



MADISON AVENUE  
BUSINESS IMPROVEMENT DISTRICT

MADISON AVENUE BUSINESS IMPROVEMENT DISTRICT

# ANNUAL REPORT FY2026

PUBLIC SAFETY • SANITATION • STREETScape  
SPECIAL EVENTS & PROMOTIONS • ADVOCACY

60-86 MADISON AVENUE DISTRICT MANAGEMENT ASSOCIATION, INC.

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As of June 1, 2026

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THE LOWELL HOTEL

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## STAFF

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*President*

**Mamadou Sene**  
*Director of Operations*

**Monica Diaz**  
*Communications &  
Marketing Associate*

## PUBLIC SAFETY TEAM

**Alfred Ervin**, *Sergeant*  
**Oumarou Hassane Ide**, *Sergeant*  
**Compton Van Cooten**, *Sergeant*  
**Abdul Ali III**, *Officer*  
**Anthony Drayton**, *Officer*  
**Pearl Floy**, *Officer/  
Operations Dispatcher*  
**Tyrone Freeman**, *Officer*  
**Mamadou Keita**, *Officer*  
**Dawud Samia**, *Officer*  
**Asis Segundo**, *Officer*  
**Ralph Vilain**, *Officer*  
**Tyrone Waynes**, *Officer*

## GLEAM TEAM

*(employees of THE DOE FUND)*  
**Fernando Lopez**, *Supervisor*  
**Khalifa Ndiaye**, *Supervisor*  
**Jerome Rivers**, *Supervisor*  
**Alton Robinson**, *Supervisor*  
**Malik Ward**, *Supervisor*  
**Timothy Alston**  
**Nicholas Arias**  
**Duran Booker**  
**Stephen Costello**  
**Mamadou Diallo**  
**Donald Greene**  
**Roger Jefferson**  
**Steven Josil**  
**Sirriek Lewis**  
**Bobby Perez**  
**Larry Rawls**  
**Amari Zimmerman**



# LETTER FROM THE CHAIR AND PRESIDENT

Dear Friends,

As we mark the 30th anniversary of the Madison Avenue BID, we are also reminded of several important milestones being celebrated this year. In May, the Comité Colbert, the association of French luxury brands, presented the exhibition *Hidden Treasures: 250 Years of Franco-American Luxury Stories*, highlighting the enduring relationship between French luxury houses and their American clientele. That connection has long been reflected on Madison Avenue. In 1968, Yves Saint Laurent opened his first brand-owned ready-to-wear boutique at 855 Madison Avenue, specifically serving the Upper East Side community. His decision helped establish the avenue as the destination where leading fashion and jewelry designers could present their work directly to their most loyal clients, close to where they lived. As our nation approaches its 250th anniversary, Ralph Lauren marks 40 years since opening its landmark store in the Rhinelander Mansion at 867 Madison Avenue in 1986, creating an enduring symbol of American style and luxury.

The Madison Avenue BID's 30 years of stewardship reflect this legacy of creativity, artistry, and entrepreneurship. Equally important, our stewardship extends beyond the boutiques and brands that define the avenue to the neighborhood that sustains them, helping to maintain Madison Avenue as a vibrant and distinctive community. For three decades, we have worked to strengthen the avenue's unique character, supporting both its role as a global luxury destination and its place at the heart of one of New York City's most cherished residential neighborhoods.

We are pleased to note that since we released our 2025 Annual Report last June, thirty-three businesses have opened or expanded in our district, and ground floor vacancy has declined to approximately five percent. It continues to be common parlance to refer to Madison Avenue as "shopping's gold

standard" (*Steve Cuzzo, NY Post, 5/17/26*) and "the nation's longest stretch of luxury" (*David Moin, WWD, 1/13/26*) thanks to the tremendous investment and re-investment here by the world's leading luxury and contemporary brands.

Recognizing the interdependence of the district's commercial and residential stakeholders has always been a guiding principle of our work, and it continues to be advanced by the dedication of our Board of Directors. Our uniformed Public Safety and Gleam Teams bring that mission to life every day. While maintaining a clean, safe, and welcoming environment remains central to our efforts, we are also proud to partner with retailers and their clients to support charitable organizations that strengthen New York City. This year, BID events benefited Memorial Sloan Kettering Cancer Center, the Council of Fashion Designers of America Scholarship Fund, Food Bank For New York City, The 92nd Street Y (92NY), and CaringKind.

As a public-private partnership, the Madison Avenue BID also works closely with city government. We thank Mayor Mamdani, Comptroller Levine, Borough President Hoylman-Sigal, and Council Member Maloney for their leadership and support. We are likewise grateful to the NYC Department of Small Business Services for its guidance and to the many city agencies with whom we work each day on behalf of our constituents.

We are pleased to embark on another year of service to the Madison Avenue community and deeply appreciate your thoughts and suggestions. Please contact us at (212) 861-2055 or [information@madisonavenuebid.org](mailto:information@madisonavenuebid.org). We look forward to continuing our dialogue and partnership.

Warm regards,  
Peter Armstrong, Chair  
Matthew Bauer, President



In Memory of our Founding Chair,  
Mr. E. William Judson,  
May 20, 1931 – January 31, 2026

# PUBLIC SAFETY



The public safety officers of the Madison Avenue BID aid the NYPD in deterring crime and improving the sense of personal safety for all who live, visit, or work on Madison Avenue. Our uniformed, state licensed and highly trained

officers also act as ambassadors for Madison Avenue, providing directions and other assistance to pedestrians. Our public safety officers are on patrol from 9:00am to 7:00pm, seven days per week. Each officer is in constant contact with the BID's dispatcher, who can quickly reach the NYPD. We provide businesses with decals marked with our Security Hotline number (212) 288-5959, and encourage them to contact us with requests for assistance.

We commend 19th Precinct Commanding Officer Deputy Inspector Noreen E. Lazarus, the Precinct's Madison Avenue beat officers P.O. Elizabeth Diaz & P.O. Nicholas Tangredi, and their Crime Prevention and Community Affairs officers for their tremendous efforts to keep our community safe.

## FUSUS Program

We continue to partner with the 19th Precinct to expand participation in the FUSUS program, which provides the NYPD access to participating stores' security cameras during public safety emergencies. Efforts included a summer information session and fall door-to-door outreach with the Precinct's Crime Prevention Officer.

## Met Gala Support

In partnership with the NYPD, we developed a pass for store employees that eased entrance and exit from the protected area, and our public safety officers helped escort shoppers to stores within the zone.

## Manhattan District Attorney Training

The BID served on a community panel to inform recently hired Assistant District Attorneys about issues of retail theft & its impact on stores and their employees.

## Holiday Safety Breakfast at the 19th Precinct

The BID co-hosted a Holiday Safety Breakfast in the Muster Room of the 19th Precinct. Deputy Inspector Lazarus led the breakfast presentation.





# GLEAM TEAM SANITATION SERVICE



The Madison Avenue BID's Glean Team supplements the services of the NYC Department of Sanitation by assisting property owners and merchants in maintaining an environment free of litter and graffiti. Seven days per week, our crew cleans our street furniture, sweeps the District's sidewalks and curbs, and lines our trash receptacles for pickup by the NYC Department of Sanitation. Glean Team members also place mulch in district tree wells. In the colder months, the Glean Team removes snow from crosswalks, bus stops and fire hydrants. Many constituents took advantage of the sidewalk power washing service offered by the BID free of charge.

The BID's Glean Team are members of The Doe Fund, which provides paid transitional work training, transitional housing, workforce development, and comprehensive supportive services. The program has connected nearly 15,000 people experiencing homelessness to jobs, housing, or both.

## Containerization Program

As part of a City Council program to support BIDs in the citywide containerization process, the Madison Avenue BID received a grant to purchase five rat-proof & stylish containers that hold public trash overflowing from DSNY corner waste bins. Glean Team members place the trash in these modular bins, and DSNY crews remove the trash accumulating in these bins each day. We wish to thank DSNY Assistant Chief Frank Lettera and the Clean Curbs team for their support and guidance.



# SPECIAL EVENTS



## JULY

### Bastille Day Celebration

Over 50,000 people filled Madison Avenue between East 59 and East 63 Streets for the L'Alliance New York's Bastille Day celebration. The BID supported the event via outreach to Madison Avenue retailers, sponsoring lamp pole banners promoting the event, and event-day logistics assistance from our Public Safety and Gleam Teams.



## SEPTEMBER

### Step Up For Fashion on Madison Avenue, benefiting the Scholarship Programs of the CFDA

Madison Avenue's 2nd Annual Step Up for Fashion, held during Welcome Back Saturday, raised funds for the Council of Fashion Designers of America (CFDA) Scholarship Fund, with participating retailers donating 10% of sales to support emerging fashion talent. Models showcased the latest fall fashions and accessories at 37 stores, while shoppers enjoyed styling advice, refreshments, and special in-store experiences. The event kicked off with CFDA CEO and President Steven Kolb, fashion leaders, and content creators Joshua Kamei of *Ladies of Madison Avenue* and Lila Delilah of *Madison Avenue Spy*. Guests enjoyed red-carpet photo opportunities and retailer activations, while the event also received media coverage from *WWD*.



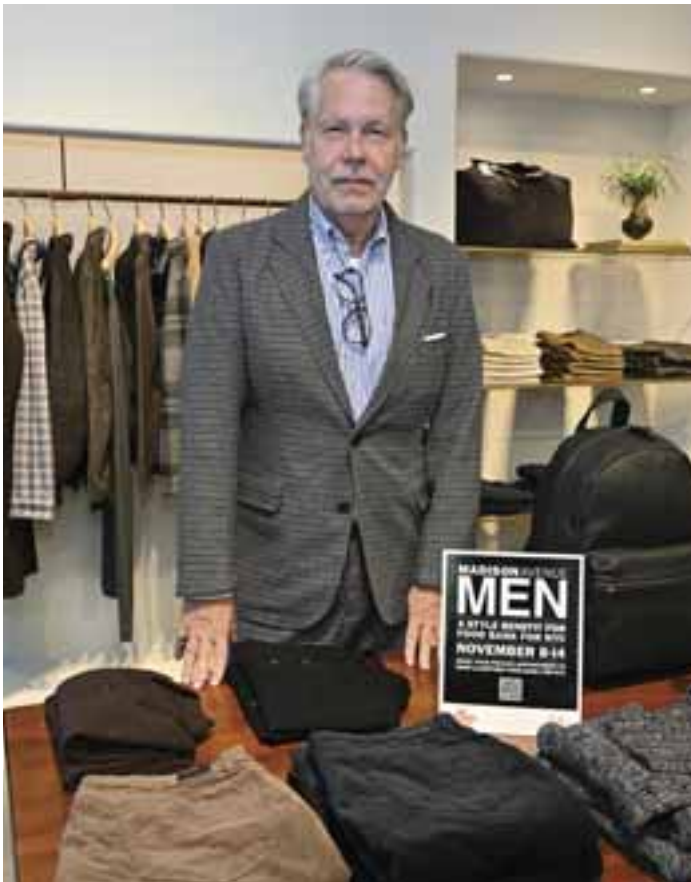
## OCTOBER

### Madison Avenue Fall Gallery Walk

Madison Avenue's annual Fall Gallery Walk featured 48 participating galleries. ARTnews served as media partner and co-presenter, promoting the event through a full-page ad in its Top 200 Collectors October issue, digital placements on ARTnews.com, and e-invitations to its audience. The Madison Avenue B.I.D. further supported the event with a *New York Times* Weekend Art Section advertisement, along with a printed and digital program guide and an on-site information tent for visitors.

### Madison Avenue Men: A Style Benefit for Food Bank For NYC

Twenty-two businesses participated in a weeklong initiative supporting Food Bank For NYC, featuring private shopping appointments at participating boutiques, with 10% of event sales benefiting the organization. Food Bank For NYC promoted the collaboration through its website and social media channels. The Madison Avenue B.I.D. also partnered on an outdoor activation that engaged the community around both the cause and Madison Avenue's men's retailers.



## DECEMBER

### 39th Annual Miracle on Madison benefiting MSK Kids, the Pediatric Programs of The Society of Memorial Sloan Kettering Cancer Center

Over 70 Madison Avenue stores participated in the 39th Annual Miracle on Madison Avenue holiday event supporting MSK Kids, the pediatric programs of The Society of Memorial Sloan Kettering Cancer Center. *Manhattan* magazine promoted the event with a two-page spread, alongside pre- and post-event social media and print coverage. The Madison Avenue B.I.D. also partnered with *Ladies of Madison Avenue* on Instagram and TikTok, including three profiles of Society of MSK leaders at participating stores, and worked with MSK on a postcard mailing to Upper East and Upper West Side supporters. The event received extensive media coverage across broadcast, radio, and print outlets, including WABC-TV, FOX 5 New York, WNBC-TV News, 1010 WINS, WWD, *amNY*, *City Guide*, *New York Social Diary*, and *Patch*.

## FEBRUARY

### Madison Avenue Beauty + Wellness Month



Twenty-five Madison Avenue businesses joined this month-long February initiative spanning beauty, wellness, salons, dermatologists, aestheticians, fitness studios, and spas. Participants offered special incentives on services and products ranging from cosmetic treatments and make-up sessions to hair and nail styling and fitness programs.

We promoted the campaign through paid social media posts and Instagram Stories highlighting participating businesses and their offerings.



## MARCH

### Second Annual Fragrance Week on Madison Avenue



Eighteen businesses participated in the 2nd Annual Fragrance Week on Madison Avenue, in partnership with The Fragrance Foundation. On March 21, International Fragrance Day, the BID co-hosted two fragrance tours led by Fragrance Foundation President Linda Levy and Tiff Benson, Founder of The Fragrance Society.



## APRIL

### Spring Down Madison with 92NY

Global cultural mainstay The 92nd Street Y, New York (92NY) joined the BID to celebrate spring's arrival and launch the Spring Down Madison event. Sixty-five businesses on Madison Avenue participated in the Spring Down Madison VIP Card, which when purchased via the Y's website, gave users exclusive experiences and



shopping incentives at participating retailers, restaurants, salons & shops. In addition, four businesses hosted special in-store events that featured artists and leaders from 92NY. 92NY extensively promoted Spring Down Madison to its members, supporters and social

media followers. The team from 92NY created a microsite for the event with an interactive map and developed all event graphics. *Manhattan Magazine* served as a media supporter.



## 12th Annual Madison Avenue Watch Week

Ten Madison Avenue fine timepiece boutiques participated in our annual event, supported by The Horological Society of New York and The RedBar Group. Highlights of the event included a series of kick-off receptions, and a walking tour of participating boutiques on Saturday, May 2.



## MAY

## Italian Trade Agency's Italy on Madison Avenue



The BID provided logistical support for The Italian Trade Agency's fourth edition of Italy on Madison, a cultural and lifestyle event. Spanning four days, this year's event united more than one-hundred distinguished

Italian brands across fashion, design, footwear and accessories, beauty and wellness, eyewear, and food and wine in a fully immersive experience celebrating the spirit of Made in Italy.

## Annual Madison Avenue Spring Gallery Walk

Forty-seven galleries joined our annual Madison Avenue Spring Gallery Walk, which was again supported by ARTnews. The event was featured in *Artsy*, *CityGuide* and *Patch*, in a full page advertisement in *Art In America*, as well as a national ad in *The New York Times*.



## Shop with Your Dog Day on Madison Avenue, Supporting NYC for MSK

Madison Avenue retailers were delighted to welcome shoppers and their four-legged companions for Shop With Your Dog Day — including a special visit from CBS News New York's Alice Gainer, and her dapper dog, Moose, who turned heads in his finest attire. Throughout the day, participating stores invited shoppers and their pups to explore Madison Avenue together, and donated 10% of sales to Memorial Sloan Kettering Cancer Center.

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## JUNE

### CaringKind Week on Madison Avenue

CaringKind and the BID partnered to host shopping & fundraising initiatives at ten participating stores that raised awareness and critical support for individuals and families impacted by Alzheimer's disease and related dementias.

# COMMUNICATIONS & PROMOTIONS



## Holiday Lighting Ceremony with Miss America

Cassie Donegan, Miss America 2026, cut the ribbon to launch Madison Avenue's holiday decorations and celebrate our 39th Annual Miracle on Madison event. Joining in this celebration were Society of MSK President Claudia Taylor Overstrom and NYC Department of Small Business Services Commissioner Dynishal Gross. Miracle on Madison Avenue stage



florals were provided courtesy of Ovando. Special thanks to The Lowell, New York for the hot chocolate, Graff for hospitality services, and the Broadway Carolers. WNYW's *Good Day New York* featured the event in a series of live feeds on Madison Avenue with Ms. Donegan.

## Hamptons Delivery Outreach

Our Hamptons Direct program promoted thirty-six Madison Avenue businesses that provided free next-day deliveries of purchases of \$300 or more to customers on the East End of Long Island. The program was promoted through a series of monthly advertisements in the South o' the Highway section of *Dan's Papers*.

## "Store Happenings" Listings on our website

We created a new section on our website to promote store happenings brought to us by our respective retailers. We amplify these store happenings as Instagram Stories.

## Valentine's Day, Mother's Day & Father's Day Weekends on Madison Avenue

We were pleased to partner with many Madison Avenue retailers to animate our sidewalks with flowers, gelato, coffees and sweet treats during Valentine's Day, Mother's Day and Father's Day weekends.





## Relationship-Building Reception for Independent Stylists & Madison Avenue Managers

Twenty-five Madison Avenue businesses and over 25 qualified independent personal stylists participated in an exclusive evening of networking. All boutiques that sent representatives had existing stylist programs. In addition, boutiques that did not have a stylist program but wished to connect with stylists were given the opportunity to participate in the event gift bag. Tao Uptown graciously hosted the event.

## WhatsApp Group

The BID's store managers' group on WhatsApp is quite engaged in information sharing. Currently, well over 250 people are within the group.

## Social Media

We are regularly producing Instagram Reels and have been conducting paid social media advertising. We frequently receive requests from BID members to post their events on our channels.

## Madison Avenue BID Job Board

We maintain a job board on our website where our members can post their openings.

## Madison Avenue, High Fashion and Historic Preservation

We hosted monthly in-person architectural walking tours in partnership with the American Institute of Architects' Metro Chapter. Historian John Arbuckle, Assoc. AIA, serves as the tour guide.

## New Store Reports

The Madison Avenue BID's New Store Reports were featured in WWD, and helped inform REBNY's Retail Report.

## Building Partnerships



The BID president hosted Council Member Virginia Maloney and Community Board 8 District Manager Ian McKnight on tours of our district, where they met with Madison Avenue business owners and managers.

## Monthly Madison Mixers

Special thanks to Madison Avenue Mixer hosts Aesop, Creed, Diptyque, Ivar Fine Jewelry, Jaeger-LeCoultre, Jimmy Choo, Onia, Roman K Salon, Sunspel, Susan Alexandra, Thom Browne and Veronica Beard.





## Familiarization Tours

In partnership with NYC Tourism + Conventions, BID staff led familiarization tours of Madison Avenue retailers & hotels for luxury destination marketing agencies from the U.K., as well as for the Luxury Black Travel Fam to NYC and delegations of French and German social media content creators.

We also worked with the agency on a major story about NYC tourism that ran in *Reforma*, Mexico's national newspaper.

## NYC Association of Hotel Concierges Trade Show

Madison Avenue businesses donated items for distribution at the BID's table at the annual NYC Association of Hotel Concierges Hospitality Trade Show.

## Madison Avenue Map & Guide

This year's edition of the Madison Avenue Map & Guide was again prepared by cartographer John Tauranac. The maps are distributed at hotel concierge desks throughout the city.

## Connections Luxury Americas East Tourism Receptions

At the invitation of NYC Tourism + Conventions, the Madison Avenue B.I.D. exclusively hosted the Americas East convention of Connections Luxury, a global luxury travel organization. Thirteen Madison Avenue businesses hosted receptions for luxury travel advisors, showcasing their offerings to clients planning high-end travel and experiences for affluent and ultra-high-net-worth travelers.



# BEAUTIFICATION & CAPITAL IMPROVEMENTS

## Street Tree Holiday Lighting Program

114 street trees were illuminated through the Madison Avenue BID street tree lighting program.



## Bishop's Crook Lamp Poles

DOT has installed the first set of Bishop's Crook Lampposts funded by former Council Member Keith Powers on the blocks between East 73 and East 78 Streets. When completed, all lamp poles on Madison Avenue within the Upper East Side Historic District will be Bishop's Crook.



**FISCAL REPORT** The Board of Directors has continued its practice of conservative fiscal management. The BID's Finance Committee meets quarterly to review activities and expenses, provide oversight and plan our fiscal strategy to ensure that the BID meets its operational goals and objectives. The BID's Audit Committee reviews and selects an independent auditor for the Corporation; reviews with the independent auditor the scope and planning of the audit prior to its commencement; and, upon completion of the audit, reviews and discusses with the independent auditor any material risk and weaknesses in internal controls identified by the auditor, any restrictions placed on the auditor's activities or access to information; any significant disagreements between the auditor and the Corporation's management; and the adequacy of the Corporation's accounting and financial reporting processes. The Audit Committee also annually considers the performance and independence of the auditor; reviews the financial controls developed and implemented by the President and other employees of the Corporation, and receives and makes recommendations to the Board regarding conflicts of interest reported pursuant to the Corporation's conflict of interest policy. The NYC Department of Small Business Services sets standards for our fiscal management procedures. If you would like a complete copy of the BID's audited financial statements, or additional information on procurement policies and current contracts, please feel free to contact the BID office. The BID has 124 registered members.



William Friedland  
Treasurer & Finance  
Committee Chair



Debra Fechter  
Audit Committee Chair



# Skody Scot & Company, CPAs, P.C.

520 Eighth Avenue, Suite 2200, New York, NY 10018 (T) 212-967-1100 • (F) 212-967-2002 [www.skodyscot.com](http://www.skodyscot.com)

## INDEPENDENT AUDITORS' REPORT

To: The Board of Directors of 60-86 Madison Avenue District Management Association, Inc.  
(d/b/a Madison Avenue Business Improvement District)

**OPINION** We have audited the financial statements of 60-86 Madison Avenue District Management Association, Inc. (a nonprofit organization), which comprise the statements of financial position as of June 30, 2025 and 2024, and the related statements of activities, expenses, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of 60-86 Madison Avenue District Management Association, Inc. as of June 30, 2025 and 2024, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

**BASIS FOR OPINION** We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of 60-86 Madison Avenue District Management Association, Inc. and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

**RESPONSIBILITIES OF MANAGEMENT FOR THE FINANCIAL STATEMENTS** Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about 60-86 Madison Avenue District Management Association, Inc.'s ability to continue as a going concern for one year after the date that the financial statements are issued.

**AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS** Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they could reasonably be expected to influence the judgment made by a reasonable user based on these financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of 60-86 Madison Avenue District Management Association, Inc.'s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about 60-86 Madison Avenue District Management Association, Inc.'s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

New York, NY  
December 22, 2025

*Skody Scot & Company, CPAs, PC*

## STATEMENTS OF FINANCIAL POSITION

June 30, 2025 and 2024

	<u>2025</u>	<u>2024</u>
<b>ASSETS</b>		
Cash or cash equivalents	\$261,990	\$620,533
Certificate of deposit	300,322	-
Program service revenue receivables	2,508	1,522
Prepaid expenses	62,567	76,567
Leasehold improvements, furniture, fixtures, net	101,723	135,634
Intangible asset, net	27,515	47,525
Right of use asset - operating lease	881,167	980,096
Security deposits	1,864	1,864
Total assets	<u>\$1,639,656</u>	<u>\$1,863,741</u>
<b>LIABILITIES AND NET ASSETS</b>		
Liabilities:		
Accrued expenses	\$301,252	\$269,790
Lease liability - operating lease	991,081	1,089,270
Total liabilities	<u>1,292,333</u>	<u>1,359,060</u>
Net Assets:		
Without donor restrictions	347,323	504,681
With donor restrictions	-	-
Total net assets	<u>347,323</u>	<u>504,681</u>
Total liabilities and net assets	<u>\$1,639,656</u>	<u>\$1,863,741</u>

## STATEMENTS OF ACTIVITIES

Years ended June 30, 2025 and 2024

	<u>2025</u>	<u>2024</u>
<b>SUPPORT AND REVENUES:</b>		
Without donor restrictions:		
Assessment revenue	\$2,100,000	\$2,072,000
Contributions in-kind	50,053	123,402
Program service revenue	88,833	63,843
Interest and other income	32,995	24,738
Total support and revenues	<u>2,271,881</u>	<u>2,283,983</u>
<b>EXPENSES:</b>		
Program Expenses:		
Marketing and promotion	491,525	533,775
Security	963,219	898,518
Sanitation	577,642	522,530
Public improvements	39,660	49,752
Total program expenses	<u>2,072,046</u>	<u>2,004,575</u>
Supporting Services:		
Management and general	343,625	305,568
Fundraising	13,568	13,137
Total expenses	<u>2,429,239</u>	<u>2,323,280</u>
Increase/(decrease) in net assets	(157,358)	(39,297)
Net assets, beginning of year	504,681	543,978
Net assets, end of year	<u>\$347,323</u>	<u>\$504,681</u>

# BUDGET OF THE MADISON AVENUE BID, FISCAL YEAR 2027

Approved by the Board of Directors on May 7, 2026

REVENUE:	Administration/ Development	Security	Sanitation	Promotion	Capital Improvements	Total	FY2026 Budget
Assessment Revenue	-	-	-	-	-	\$2,445,000	\$2,350,000
Interest Income	-	-	-	-	-	18,000	21,000
In-Kind Promotions Contributions	-	-	-	-	-	100,000	100,000
Program Service Revenue	-	-	-	-	-	86,000	86,000
Community Service Contributions	-	-	-	-	-	2,000	2,000
City Council Containerization Reimburse.	-	-	-	-	-	28,737	-
<b>TOTAL REVENUE</b>	-	-	-	-	-	<b>\$2,679,737</b>	<b>\$2,559,000</b>
<b>EXPENSES:</b>							
<b>PROGRAM EXPENSES:</b>							
Total Personnel Costs	157,905	823,060	599,360	311,555	-	1,891,880	1,857,868
<b>Direct Costs</b>							
Program Equipment	-	3,500	-	-	-	3,500	3,500
Program Supplies	-	18,000	1,000	5,000	-	24,000	24,000
Program Expenses	-	-	5,000	94,000	1,800	100,800	96,500
Legal Expenses	-	8,000	-	2,000	-	10,000	10,000
Newsbox Program	-	-	-	-	5,300	5,300	9,600
Holiday Decorations	-	-	-	87,000	-	87,000	73,000
In-Kind Expenses	-	-	-	100,000	-	100,000	100,000
Community Service	-	-	-	2,000	-	2,000	2,000
Liability Insurance	-	83,000	-	-	-	83,000	77,900
Total Direct Costs	-	112,500	6,000	290,000	7,100	415,600	396,500
<b>TOTAL PROGRAM EXPENSES</b>	<b>\$157,905</b>	<b>\$935,560</b>	<b>\$605,360</b>	<b>\$601,555</b>	<b>\$7,100</b>	<b>\$2,307,480</b>	<b>\$2,254,368</b>
<b>GENERAL OPERATING:</b>							
Rent and Utilities	-	-	-	-	-	238,500	220,000
Postage	-	-	-	-	-	1,450	1,000
Office Supplies	-	-	-	-	-	10,000	10,000
Office Expense	-	-	-	-	-	8,000	6,700
Office Equipment/Depreciation	-	-	-	-	-	8,500	7,000
Telephone	-	-	-	-	-	7,500	8,000
Insurance	-	-	-	-	-	6,000	6,000
Bank Fees	-	-	-	-	-	300	300
Maintenance	-	-	-	-	-	5,000	2,200
Professional Fees	-	-	-	-	-	28,000	35,000
Printing	-	-	-	-	-	3,500	3,500
Meeting Expenses, Travel & Conferences	-	-	-	-	-	3,000	2,250
Reserve Buildup	-	-	-	-	-	50,000	-
<b>TOTAL GENERAL OPERATING</b>	-	-	-	-	-	<b>\$369,750</b>	<b>\$301,950</b>
Expense Contingency	-	1,000	500	500	500	2,500	2,500
<b>TOTAL EXPENSES</b>	<b>\$157,905</b>	<b>\$936,560</b>	<b>\$605,860</b>	<b>\$602,055</b>	<b>\$7,600</b>	<b>\$2,679,730</b>	<b>\$2,558,818</b>
<b>EXCESS REVENUE OVER EXPENSES</b>	-	-	-	-	-	<b>7</b>	<b>182</b>

# THE MADISON AVENUE BUSINESS IMPROVEMENT DISTRICT (BID)

is a public-private partnership established in 1996, with the goal of enhancing the quality of life for the community and its visitors. The 60-86 Madison Avenue District Management Association (DMA), a not-for-profit corporation, is under contract with the City of New York to manage the BID and supplement services to the community.

A special assessment levied on local property owners supports the services of the BID. The BID focuses on public safety, sanitation, promotion and advocacy for the district – striving to make Madison Avenue a more attractive and dynamic place in which to shop, live, work and visit.

The BID extends from East 57th Street to East 86th Street on Madison Avenue, as well as the commercial areas of its adjacent side streets. The district includes approximately 250 buildings and 800 businesses, and features some of the world's most celebrated boutiques, restaurants, hotels, galleries and residences.



Madison Avenue Business Improvement District

*The E. William Judson Offices*

29 East 61 Street, 3rd Floor, New York, NY 10065

Phone (212) 861-2055 Fax (212) 861-7838

information@madisonavenuebid.org www.madisonavenuebid.org

The BID operates a Public Safety and Sanitation Hotline for its members.  
9:00AM to 7:00PM. Seven days a week. 365 days a year.

*Help is never more than a phone call away. (212) 288-5959*

