

PERFORMANCE MEASUREMENT REPORT
Board of Directors Meeting
September 28, 2021

The Public Authorities Law requires NYCEDC to annually review its mission statement and measurements by which the performance of NYCEDC and the achievement of its goals may be evaluated and, on November 11, 2020, NYCEDC's Board approved a mission statement and performance measures.

The Authorities Budget Office requires that NYCEDC annually report on performance results with regard to the approved measures. Attached hereto as Attachment A is NYCEDC's report with regard to the performance measures for Fiscal Year 2021 and a chart that includes definitions/explanations of how the information in the measurement report was determined. For comparison purposes, the measurements for the Fiscal Year 2020 and Fiscal Year 2019 are also included in Attachment A.

Authority Performance Measurement Report for Fiscal Years 2021, 2020 and 2019

Name of Public Authority: New York City Economic Development Corporation (“NYCEDC”)

<i>Performance Measures</i>	<i>FY20 to FY21 Changes (Up/Down/Neutral)</i>	<i>FY21 Actuals 7/1/20-6/30/21</i>	<i>FY20 Actuals 7/1/19-6/30/20</i>	<i>FY19 Actuals 7/1/18-6/30/19</i>
Management of core assets				
Occupancy rate of NYCEDC-managed property	↔	98.7%	98.4%	95.1%
Square footage of assets actively managed by NYCEDC	↔	64,493,808	64,424,109	65,849,738
Revenue generated by NYCEDC asset portfolio	↑	\$252,788,313	\$223,003,392	\$257,877,325
Strengthening the city’s competitive position; inclusive innovation and economic growth				
Number of businesses served by industry-focused programmatic initiatives	↑	6,200	1,585	1,775
Percentage of private sector jobs in innovation industries (calendar year)*	↑	15.5%	14.3%	14.3%
MWBE participation rate (Local Law 1)*	↑	31.9%	26.9%	24.7%
MWBE commitment rate (Local Law 1)*	↓	26.3%	28.9%	31.9%
MWBE award rate (Local Law 1)*	↑	40.9%	33.9%	31.2%
Facilitate investments that grow quality jobs				
Projected new private investment leveraged on the sale/long-term lease of City-owned property	↑	\$589,065,993	\$100,324,266	\$1,200,620,973
Percentage of project employees that were reported to be earning a Living Wage or more in the previous fiscal year**	↑	99.9% (FY20)	99.0% (FY19)	98.0% (FY18)
Capital expenditures related to asset management*	↔	\$37,095,756	\$36,096,315	\$60,043,197
Total jobs at Project Locations (New York City Administrative Code §22-823)**	↓	200,421 (FY20)	205,520 (FY19)	202,407 (FY18)
Cultivate dynamic, resilient, livable communities throughout the five boroughs				
Average monthly NYC Ferry ridership	↓	312,082	413,921	472,571
Total capital expenditures (excluding asset management and funding agreements)*	↑	\$411,968,723	\$342,470,616	\$205,105,961
Square feet of graffiti removed	↓	207,500	5,360,000	7,086,500
Percentage of active projects in boroughs outside of Manhattan**	↔	75% (FY20)	76% (FY19)	77% (FY18)
Distribution of active projects by borough:				
% of projects in the Bronx	-	16%	17%	17%
% of projects in Brooklyn	-	27%	27%	28%
% of projects in Manhattan	-	25%	24%	23%
% of projects in Queens	-	26%	26%	27%
% of projects in Staten Island	-	5%	5%	5%

* FY20 and/or FY19 data have been revised to reflect NYCEDC’s audited financial statements or updates to available data.

** This metric represents the prior fiscal year data, which is the most recent data available.

Definitions/Explanations - Authority Performance Measurement Report for Fiscal Years 2021, 2020 and 2019

Performance Measures	Definitions
Management of core assets	
Occupancy rate of NYCEDC-managed property	For NYCEDC-managed properties, the number of square feet leased as a percent of the total available space.
Square footage of assets actively managed by NYCEDC	The square footage of assets in which NYCEDC, on behalf of the City, is responsible for the day to day management and leasing of the property.
Revenue generated by NYCEDC asset portfolio	Revenue generated from NYCEDC's portfolio of assets.
Strengthening the city's competitive position; inclusive innovation and economic growth	
Number of businesses served by industry-focused programmatic initiatives	The number of businesses engaged in NYCEDC's programmatic initiatives, including NYCEDC's incubator network and centers for excellence, technology competitions, partnership funds and programmatic ventures throughout the five boroughs.
Percentage of private sector jobs in innovation industries (calendar year)	The share of jobs within sectors designated as "advanced," "innovative" and "creative" by the Brookings Institution, HR&A Advisors and NYCEDC as a percent of all private sector jobs. This indicator is reported on a calendar year basis.
MWBE participation rate (Local Law 1)	The ratio of MWBE contract expenditures to total contract expenditures with MWBE goals. Participation/attainment is referring to payments.
MWBE commitment rate (Local Law 1)	Portion of the total contract value that contracted parties indicate they will dedicate to MWBE firms. Commitment is basically the goal on the contract, whether or not specific awards have been made. Commitment is known at contract execution.
MWBE award rate (Local Law 1)	Actual MWBE awards made to individual firms on NYCEDC contracts. Awards are specific awards to MWBE firms. May or may not be known at contract execution (won't be with CM and retainer contracts, for example).
Facilitate investments that grow quality jobs	
Projected new private investment leveraged on the sale/long-term lease of City-owned property	The net present value of the total investment of private entities in connection with the sale or long-term lease of City-owned property. Private investment includes land sale or lease, and hard (site work and building construction) and soft (architecture and engineering) development costs. The data is extrapolated in the year that the transaction closes (land sale closing or lease execution), and reflects the anticipated total private investment associated with these projects.
Percentage of project employees that were reported to be earning a Living Wage or more in the previous fiscal year	The number of employees on projects receiving financial assistance from New York City Industrial Development Agency, Build NYC Resource Corporation, or NYCEDC programs that earned a living wage or more than a living wage as defined by the Fair Wages for New Yorkers Act as a percent of the total number of project employees.
Capital expenditures related to asset management	Based on an accrual basis, the amounts paid to firms (architecture, landscape architecture, engineering, resident engineering, etc.), construction managers, construction contractors, etc. for capital project related services on NYCEDC-managed property.
Total jobs at Project Locations (New York City Administrative Code §22-823)	All Full-Time Equivalent jobs at Project Locations as reported during a given annual period pursuant to New York City Administrative Code §22-823 (the "Annual Investment Projects Report"). Every year, through the Annual Investment Projects Report, NYCEDC provides information on projects supporting investment, job creation, job retention, and growth in New York City. This FY20 Annual Investment Projects Report included information on 458 projects receiving Financial Assistance in the form of loans, grants, and tax or energy benefits. The report also includes information on 55 sales and 96 leases of City-owned land.
Cultivate dynamic, resilient, livable communities throughout the five boroughs	
Average monthly ferry ridership	The average monthly ridership of commuters traveling on the NYC Ferry system as reported to NYCEDC.
Total capital expenditures (excluding asset management and funding agreements)	Based on an accrual basis, the amounts paid to firms (architecture, landscape architecture, engineering, resident engineering, etc.), construction managers, construction contractors, etc. for capital project related services.
Square feet of graffiti removed	The square feet of graffiti removed by power-washing and painting through Graffiti-Free NYC, the City's graffiti removal program.
Percentage of active projects in boroughs outside of Manhattan	The percentage of all Projects as reported during a given annual period pursuant to the Annual Investment Projects Report, which are located in boroughs outside of Manhattan.