

Content

The Grand Central Partnership (GCP) manages one of the world's oldest, busiest, and largest Business Improvement Districts (BIDs) on behalf of the Grand Central District Management Association. GCP serves approximately 70 square blocks in Midtown Manhattan surrounding Grand Central Terminal, the landmark transportation hub and destination. A nonprofit organization, GCP is now in its second quarter century of delivering supplemental public safety, sanitation, capital improvements, maintenance, horticultural displays, business support, and visitor services. Financed by special assessments on the area's properties, the BID operations are provided under a renewable contract with the City of New York.

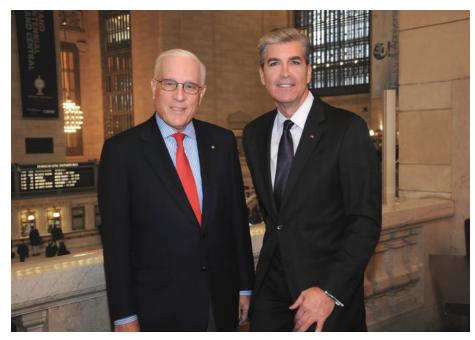
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fter a triumphant year in which we looked to the past in celebration of Grand Central Terminal's first one hundred years, the Grand Central Partnership (GCP) spent 2014 contemplating the next one hundred years, with a focus on the more immediate future of our neighborhood. As we look ahead, we see the many ambitious projects currently underway or soon to begin in the area. While the neighborhood will attain new heights – both literally and figuratively – as a result of these projects, it will also be reimagined, as business owners and developers adapt to the changing marketplace. Its existing spaces, too, will be adapted: reengineered and rebuilt to best serve the demands of today's workplace.

As GCP enters our second quarter-century of successfully working with our stakeholders to strengthen the Grand Central community, we are working closely with our partners in City government; at Metro-North Railroad, Long Island Rail Road, New York City Transit; and with private developers on nearly half a dozen major projects that will dramatically change the face of the district over the next decade. These projects – some of which are highlighted in this report – are the blueprint for how the Grand Central neighborhood will face the remainder of the 21st century: with improved access to the public transportation network; more open spaces; improved lighting and infrastructure; modern, state-of-the-art commercial office buildings; and the creative re-use and adaptation of existing structures.

Another crucial component of this blueprint is changing zoning regulations that will allow for redevelopment and revitalization of the East Midtown building stock. Toward this end, in 2014 GCP was fully engaged in the land-use and planning debate before the New York City Planning Commission that resulted in the rezoning of the Vanderbilt Avenue corridor and the approval of SL Green's One Vanderbilt. These plans will spur modern, state-of-the-art commercial development along the corridor and provide enhanced public transit improvements.

Also this past year, we took a seat at the table as part of the East Midtown Rezoning Task Force, chaired by Manhattan Borough President Gale Brewer and Councilmember Dan Garodnick, formed with the purpose of providing city planners with a zoning and public-realm framework for the entire Midtown East community.



(Left) Peter S. Kalikow, Chairman, (Right) Alfred C. Cerullo, III President/CEO

While remaining focused on the neighborhood's vitality and future during this "rebuilding year," we also spent 2014 taking a close look at the company's operations and organization in reengineering the way it does business and delivers services to the Grand Central community year-round.

This report, while providing an operational overview, as well as updates on our day-to-day activities, also highlights specific examples of how reimagining, reengineering and rebuilding are already shaping the Grand Central Partnership district.

To those featured in the following pages, we thank you for your time and participation, and for your initiatives and contributions to the area that only serve to enhance the reputation of our already great neighborhood.

And as we head into the future, we thank you – our stakeholders – for your continued support and tireless advocacy on behalf of our organization and our neighborhood.

Peter S. Kalikow Chairman Alfred C. Cerullo, III President/CEO

Fred Cerulo

On the importance of continuous improvement:

"In reflecting on the more than 25 years GCP has been providing services to our neighborhood, we've never lost focus on the need to build and improve on prior successes. In fact, we've come to take pride in striving to 'outdo' ourselves, setting new standards for success year to year.

"2014 certainly proved to be a year of continued improvement, and the great thing about continuous improvement is that 2015 will be even better!"

Alfred C. "Fred" Cerullo, III,
President and CEO,
Grand Central Partnership

FIELD OPERATIONS

In 2014, the Grand Central Partnership (GCP) undertook a reorganization of its separate Field Operations units (Public Safety, Sanitation, and Tourism) to create a centralized managerial, supervisory, and administrative team. This reorganization included the recruitment of a highly qualified management team. Former New York City (NYC) Sheriff, Lindsay Eason, was hired as GCP's new Director of Field Operations, and former NYC Department of Investigations Assistant Commissioner, Alberta E. Ancrum, was hired as Deputy Field Operations Director. The reorganization resulted in significant savings due to a reduction in supervisory overtime, increased accountability across all field units, and consistent policies and procedures department-wide. This reorganization was initiated after a successful pilot program, commenced on September 1, 2013, to assess operational efficiencies in the field using existing experienced supervisors.

Public Safety

With a newly reengineered supervisory structure, GCP's Public Safety workforce maintained its vigilant watch on the streets of the district as part of GCP's "clean and safe" mandate, with close to 80,000 patrol hours logged in 2014.

GCP's vigilance extended beyond the streets, as well, as the Public Safety program continued to operate the Neighborhood Alliance Office, a walk-in space in the 335 Madison building (with its entrance on the northwest corner of Vanderbilt and 43rd Street). The office is an initiative of GCP, the Metropolitan Transportation Authority (MTA) Metro-North Railroad, the MTA Police and the New York City Police Department (NYPD). It allows all of the entities to coordinate their crime-fighting efforts to enable increased efficiency and effectiveness.

In 2014, GCP maintained another connection to local law enforcement through its participation in the NYPD "Paid Detail Program," whereby two off-duty uniformed NYPD officers accompany Public Safety personnel on patrols around the neighborhood to be on the lookout for quality-of-life infractions and criminal activity.

As part of GCP's efforts concerning emergency preparedness, GCP Public Safety staff worked to foster close ties with the NYC Office of Emergency Management, and with key neighbor-hood representatives from commercial building, retail and hotel security, and property management. Public Safety staff also attended specialized training and briefings with various state, federal, and local law enforcement agencies. These sessions, sponsored by the NYPD Shield Program, were held at NYPD Headquarters.

In addition, Public Safety officers served as ambassadors for GCP and the neighborhood by delivering information and customer assistance to businesses in the area, as well as to the general public. The officers periodically visited the nearly 850 retail establishments and 350 private building managers in the district as a way of reinforcing GCP's overall visibility, its role as an anticrime deterrent, and to provide information regarding services available to support their businesses. Public Safety officers served the general public as well, assisting individuals at GCP taxi stands near Grand Central Terminal, providing referrals to services for those in need, and by helping to ensure the area remained "ship-shape" by completing weekly maintenance reports for GCP-owned streetlight poles, rooftop stadium lighting systems, and distinctive multi-newsracks.

On reorganizing GCP's field operations under one director and a unified supervisory structure:

Rochelle: "Grand Central used to be a neighborhood where people took the train in, went to work, and left the neighborhood. But it has evolved into a 24/7 destination. And we've had to evolve with it. We keep changing the way we do things to meet the changing needs of the neighborhood. That's what we do."

Sanitation

The other pillar of GCP's "clean and safe" efforts, its Sanitation team, logged 131,612 hours of cleaning the streets, sidewalks and streetscape in 2014, filling nearly 150,000 bags of trash that were then carted out of the neighborhood by GCP's private carters.

Upholding the high cleanliness standards upon which GCP prides itself involved paying extra attention to high volume pedestrian traffic areas in the district in 2014. In addition, GCP cleaned the Park Avenue Viaduct once a week, including the portions over Pershing Square and

through 230 Park Avenue, as well as the Park Avenue Malls between East 46th Street and East 54th Street.

Maintaining a sparkling clean streetscape also required keeping a watchful eye on planters, lamp posts, mailboxes, multi-newsracks, traffic control boxes, fire hydrants and other street furniture, as well as the walls of district buildings, to ensure they were free of illegal stickers, posters, and occasional graffiti. GCP also power-washed select sidewalks and cleaned the metal sidewalk ventilation grates throughout the district in 2014.

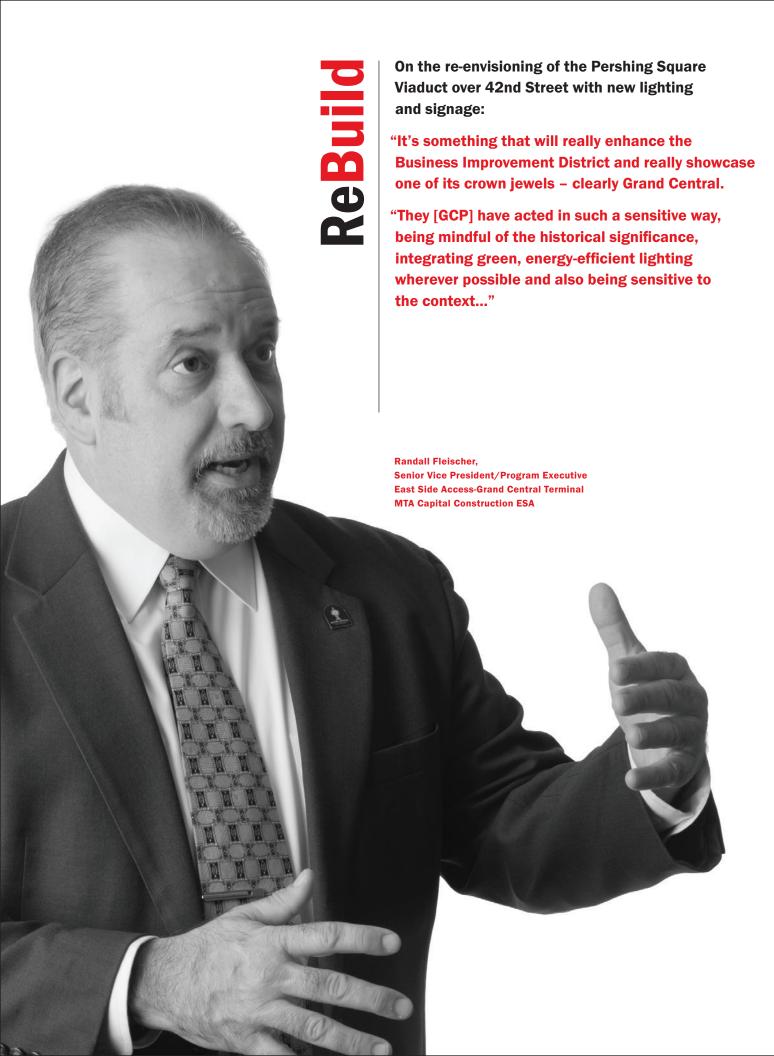
In an effort to educate building owners and management, retailers, and restaurants about NYC Department of Sanitation collection and recycling regulations pertaining to their property or business, GCP district coordinators visited owners and property managers to provide them with important tips and information. They also investigated complaints regarding trash removal and other sanitation issues.

As in previous years, ever-increasing numbers of people on the streets - due in part to the success of GCP's efforts to bring more business to the neighborhood during the evening and on weekends could also have meant an increase in crime, trash, and quality-of-life violations in the district. Instead, as evidenced by crime continuing to fall in all major categories tracked and by GCP's average 100% scores for both sidewalk and street cleanliness on the Mayor's Office of Operations' Sanitation Scorecard, the company's continued emphasis on its "clean and safe" programs paid off in 2014.

Tourism & Visitor Services

The final grouping of GCP staff that fall under the new, unified Field Operations supervisory structure, GCP's tourist greeters offered yet another avenue to provide customer service and assistance to the public in the Grand Central Partnership neighborhood. In 2014, the greeters answered hundreds of thousands of inquiries from tourists, commuters, and area workers and residents at the **I NY** visitor information window on the Main Concourse of Grand Central Terminal and at mobile information carts on the sidewalks near Grand Central. On the carts and at the permanent information window in Grand Central, GCP partnered with CTM Media to provide brochures and informational packets to sights, shows, destinations, and institutions.





GCP also offered a free lunchtime tour of the Grand Central neighborhood, focusing on iconic sights, such as Grand Central Terminal and its immediate environs, and the historic events that took place in the area. The tour meets at 12:30 pm on Fridays at 120 Park Avenue, directly across from Grand Central Terminal.

Due to the tour's immense popularity, with over 2,700 people taking the tour in just the last half of 2014, alone, attendees were split into two groups led by either noted urban historian Peter Laskowich or popular NYC tour leader Madeleine Levi.

Social Services

Beginning in mid-2013, GCP has contracted with Common Ground Community HDFC, one of the City's largest outreach and housing providers, to provide direct outreach services to assist homeless men, women, and families in the Grand Central neighborhood.

In 2014, the first full calendar year of this new program, the two outreach workers from Common Ground who were assigned to the Grand Central neighborhood contacted 1,186 different individuals a total of 3,852 times. Of these individuals, 78 met Common Ground's definition of chronic homelessness, enabling them to be matched

up with a caseworker through the Manhattan Outreach Consortium, whose focus is on expeditiously moving people off the streets and into housing.

GCP continues to support the Grand Central Neighborhood Social Services Corporation, one of Manhattan's largest drop-in centers, as well.

CAPITAL PROJECTS AND MAINTENANCE

In 2014, GCP's Capital Projects Department maintained a close eye on the increasing number of major capital projects throughout the district. As you may be aware, this department is also responsible for the maintenance and management of all GCP-owned streetscape elements in the district, including nearly 500 light poles, 300 illuminated street signs, 800 regulatory sign poles, 15 benches, 57 bicycle racks, 78 multi-newsracks, 240 tree pits, 500 flower planters, and 185 elevated baskets. The Capital Projects team also manages GCP's horticultural program, which saw multiple plantings in 2014, by season, in GCP's planters, elevated baskets and tree pits throughout the district - as well as two sections of the Park Avenue Malls between East 52nd Street and East 54th Street.

GCP continued its close relationship with developers, businesses, construction firms and the City in 2014, as it worked to facilitate major construction and roadway projects already underway, as well as those planned to begin in the near future. In these relationships, GCP acted as a liaison between property owners, different City agencies, and the MTA Metro-North Railroad to make sure construction-related activities ran smoothly, and to mitigate the effects such projects might have had on area businesses, workers, and visitors to the GCP neighborhood.

Of the projects GCP facilitated in 2014, the permanent pedestrianization of Pershing Square West, (i.e. - Pershing Square Plaza), is one the company has had its sights set on for most of its history, as the idea for the plaza originated in the 1987 master plan for the GCP district. After having been chosen as one of the first applicants to participate in New York City's pedestrian plaza program, the process of creating Pershing Square Plaza began in earnest on April 14, 2014 when the sewer and water main installation phases of the project broke ground. The project is being co-managed by the NYC Departments of Design and Construction (DDC), Transportation (DOT) and Environmental Protection (DEP) with Triumph Construction serving as lead contractor. The project not only entails above-surface improvements but also major underground utility components such as the installation of new water mains beneath Park Avenue between East 40th and East 42nd Streets, East 40th Street between Park and Madison Avenues, and East 42nd Street between Vanderbilt and Lexington Avenues. The plaza is scheduled to open in June, 2016, with all sub-surface improvements and construction completed.



In collaboration with Metro-North Railroad, GCP will add underside lighting and backlit signage to the Park Avenue Viaduct helping to create an even stronger and more dramatic sense of place at the heart of our district.

(Continued on page 12)

(Continued from Capital Projects and Maintenance)

Like the long-imagined (but now nearly realized) Pershing Square Plaza project, capital improvement projects undertaken as part of Grand Central Terminal's (GCT's) 100th birthday celebration in 2013 – including new, state-of-the-art, energy-efficient exterior lighting and the restoration of historical lighting elements that once lined the balustrade – have been either fully, or mostly completed in 2014, literally shining a bright new spotlight on the neighborhood's grand old centerpiece and the heart of the district.

In process through 2014, the installation of new LED lighting, signage and electrical conduits on the viaduct arching over East 42nd Street at Park Avenue – now in the final design stages – is all that remains to be completed from what have been referred to as the Centennial Projects. Completion of this last piece is expected in the fall of 2015.

Other projects in which the Grand Central Partnership was involved in 2014 included the GCT Leak Remediation Project, which addresses water infiltration problems on its façade and roadways and includes the rehabilitation of the two bridges over East 45th Street between Lexington and Vanderbilt Avenues. The project is expected to take two years to complete, and GCP participated in - and will continue to participate until the project's completion – a business and operational advisory group to help facilitate outreach to affected property owners and retailers located in and around GCT.

Work by New York City Transit (NYCT) to fix the Vanderbilt circuit-breaker house and replace electrical lines under the east side of Park Avenue between East 42nd and East 41st Streets (aka – Pershing Square East) necessitated the relocation of the Citi Bike station located there for roughly eight months in 2014. During this period, GCP worked closely with NYCT, its contractors and the adjoining property owner, SL Green, to help ensure a smooth and orderly construction process.

GCP also continued to monitor and apprise stakeholders of developments related to the MTA Long Island Rail Road East Side Access Project, the East Side Water Main Replacement Project – managed by the NYC DOT and DDC to replace the water mains on East 46th Street and East 47th Street between Madison and Lexington Avenues – and the installation and dismantling of sidewalk sheds and scaffolding in and around the neighborhood.

(Continued on page 14)





A group of startup tech professionals hard at work inside Grand Central Tech's NYC Headquarters, which overlooks the western façade of Grand Central Terminal.

On the unique benefits of locating Grand Central Tech in the Grand Central neighborhood:

Charlie: "The Milsteins have given us this space for free with the goal of creating a single point of density for the best technology companies in New York."

Matt: "We find that being located in Midtown provides our companies a competitive advantage insofar as we've been able to introduce them to several large corporations in the area, who function as advisors and customers for their business."

Charlie: "New York's competitive advantage historically is the density of large corporations, the depth of talent and the velocity of commerce that comes with it."



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(Continued from Capital Projects and Maintenance)

Two DOT projects – a reconfiguration of traffic patterns on Lexington Avenue between East 43rd and East 45th Streets, and the installation of a new bus lane on Third Avenue - rounded out the capital projects occurring in the Grand Central Partnership neighborhood in 2014 which included the involvement of GCP's Capital Projects Department.

On the streetscape front, modifications were made to the 78 multiple unit newspaper racks in the Grand Central neighborhood in 2014. These multi-newsracks are part of GCP's groundbreaking program to eliminate clutter and unsafe conditions caused by the haphazard grouping of multiple individual newspaper boxes.

Previously, each multi-newsrack could be configured to accommodate as many as six paid publications or 12 free publications, or a combination of paid and free. Due to a significant decrease in the number of paid publications participating in the program, GCP made modifications to allow for other configuration options with an eye toward accommodating many more types of free publications, including cultural and tourist attraction brochures and maps.

Related to the subject of streetscape elements in the GCP neighborhood, GCP refinanced the remaining Series 2004 Capital Refunding Bonds originally issued to provide funds for many of today's streetscape elements on the sidewalks of the Grand Central Partnership district. This refinancing will save GCP nearly \$2 million over the remaining seven years of the bonds, which mature in 2022. Also, the Grand Central District Management Association (GCDMA) earned a bond rating of Aa2 from Moody's Investors Service - an upgrade from its 2004 bond transaction rating.

External Affairs

GCP's External Affairs Department charged with managing the company's communications, and its marketing and promotional efforts for the neighborhood and its businesses - significantly expanded GCP's social media presence in 2014. It also improved and expanded the GCP website's interactive neighborhood map of all street-level, arcade and second floor retail businesses. The business listings were gleaned from monthly walking surveys of the Grand Central Partnership district by the External Affairs team for the purpose of tracking retail vacancies and additions. External Affairs also spearheaded GCP's research and strategic planning efforts, professional development program, and special events production in 2014.

(Continued on page 16)

UrbanSpace Vanderbilt, a new permanent food hall at 230 Park Avenue, will feature over 20 artisanal food and drink vendors





Finally, the External Affairs team served as the company's liaison to New York City government and the New York City BID Association. In this role, the team played an integral part in GCP's efforts to disseminate helpful regulatory and government assistance program information to the district's businesses, while advocating on behalf of GCP's businesses and interests with the New York City Council and New York State legislature.

Special Events

Throughout 2014, the External Affairs Department produced events that enhanced the experience of the neighborhood public here in the Grand Central Partnership district. These various GCP-produced events contributed to the quality of life in the area by offering complimentary quality entertainment throughout the neighborhood, hosting a culinary showcase of the local food-anddrink scene, and providing an opportunity to pay tribute to those lost on 9/11. By producing these events, GCP also marketed the community to workers, shoppers, and tourists as a year-round event and shopping destination.

Summer Concert Series

Between June 5th and September 10th. 2014, GCP once again produced Look, Listen, Lunch — Celebrate Summer in Midtown, a summer concert series held throughout the Grand Central neighborhood in open-air public courtyards and plazas. This year's program spanned 12 weeks of performances offering a

wide variety of musical genres including jazz, world music, salsa, reggae, pop, and others. As in past years, all of the concerts were primarily supported with corporate contributions and sponsorships. Our concert sponsors and venues were HJ Kalikow & Co. (101 Park Avenue at East 40th Street); Boston Properties, St. Peter's Church and Midtown Arts Common (601 Lexington Avenue at East 53rd Street); and L&L Holding Company, LLC (East 40th Street at Third Avenue). Beverages were generously provided by Coca-Cola.

9/11 Memorial Service and Musical Tribute: 13th Anniversary Commemoration

The summer season's events program concluded with a memorial service and musical tribute at St. Bart's on Thursday, September 11, 2014. The service - a Choral Eucharist - was co-sponsored by GCP, as a memorial for 20 heroes of nearby FDNY Companies including Engine 21 and Engine 8, Ladder 2, Battalion 8, and others who died on September 11, 2001. Over the years, the memorial tribute has grown to include the families, friends, and colleagues of many other battalions, also, as well as those who visit and reside in and around our neighborhood.

Grand Gourmet - The Flavor of Midtown®

On May 1, 2014, the thirteenth Grand Gourmet hosted nearly 1,000 guests who sampled delicious signature dishes, desserts and beverages from 45 of Midtown Manhattan's (and the world's) finest restaurants, bars, lounges and purveyors in the unforgettable setting of Vanderbilt Hall - all for the benefit of the Grand Central Neighborhood Social Services Corporation (GCNSSC), one of the largest not-for-profit homeless services providers in New York City. Grand Gourmet 2014's generous sponsors included HJ Kalikow & Co.; Bloomberg LP; Citibank: Con Edison: SL Green: Tishman Speyer; Vornado Realty Trust; 250 Park Avenue LLC/AEW; Berkeley College; City 1 Maintenance; The Durst Organization; George Comfort & Sons, Inc.; Greenberg Traurig LLP; MetLife; Monday Properties; Real Estate Board of New York; Richmond County Savings Foundation; Rudin Management Company; Tishman Construction, an AECOM Company; American Girl Place; Association for a Better New York; Borax; Coca-Cola; The Fitzpatrick Grand Central Hotel; IN NEW YORK/Where® Magazine New York; Li-Lac Chocolates; Mercer Cutlery; Murray's Cheese; New York City Monthly; NYC College of Technology; Something Digital; American Juice Company; Hosmer Winery; Vermont Spirits and Wagner Vineyards.

SL Green's One Vanderbilt will include 1.6 million square feet of state-of-the-art, Class A office space, and above- and belowgrade public-realm and transit improvements.



On the importance of GCP, and of BIDs, in general:

"The city went through some rough times and if it wasn't for the BIDs, and especially the Grand Central Partnership, I'm not sure we would have come back. BIDs do what a good owner would do, if it was just their property. They say, 'I've got to keep it clean. I've got to keep it safe. I've got to promote it. I've got to make it light.' By creating the BIDs, you treat it as one ownership.

"You cannot underestimate the contribution the BIDs have made. Thirty years ago or so, there was talk that maybe this was the end of cities. They're too big. They're too big to manage. They're too big to handle. BIDs were brought in to say, 'We can handle a section of the city.' And they do that. They handle their mission perfectly.

"And they've done a phenomenal job at the Grand Central Partnership through the years. From Peter Kalikow to Bernie Mendik to Peter Malkin...it's been nothing but a professional operation.

"So the Partnership is a little city of its own. And Fred's the perfect mayor."

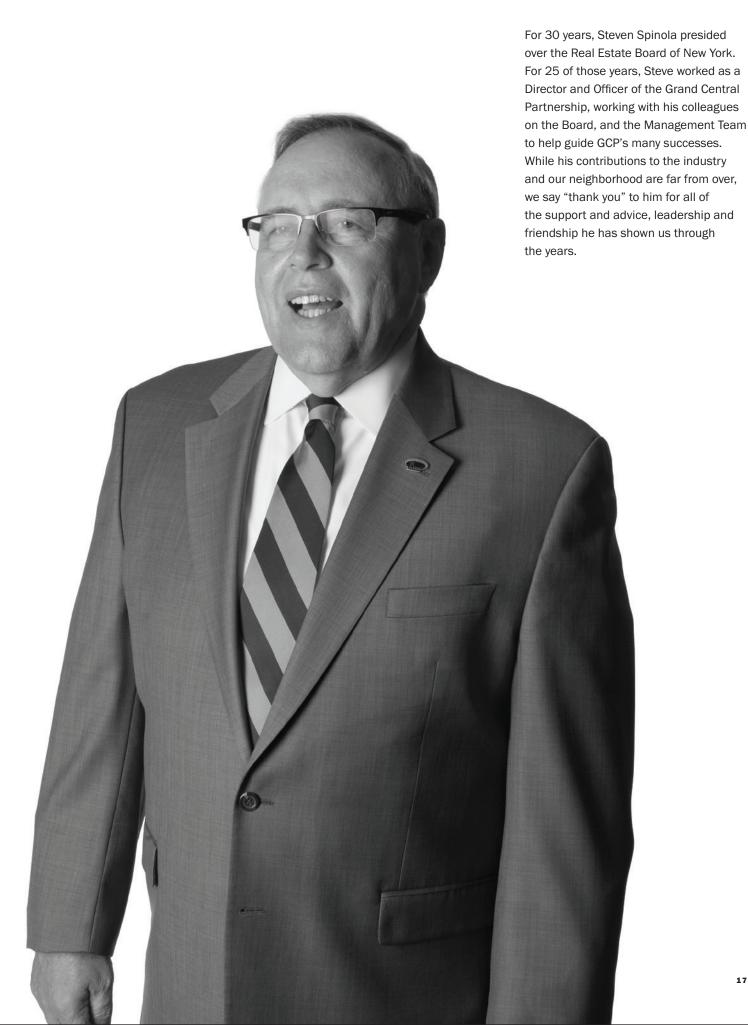
On the future of East Midtown and the Grand Central Partnership neighborhood:

"The future is tied to the ability to change and that is the secret of New York City's success. It continues to change, whether it's to resolve issues, or because it foresees where the trend is going and what's needed.

"We've seen the city, the whole city, change. And the Grand Central Partnership has been a leader in terms of changing the way people look at New York. People get off the train at Grand Central, they have to feel safe, they have to feel it's clean. This area of Grand Central continues to be one of the most important, if not THE most important, business centers in the country, and in the world.

"And we're going to see even bigger change as a result of the rezoning. SL Green is going to build a magnificent building. There's going to be a whole new way to get into Grand Central Terminal. It's exciting."

Steven Spinola **President Emeritus**, **Real Estate Board** of New York



GRAND CENTRAL PARTNERSHIP, INC. GRAND CENTRAL DISTRICT MANAGEMENT ASSOCIATION, INC. COMBINED STATEMENTS OF FINANCIAL POSITION

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Years ended June 30, 2014 and 2013

	2014	2013
Assets		
Cash and cash equivalents	\$ 2,698,372	\$ 2,555,626
Program revenue receivable	106,218	128,467
Investments	4,396,258	3,164,475
Prepaid expenses	308,241	314,784
Bond funds held by trustee	1,029,723	1,659,987
Property and equipment, net	11,861,189	12,981,813
Capitalized bond issuance costs, net	181,207	426,057
Security deposits	116,167	115,481
Total assets	\$ 20,697,375	\$ 21,346,690
Liabilities and Net Assets		
Liabilities:		
Accounts payable and accrued expenses	\$ 437,791	\$ 464,449
Deferred income	558,932	81,230
Deferred rent	275,388	265,741
Accrued bond interest	269,691	403,125
Bonds payable	14,744,779	16,526,668
Total liabilities	\$ 16,286,581	\$ 17,741,213
Commitments and contingencies (see notes)		
Net Assets:		
Unrestricted	4,410,794	3,605,477
Temporarily restricted	_	_
Permanently restricted	_	_
Total net assets	4,410,794	3,605,477
Total liabilities and net assets	\$ 20,697,375	\$ 21,346,690

GRAND CENTRAL PARTNERSHIP, INC.
GRAND CENTRAL DISTRICT MANAGEMENT ASSOCIATION, INC.

COMBINED STATEMENTS OF ACTIVITIES

Years ended June 30, 2014 and 2013

	2014	2013
Support and Revenues:		
Unrestricted:		
Assessment revenue	\$ 12,709,354	\$ 12,709,372
Program service revenue	425,036	377,252
Special event:	,	,
Special event revenue	188,342	182,845
Less: Special event expense	(188,342)	(182,845
Net special event income	_	_
Contributions	8,947	6,397
Pershing Square rental income, net	245,934	239,945
Investment income	254,006	172,098
Other income	1,357	71,178
Total support and revenues	13,644,634	13,576,242
Expenses:		
Program expenses:		
Public Safety	2,708,417	2,693,363
Sanitation	3,471,746	3,393,610
External Affairs	1,057,949	1,001,348
Capital Improvements	2,118,072	2,220,341
District-wide Maintenance	1,076,592	1,132,060
Horticulture	530,597	491,949
Social Services	147,336	147,931
Total program expenses	11,110,709	11,080,602
Management and general	1,728,608	1,680,065
Total expenses	12,839,317	12,760,667
ncrease/(decrease) in Net Assets:		
Unrestricted	805,317	815,575
Temporarily restricted	_	_
Permanently restricted	_	_
Increase/(Decrease) in net assets	805,317	815,575
Net assets, beginning of year	3,605,477	2,789,902
Net assets, end of year	\$ 4,410,794	\$ 3,605,477

Audit provided by Skody Scot & Company, CPAs, P.C.

Full statements and financial notes to be provided upon request.

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GRAND CENTRAL PARTNERSHIP BOARD OF DIRECTORS

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Sandro Sherrod, Chair, Manhattan Community Board Six

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Peter J. Lempin, Vice President for Capital Projects, Maintenance & Procurement

Rochelle Patricof, Vice President for Administration & Operations & Deputy General Counsel

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Christopher Bautista, Bookkeeper

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Janice Lohmann, Administrative Assistant

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Paula Horowitz, Director of Hospitality & Special Events

Ryan Pukos, Senior Project Manager

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Kenneth Lind, Supervisor

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Benito Madera, District Coordinator

Barry Newman, Dispatcher

Wilbert Ray, Supervisor

Bernard Williams, Supervisor

Anthony Stuckey, Administrative Support

Ann DeNivo, who served the Grand Central Partnership as the Executive Assistant to the President & Benefits Administrator for fifteen years, retired in 2014. For your dedication, hard work, and friendship we thank you, Ann!



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