings through our summer events, holiday programming, happy hours, public art, and free historic walking tours.

Our events and marketing serve as the neighborhood cheerleader and megaphone: amplifying the messaging of our businesses and connecting them with enthusiastic locals, visitors, and a network of likeminded entrepreneurs.



Where Dedication Meets Representation

ADVOCACY

The interests of Flatiron and NoMad's residents, employees, merchants, property owners, and visitors drive everything we do. That means not only providing our core services, but also communicating with government leaders about our district's needs and working with them on solutions. We do this in various ways, including meeting with elected officials and City agencies, contributing to the New York City BID Association's advocacy efforts, and testifying before the New York City Council.

In times of crisis—such as the 2018 steam pipe explosion and the COVID-19 pandemic—we are in our community's corner, working with local government to help our business owners access the resources they need to survive and recover.



Where Opportunity Meets Economics

DEVELOPMENT & DATA REPORTING

We gather, analyze, and disseminate economic data to meet the needs of our stakeholders, identify trends, and manage public space. Vital information is collected through various technologies including commercial property analytics databases, anonymized pedestrian count and cell phone data systems, and map based asset tracking software.

Staff surveys ground and upper-floor businesses and monitors storefront activity to ensure the real-time online Retail Opportunities Map is accurate. We also host an Annual Community Survey and deploy QR codes to gather place-based community feedback on pilot initiatives such as the NoMad Piazza Pop-Up. Data is distilled and disseminated into quarterly pedestrian count reports and economic snapshots that keep the community in the know on current conditions.

FlatironNoMad Partnership Business Improvement District

STATEMENT OF FINANCIAL POSITION

	UNAUDITED June 2022	AUDITED June 2021	AUDITED June 2020
ASSETS			
Cash	\$ 2,560,729	\$ 1,262,820	\$ 1,480,496
Prepaid assets and receivables	102,158	227, 130	129,829
Investments	1,338,820	1,338,754	820,918
Security deposits and other	76,134	75,384	11,587
TOTAL	\$ 4,077,841	\$ 2,904,088	\$ 2,442,830
LIABILITIES/NET ASSETS			
Liabilities	\$ 387,802	\$ 381,123	\$ 293,864
Net assets	3,690,039	2,522,965	2,148,966
TOTAL	\$ 4,077,841	\$ 2,904,088	\$ 2,442,830

STATEMENT OF ACTIVITIES

	UNAUDITED June 2022	AUDITED June 2021	AUDITED June 2020
SUPPORT AND REVENUES			
Assessment revenue	\$ 5,311,678	\$ 3,250,000	\$ 3,000,000
Contributions and other	914,377	621,666	698,603
TOTAL	\$ 6,226,055	\$ 3,871,666	\$ 3,698,603
EXPENSES			
Marketing	\$ 882,322	\$ 528,013	\$ 587,646
Safety	420,760	437,733	478,125
Sanitation	1,940,681	1,131,238	1,136,449
Social services	168,464	173,839	138,536
Public improvements	1,204,803	788,491	762,690
Administration	441,949	438,353	381,378
TOTAL	\$ 5,058,979	\$ 3,497,667	\$ 3,484,824
INCREASE IN NET ASSETS	\$ 1,167,076	\$ 373,999	\$ 213,779

Fiscal Year 2023 Approved Budget

	ADMIN.	MARKETING	PUBLIC SAFETY	SANITATION	SOCIAL SERVICES	PUBLIC REALM	FY2023 BUDGET TOTAL	FY2022 BUDGET TOTAL
Assessment revenue	-	-	-	-	-	-	\$ 6,000,000	\$ 5,312,500
Program Service Revenue	-	\$ 300,000	\$ 10,000	\$ 10,000	-	\$ 565,000	885,000	570,000
Interest income	-	-	-	-	-	-	20,000	20,000
TOTAL REVENUE	-	-	-	-	-	-	\$ 6,905,000	\$ 5,902,500
PROGRAM EXPENSES								
PERSONNEL COSTS								
Total Salaries & Payroll Taxes	\$ 152,050	\$ 377,974	\$ 139,534	\$ 133,306	\$ 121,854	\$ 324,130	\$ 856,518	\$ 734,334
Health & other benefits	12,200	25,949	7,683	7,118	7,808	31,261	57,107	50,257
TOTAL PERSONNEL COSTS	\$ 164,250	\$ 403,923	\$ 147,216	\$ 140,424	\$ 129,661	\$ 355,391	\$ 913,625	\$ 784,591
DIRECT EXPENSES								
Outside contractors	\$ 9,000	\$ 145,000	\$ 515,000	\$ 2,308,000	\$ 275,000	\$ 806,000	\$ 4,058,000	\$ 3,648,000
Program equipment	-	-	5,000	20,000	1,000	15,000	41,000	46,000
Program supplies	-	68,000	2,000	2,000	5,000	160,000	237,000	87,000
Project expenses	-	329,000	55,000	53,000	2,000	200,000	639,000	336,500
Public Improvements	-	-	-	20,000	-	150,000	170,000	400,000
TOTAL DIRECT EXPENSES	\$ 9,000	\$ 542,000	\$ 577,000	\$ 2,403,000	\$ 283,000	\$ 1,331,000	\$ 5,145,000	\$ 4,517,500
TOTAL PROGRAM EXPENSES	\$ 173,250 (2.7%)	\$ 945,923 (14.6%)	\$ 724,216 (11.2%)	\$ 2,543,424 (39.2%)	\$ 412,661 (6.4%)	\$ 1,686,391 (26.0%)	\$ 6,485,866 (100%)	\$ 5,431,125 (100%)
Total General Operating							339,135	314,000
TOTAL EXPENSES							6,825,000	5,745,125
Contingency / Special Initiatives							\$ 80,000	50,000
Excess Revenues Over Expenses							-	\$ 107,375

Flatiron NoMad Partnership Board of Directors

CLASS A: PROPERTY OWNERS

Michael Cohen
Chairman, Colliers International

Jane Gural-Senders
Vice Chair, GFP Real Estate LLC

Jason Vacker
Treasurer, Meringoff Properties, Inc.

Nicholas Athanail
Secretary, The Stanford Condominium

Jordan Barowitz
Durst Organization

James Buslik / Jeff Buslik
Adams & Company Real Estate

Thomas Cook
ATCO Properties & Management, Inc.

Jim Dill
Housing & Services, Inc.

Kristi Forbes
Rudin Management / FortyOne Madison

Marc Glosserman
225 Fifth Avenue

Grant Greenspan / Michael Kaufman
Kaufman Organization

Sharon Hart
New York Life Insurance Company

Karen Heidelberger
Deerfield Management

Elliot Ingerman / Justin Crell
Tribeca Investment Group

Paul Januszewski
Rockrose Development Corporation

Max Koeppel
Koeppel Rosen

Scott Koster / Alissa Mendelsohn
GFI Hospitality / Ace Hotel

Roger Larson
Vornado Realty Trust

Robert McClary
L&L Holding Company

Edward V. Piccinich
SL Green Realty Corp.

Leslie Spira Lopez
Kew Management

Gregg Schenker
ABS Partners Real Estate

Peter Weiss
Walter & Samuels, Inc.

CLASS B: COMMERCIAL TENANTS

Macia Batista
General Assembly

Meredith Doll / Jeremy Graf
Shake Shack

Deborah Koenigsberger / Constance Sailer
Noir et Blanc / Hearts of Gold

Adil Mistry
The Estee Lauder Companies

Hersh Narola
Bombay Sandwich Co.

Alec O'Doherty
Tiffany & Co.

Marisa Seifan
Honeybrains

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ABOUT US

We are the [Flatiron NoMad Partnership](#) and we serve the [businesses](#), [people](#), and [places](#) that help make this district one of Manhattan's most iconic and authentic destinations. Home to a range of retailers and employers, cultural and educational institutions, and a thriving residential community, the District is a [center of activity](#). From neighborhood [enhancements](#) and community building [initiatives](#) to the [championing](#) of District businesses, we [celebrate](#) the quintessential New York attitude with a contemporary edge.

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