



July 13, 2022

Dear Chairman Gallo and CEO Jones,

We were surprised to learn that the BPCA retained a lobbyist for services related to lobbying on the two BPC bills providing majority representation, affordability and related items sponsored by Senator Kavanagh and Assemblymember Yuh-Line Niou and Assemblymember Fall.

The Authority's actions raise many questions in the community about why the Authority would retain a lobbyist to undermine the will of the sponsoring elected officials and every local community organization. The lobbyist's "free" services raise additional questions. The Authority's leadership team and board members have received a Vote of No Confidence by the community and five board members are currently serving on expired terms. By engaging a lobbyist in May without transparently explaining the need to do so, the Authority only further undermined and damaged an already strained relationship with the BPC community.

We, the community, would appreciate transparency around the BPCA position and the reasons why the BPCA engaged a lobbyist. Your community deserves answers to the following questions to help us understand your decision:

1. On whose suggestion or recommendation was a lobbyist retained?
2. Did/does the BPCA support or oppose the Senate and Assembly bills?
3. Please share all your talking points and instructions to the lobbyist.
4. Did the BPCA support or oppose the Senate and Assembly bills?
5. Provide the full name, job title, date and details of conversations, communications, or meetings for any New York City, State Assembly, State Senate and Executive branch personnel who were contacted by BPCA's lobbyist from beginning of year 2022 through the present date.
6. Is there a follow-on engagement with the lobbyist, ASA, or any other lobbying effort going on?





7. How did the Authority select this lobbyist, ASA?

- a. The engagement letter says the lobbyist is working without fees. Is this truly pro-bono or are the fees being paid for by a third party? Is it customary for lobbyists to work without fees for State agencies?
- b. What relationships, if any, did BPCA individuals have with ASA or any other lobbying firm?
- c. Does the lobbyist represent any current vendors of the BPCA?
- d. Does the lobbyist represent any vendors who in the past, present or future have a financial interest in the South or North/West Battery Park City Resiliency projects or are the beneficiary of surplus/excess revenue generated by the Authority?

8. Was the Governor's office or were local State elected officials aware that BPCA retained this lobbyist? If so, who was aware and when did they find out?

9. How does the Authority reconcile its goal of serving the community while hiring a lobbyist to oppose the will of the elected officials and residents?

10. Why didn't the Authority proactively communicate (email, Tweet, call, present at a CB1 meeting, mention at Wagner Town Hall, etc.) that it was hiring a lobbyist and to what end?

11. Did all the BPCA board members, including the Chairperson, approve of and/or support this agreement?

We look forward to your prompt response.

Sincerely,  
Battery Park Neighborhood Association

*Attachments*





NEW YORK STATE  
COMMISSION ON ETHICS AND LOBBYING IN GOVERNMENT

Public Search Query

Global Search Search by Disclosure Type Search by Lobbying Focus

Lobbyist  Client  Public Corporation  Coalition  ALL

Albany strategic advisors

Year: 2021 Level of Government: ALL View Results

Note: Search queries and lobbying reports are based on information as submitted to the Commission by lobbyists and clients as part of their required filings.

BI-MONTHLY REPORTS

FILING PERIOD: 2022 May - June

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PRINCIPAL LOBBYIST

ALBANY STRATEGIC ADVISORS, LLC  
111 WASHINGTON AVENUE, 2ND FLOOR  
ALBANY, NY 12210  
p.518-813-4832

CONTRACTUAL CLIENT

BATTERY PARK CITY AUTHORITY  
200 LIBERTY STREET  
24TH FLOOR  
NEW YORK, NY 10281  
p.212-417-2000

BENEFICIAL CLIENTS

BATTERY PARK CITY AUTHORITY  
200 LIBERTY STREET  
24TH FLOOR  
NEW YORK, NY 10281  
p.212-417-2000

INDIVIDUAL LOBBYIST(S)

NAME	START DATE	TERMINATION DATE	DESIGNATED LOBBYIST	COMPENSATION
BIRZON, JUSTIN	6/30/2022	Ongoing	No	\$0
CAIN, DANIEL	6/30/2022	Ongoing	No	\$0
LEE, ALLISON	6/30/2022	Ongoing	No	\$0
OLEARY, MICHAEL	6/30/2022	Ongoing	No	\$0

SUB-LOBBYIST(S)

NAME	START DATE	TERMINATION DATE
None		

CO-LOBBYIST(S)

NAME	START DATE	TERMINATION DATE
None		

COMPENSATION AND EXPENSES

SUMMARY OF COMPENSATION AND REIMBURSED EXPENSES FOR THIS PERIOD

- COMPENSATION TO REPORT  
NO
- REIMBURSED EXPENSES TO REPORT  
NO

OTHER LOBBYING EXPENSES (CURRENT PERIOD ONLY)

- REPORT IN THE AGGREGATE ALL EXPENSES LESS THAN OR EQUAL TO \$75  
\$0
- REPORT IN THE AGGREGATE ALL EXPENSES FOR SALARIES OF NON-LOBBYING EMPLOYEES  
\$0
- TOTAL EXPENSES (total of all expense categories)  
\$0

COALITION MEMBER CONTRIBUTION

NAME	AMOUNT	EXPENSE INCURRED	TOTAL EXPENSE AMOUNT	PAID FOR POOLED FUNDING	POOLED FUNDING EXPENSE AMOUNT	TOTAL CONTRIBUTION AMOUNT	EXPENSE PURPOSE
None							

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LOBBYING SUBJECTS

SUBJECTS LOBBIED

- REAL ESTATE - GENERAL

LOBBYING ACTIVITIES

TYPE/LEVEL OF GOVERNMENT

- LEVEL OF GOVERNMENT: STATE

STATE & MUNICIPAL FOCUSES AND PARTIES LOBBIED

TYPE	FOCUS	PARTIES	COMMUNICATION	MONITORING ONLY
STATE BILL	S9031-A	NYS ASSEMBLY MAJORITY PROGRAM AND COUNSEL STAFF EXECUTIVE CHAMBER/OFFICE OF THE GOVERNOR	Direct Lobbying	NO
STATE BILL	A10371-A	CORPORATIONS, AUTHORITIES AND COMMISSIONS (ASSEMBLY COMMITTEE) NYS ASSEMBLY MAJORITY PROGRAM AND COUNSEL STAFF EXECUTIVE CHAMBER/OFFICE OF THE GOVERNOR	Direct Lobbying	NO
STATE BILL	S9032-B	CORPORATIONS, AUTHORITIES AND COMMISSIONS (ASSEMBLY COMMITTEE) NYS ASSEMBLY MAJORITY PROGRAM AND COUNSEL STAFF	Direct Lobbying	NO
STATE BILL	A10414-A	NYS ASSEMBLY MAJORITY PROGRAM AND COUNSEL STAFF	Direct Lobbying	NO

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May 27, 2022

Eric Munson  
Chief Operating Officer  
Battery Park City Authority  
200 Liberty Street, 24<sup>th</sup> Floor  
New York, NY 10281


Dear Mr. Munson:

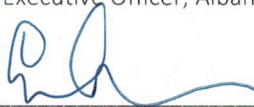
This letter will confirm our agreement whereby Albany Strategic Advisors will provide strategic advice and representation to Battery Park City Authority before the Legislative, Executive and Administrative branches of NYS government, commencing on **May 27, 2022** until **June 26, 2022**. The services within the scope of this retainer shall include: strategizing, monitoring and analysis of state legislation introduced, and concerning legislative, authority, agency or departmental activities relevant to areas of interest identified by Battery Park City Authority.

There shall be no fee (\$0.00) for these services. Albany Strategic Advisors shall be reimbursed for all reasonable documented expenses relating to filing fees, telephone, postage, computers, reproduction, and expenses related to lobbying activities. All expenses exceeding \$500 (five hundred dollars) per month shall be approved in advance by Battery Park City Authority. All expenses require supporting receipts. The signed retainer shall be returned to Albany Strategic Advisors, 111 Washington Ave., 2nd Fl., Albany, NY 12210.

In accordance with the New York State Lobbying Act, Albany Strategic Advisors is required to register with the New York State Joint Commission on Public Ethics. As a client retaining a lobbyist, Battery Park City Authority may be required to file Client Semi-Annual Reports with the New York State Joint Commission on Public Ethics on July 15, 2022. While Albany Strategic Advisors will provide Battery Park City Authority with direction and guidance on the Client Semi-Annual Reports, it will be the responsibility of client to file said reports in accordance with the dates indicated above.

If the terms of this retainer are acceptable, please sign where indicated and return the original to Albany Strategic Advisors. A copy will be filed with the New York State Joint Commission on Public Ethics. We look forward to Working with you.

BY:   
Allison Lee, Chief Executive Officer, Albany Strategic Advisors

ACCEPTED BY:  Date: 5/30/22  
Eric Munson, Chief Operating Officer, Battery Park City Authority

111 Washington Avenue, 2nd Floor  
Albany, NY 12210