



**NOTICE OF  
SPECIAL MEETING OF MEMBERS  
AND  
REGULAR MEETING OF DIRECTORS  
OF  
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION  
APRIL 30, 2025**

A special meeting of the Members of New York City Economic Development Corporation ("NYCEDC"), called at the direction of the President of NYCEDC, and a regular meeting of the Board of Directors of NYCEDC, will be held on Wednesday, April 30, 2025, in Conference Center A/B, on the 14<sup>th</sup> Floor at the offices of NYCEDC at One Liberty Plaza, New York, New York. The Members meeting will begin at 8:30 a.m. and will be followed by the Directors meeting at approximately 8:35 a.m.

The agendas for the meetings are as follows:

Meeting of Members

- I. Approval of Minutes of the November 7, 2024 Annual Meeting of the Members
- II. Election of Director and Alternates
- III. Such other business as may properly come before the meeting

Meeting of Directors

- I. Approval of Minutes of the February 4, 2025 Regular Meeting of the Board of Directors
- II. Report of NYCEDC's President
- III. SPARC Kips Bay: Disposition to City University of New York
- IV. East Brooklyn Workforce Development Fund and Presentation on *Equitable Development Strategy*
- V. Business Development – Retain and Attract
- VI. QueensWay
- VII. Election of Members of Committees
- VIII. Election of Officers
- IX. Mission Statement and Measurements
- X. Quarterly Report on Investments (*for information only*)
- XI. Such other business as may properly come before the meeting

Mark Silversmith  
Assistant Secretary

New York, New York  
Dated: April 22, 2025



**SPECIAL MEETING OF MEMBERS  
AND  
REGULAR MEETING OF DIRECTORS  
OF  
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION  
APRIL 30, 2025**

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## DEFINITIONS

Apple .....	Apple Industrial Development Corp.
Armand .....	Armand Corporation d/b/a Armand of New York
BAT .....	Brooklyn Army Terminal
Bovis .....	Bovis Lend Lease LMB, Inc.
CDBG .....	Federal Community Development Block Grant
CDBG-DR Funds .....	Federal Community Development Block Grant-Disaster Recovery Program funds
CEQR .....	City Environmental Quality Review process
City DEP .....	New York City Department of Environmental Protection
City DOT .....	New York City Department of Transportation
City Parks .....	New York City Department of Parks and Recreation
City Planning .....	New York City Department of City Planning or City Planning Commission
CM .....	A construction manager
CM Contract .....	A construction management contract
DCAS .....	New York City Department of Citywide Administrative Services
EIS .....	Environmental Impact Statement
ESDC .....	New York State Urban Development Corporation d/b/a Empire State Development Corporation
FEMA .....	Federal Emergency Management Agency
FM .....	A facilities manager
FM/CM Contract .....	A facilities management/construction management contract
Funding Source Agreement .....	Any agreement necessary to obtain funds for the Project, including IDA Agreements
Gilbane.....	Gilbane Building Company
HDC .....	New York City Housing Development Corporation
HPD .....	New York City Department of Housing Preservation and Development
Hunter Roberts .....	Hunter Roberts Construction Group, L.L.C.
IDA .....	New York City Industrial Development Agency
IDA Agreement .....	Agreement with IDA pursuant to which IDA retains NYCEDC to accomplish all or part of the Project and reimburses NYCEDC for the costs of the work
LiRo .....	LiRo Program and Construction Management, PE P.C.
LMDC .....	Lower Manhattan Development Corporation
McKissack .....	The McKissack Group, Inc. d/b/a McKissack & McKissack
MOU .....	A memorandum of understanding

NYCEDC .....	New York City Economic Development Corporation, survivor of a November 1, 2012 merger of a local development corporation (the “LDC”) named New York Economic Development Corporation with and into New York City Economic Growth Corporation. References to NYCEDC prior to such merger are references to the LDC.
NYCHA .....	New York City Housing Authority
NYCLDC .....	New York City Land Development Corporation
Noble Strategy .....	Noble Strategy NY Inc.
OMB .....	New York City Office of Management and Budget
Port Authority .....	The Port Authority of New York and New Jersey
RFP .....	Request for Proposals
Sanitation .....	New York City Department of Sanitation
SBS .....	New York City Department of Small Business Services
SEMO .....	New York State Emergency Management Office
SEQR .....	State Environmental Quality Review process
Skanska .....	Skanska USA Building Inc.
State DEC .....	New York State Department of Environmental Conservation
State DOS .....	New York State Department of State
State DOT .....	New York State Department of Transportation
State Parks .....	New York State Office of Parks, Recreation and Historic Preservation
Tishman .....	Tishman Construction Corporation of New York
Turner .....	Turner Construction Company
ULURP .....	Uniform Land Use Review Procedure



MINUTES OF THE ANNUAL MEETING  
OF THE MEMBERS  
OF  
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION  
November 7, 2024

The annual meeting of the Members of New York City Economic Development Corporation ("NYCEDC") was held, pursuant to notice by an Assistant Secretary, on Thursday, November 7, 2024, in Conference Center A/B, on the 14<sup>th</sup> Floor at the offices of NYCEDC at One Liberty Plaza, New York, New York.

The following Members of NYCEDC were present:

Shirley Aldebol  
Margaret Anadu  
Paula Roy Carethers  
Eric Clement  
Mitchell Draizin  
Adam Friedman  
Andrew Kimball  
DeWayne Louis  
James McSpiritt  
Morris Missry  
Patrick J. O'Sullivan, Jr.  
Jeff Thamkittikasem  
Maria Torres-Springer (by proxy to Aaron Charlop-Powers)  
Betty Woo

Members of NYCEDC staff also were present.

The meeting was chaired by Margaret Anadu, Chairperson of NYCEDC, and called to order at 8:39 a.m. Meredith Jones, Executive Vice President, General Counsel and Secretary of NYCEDC, served as secretary of the duly constituted meeting, at which a quorum was present. (Attached hereto as Attachment 1 is a definition sheet that contains the definitions of certain frequently used terms contained in the Exhibits attached hereto.)

1. Minutes of the February 6, 2024 Special Meeting of the Members

There being no questions or comments with respect to the minutes of the February 6, 2024 special meeting of the Members, as submitted, a motion was made to approve such minutes, as submitted. Such motion was seconded and unanimously approved.

2. Election of Directors and Alternates

Under NYCEDC's Bylaws NYCEDC's Members elect its Directors at the annual meeting of the Members. Directors must be Members at the time of their election. A Deputy Mayor of the City of New York may approve a person to be elected as his/her alternate as a Director. First Deputy Mayor Torres-Springer had requested that Nate Bliss be re-elected to serve as her alternate and that Aaron Charlop-Powers be re-elected to serve as her alternate at meetings that Nate Bliss does not attend as her alternate.

A motion was made to elect (i) the persons listed in Exhibit A hereto to be Directors of NYCEDC, (ii) Nate Bliss to be an alternate for First Deputy Mayor Maria Torres-Springer in her capacity as a Director of NYCEDC and (iii) Aaron Charlop-Powers to be an alternate for First Deputy Mayor Torres-Springer in her capacity as a Director of NYCEDC at meetings that Nate Bliss does not attend as her alternate. Such motion was seconded and unanimously approved.

3. Annual Report of the Board of Directors of NYCEDC for the 12-Month Fiscal Period Ended June 30, 2024

The Annual Report of the Board of Directors of NYCEDC for the 12-Month Fiscal Period Ended June 30, 2024 (the "Annual Report"), attached hereto as Exhibit B, was submitted to the Members. Mark Silversmith, a Special Counsel and Assistant Secretary of NYCEDC, stated that the report contained the final audited financial statements of NYCEDC for Fiscal Year 2024, which were substantially the same as those submitted to the Board in September, with some blank dates filled in and signatures added.

4. Adjournment

There being no further business to come before the meeting, pursuant to a motion made, seconded and unanimously approved the meeting of the Members was adjourned.

\_\_\_\_\_  
Assistant Secretary

Dated: \_\_\_\_\_  
New York, New York

## **ATTACHMENT 1**

### **DEFINITIONS**

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State DOS .....	New York State Department of State
State DOT .....	New York State Department of Transportation
State Parks .....	New York State Office of Parks, Recreation and Historic Preservation
Tishman .....	Tishman Construction Corporation of New York
Turner .....	Turner Construction Company
ULURP .....	Uniform Land Use Review Procedure



**EXHIBIT A**

It is proposed that the following persons be elected Directors of NYCEDC:

Shirley Aldebol  
Margaret Anadu  
Paula Roy Carethers  
Ramakrishna Cherukuri  
Eric Clement  
Costa Constantinides  
Hector Cordero–Guzman  
Mitch Draizin  
Paul Fernandes  
William Floyd  
Adam Friedman  
Matthew Hiltzik  
Andrew Kimball  
DeWayne Louis  
James McSpiritt  
Morris Missry  
Ngozi Okaro  
Patrick J. O’Sullivan, Jr.  
Janet Peguero  
Mark E. Russo  
Joseph Shamie  
Charles Tebele  
Jeff Thamkittikasem  
Maria Torres-Springer  
Elizabeth Velez  
Betty Woo  
Kathryn Wylde

**EXHIBIT B**

**Annual Report of the Board of Directors  
of New York City Economic Development Corporation ("NYCEDC")  
for the 12-Month Fiscal Period Ended June 30, 2024**

TO: The Members of NYCEDC

The Board of Directors of NYCEDC respectfully submits for your information the following report relating to NYCEDC. The report is for the twelve-month fiscal period ended June 30, 2024.

1. Attached hereto as Attachment A are the Financial Statements, Required Supplementary Information, and Supplementary Information of NYCEDC for the years ended June 30, 2024 and 2023, which includes a Report of Independent Auditors Ernst & Young LLP and financial information required to be provided to the Members of NYCEDC pursuant to Section 519 of the New York State Not-for-Profit Corporation Law.
2. As of October 16, 2024 the number of Members of NYCEDC is 27, there being no vacancies at such time.
3. The number of Members of NYCEDC was 26 on July 1, 2023, at which time there was one vacancy and 27 on June 30, 2024, at which time there were no vacancies.
4. The names and addresses of the Members of NYCEDC as of October 16, 2024 may be found in the Members/Directors book of NYCEDC, which is kept at One Liberty Plaza, 13<sup>th</sup> Floor, New York, New York 10006.

Dated: October 16, 2024  
New York, New York



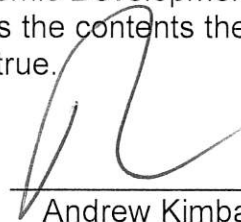
\_\_\_\_\_  
President



\_\_\_\_\_  
Treasurer

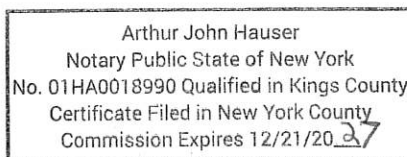
State of New York     )  
  ) ss.:  
County of New York    )

Andrew Kimball, being first duly sworn, deposes and says that he executed the foregoing report and is the President of New York City Economic Development Corporation, that he has read the foregoing report and knows the contents thereof, and that the information provided in Sections 2-4 of the report is true.

  
\_\_\_\_\_  
Andrew Kimball

Sworn to before me this 17  
day of October, 2024

  
\_\_\_\_\_  
Notary Public

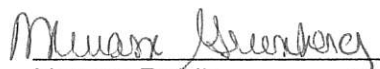


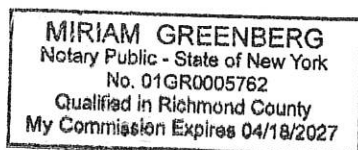
State of New York     )  
  ) ss.:  
County of New York    )

Spencer Hobson, being first duly sworn, deposes and says that he executed the foregoing report and is the Treasurer of New York City Economic Development Corporation, that he has read the foregoing report and knows the contents thereof, and that the information provided in Sections 2-4 of the report is true.

  
\_\_\_\_\_  
Spencer Hobson

Sworn to before me this 16<sup>th</sup>  
day of October, 2024

  
\_\_\_\_\_  
Notary Public



# **New York City Economic Development Corporation**

(a component unit of The City of New York)

## **Financial Statements, Required Supplementary Information, and Supplementary Information**

**Years Ended June 30, 2024 and 2023  
With Reports of Independent Auditors**



New York City Economic Development Corporation  
(A Component Unit of The City of New York)

Financial Statements, Required Supplementary Information,  
and Supplementary Information

Years Ended June 30, 2024 and 2023

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# I. Introductory Section





September 30, 2024

To the Members of the Board:

To follow are the audited financial statements of NYCEDC for the fiscal year ending June 30, 2024, with comparison to our financial position at the close of fiscal year ending June 30, 2023.

This report reflects NYCEDC's focus to ensure the financial position needed to support our mission to create a vibrant, inclusive and globally competitive economy. The attached financial statements reflect the steady return to financial stability following the post COVID period with a \$37.7M increase in net position driven primarily by significant increases in property rental and interest revenue.

Importantly, the improvements in our financials, which align with the City's financial recovery, allow us to continue investing in the strategic priorities that will have an enduring impact on the economic foundation of NYC and provide equitable and inclusive opportunities for New Yorkers.

Across these priorities, we have invested in projects like the Fifth Avenue Corridor Public Realm and Graffiti Free/CleanNYC which supports our priority around strengthening business confidence, particularly in core business districts. Our investments in Workforce Development Programs, LifeSciNYC and Venture Access NYC are examples of our support for our strategic priority to grow innovation sections, while focusing on equity. Building neighborhoods where people live, learn, work, and play is a particular area of focus among our priority projects and includes critical work such as Willets Point Phase 1, NYC Health and Hospitals and Lower Manhattan Coastal Resiliency. This also reflects projects that have a major impact on NYers quality of life, such as the Orchard Beach Pavilion Reconstruction, NYC Summer Concert Series and NY Public Libraries. Finally, delivering sustainable infrastructure rounds out our strategic priorities and includes key initiatives such as the Manhattan Greenway/East Midtown project and the Lower Concourse projects in the Bronx. To note, fiscal year 2024 reflects our highest capital spend of \$809M to drive key projects and initiatives forward across NYC.

I look forward to discussions and feedback about the fiscal year 2024 results reflected in NYCEDC's financial statements as we continue to connect our financial management to our projects and work to deliver a meaningful economic impact for New York City.

Sincerely,

A handwritten signature in black ink, appearing to be "AK", written in a cursive, stylized manner.

Andrew Kimball

## II. Financial Section

## Report of Independent Auditors

The Management and the Board of Directors  
New York City Economic Development Corporation

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the accompanying financial statements of the business-type activities and fiduciary activities of the New York City Economic Development Corporation (the Corporation), a component unit of The City of New York, as of and for the years ended June 30, 2024 and 2023, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements as listed in the table of contents (collectively referred to as the "basic financial statements").

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and fiduciary activities of the Corporation as of June 30, 2024 and 2023, and the respective changes in its financial position, and, where applicable, cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). 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 the Corporation, 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 opinions.

### ***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 of 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 the Corporation's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### ***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 of material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. 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 and *Government Auditing Standards* 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 would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, 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 the Corporation'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 the Corporation'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.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the schedule of changes in net OPEB liability, the schedule of OPEB contributions and the schedule of investment returns, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Supplementary Information***

Our audits were conducted for the purpose of forming opinions on the financial statements that collectively comprise the Corporation's basic financial statements. The combining statement of revenues, expenses and changes in fund net position is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the combining statement of revenues, expenses, and changes in fund net position is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### ***Other Information***

Management is responsible for the other information included in the annual report. The other information comprises the introductory section but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated September 30, 2024 on our consideration of the Corporation's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Corporation's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Corporation's internal control over financial reporting and compliance.

*Ernst & Young LLP*

September 30, 2024

New York City Economic Development Corporation  
(A Component Unit of The City of New York)

Management's Discussion and Analysis

June 30, 2024 and 2023

This section of New York City Economic Development Corporation's (NYCEDC or the Corporation) annual financial report presents our discussion and analysis of NYCEDC's financial performance during the fiscal year ended June 30, 2024. Please read it in conjunction with the financial statements and accompanying notes.

**Fiscal Year 2024 Financial Highlights**

Net position was \$712.4 million at June 30, 2024:

- Cash, cash equivalents and investments increased \$59.2 million (or 10%)
- Right to use lease assets, net and Capital assets, net, decreased \$95.6 million (or 19%)
- Loans receivables and mortgage receivables, net of allowance for uncollectible amounts, decreased \$23.3 million (or 59%)
- Other receivables decreased \$13.9 million (or 44%)
- Leases receivable increased \$48.7 million (or 2%)
- Accounts payable and accrued expenses increased \$28.1 million (or 11%)
- Other liabilities decreased \$19.4 million (or 78%)
- Lease liabilities decreased \$83.0 million (or 30%)
- Deferred inflows of resources – lease increased \$23.5 million (or 1%)

Change in net position is an increase of \$37.7 million for the fiscal year ended June 30, 2024:

- Grant revenues increased \$78.8 million (or 9%)
- Property rental, lease and interest revenue increased \$44.6 million (or 17%)
- Income from investments increased \$12.1 million (or 121%)
- Project costs and program costs increased \$81.1 million (or 10%)
- Ferry related expenses, net decreased \$14.0 million (or 34%)
- Personnel services increased \$11.3 million (or 15%)

New York City Economic Development Corporation  
(A Component Unit of The City of New York)

Management's Discussion and Analysis (continued)

**Overview of the Basic Financial Statements**

This annual financial report consists of four parts: management's discussion and analysis (this section), basic financial statements which include footnote disclosures, required supplementary information, and supplementary information. NYCEDC is organized under the not-for-profit corporation law of The State of New York. NYCEDC is also a discretely presented component unit of The City of New York (The City). NYCEDC follows enterprise fund reporting; accordingly, the financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. Enterprise fund statements offer short-term and long-term financial information about the activities and operations of the Corporation.

While detailed sub-fund information is not presented, separate accounts are maintained for each fund to control and manage transactions for specific purposes and to demonstrate that NYCEDC is properly executing on its contractual obligations.

**Financial Analysis of the Corporation**

**Condensed Statements of Net Position**

In June 2017, GASB issued Statement No. 87, *Leases* (GASB 87). The objective of this Statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. GASB 87 increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract.

As a result of adopting this pronouncement as of July 1, 2021, the Corporation recognized lease receivables, deferred inflows of resources, lease liabilities and right to use lease assets on the statement of net position based on the present value of future lease obligations and receivables.



New York City Economic Development Corporation  
(A Component Unit of The City of New York)

Management's Discussion and Analysis (continued)

**Financial Analysis of the Corporation (continued)**

The following table summarizes NYCEDC's financial position at June 30, 2024, 2023 and 2022 (dollars in thousands) and the percentage changes between June 30, 2024 and 2023:

	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>% Change 2024-2023</b>
Current assets	\$ 879,910	\$ 843,037	\$ 767,188	4%
Non-current assets	<u>3,109,482</u>	3,169,108	3,254,098	(2)%
Total assets	<u>3,989,392</u>	4,012,145	4,021,286	(1)%
Deferred outflows of resources	<u>6,316</u>	5,655	5,884	12%
Current liabilities	377,854	358,226	311,342	5%
Non-current liabilities	<u>548,245</u>	648,893	660,076	(16)%
Total liabilities	<u>926,099</u>	1,007,119	971,418	(8)%
Deferred inflows of resources	2,357,250	2,335,982	2,413,586	1%
Net position:				
Restricted	163,674	109,012	118,753	50%
Unrestricted	331,102	335,524	273,534	(1)%
Net investment in capital assets	<u>217,583</u>	230,163	249,879	(5)%
Total net position	<u>\$ 712,359</u>	\$ 674,699	\$ 642,166	6%

New York City Economic Development Corporation  
(A Component Unit of The City of New York)

Management's Discussion and Analysis (continued)

**Financial Analysis of the Corporation (continued)**

The Corporation's total assets at June 30, 2024 decreased by \$22.8 million or 1%, as compared to fiscal year ended 2023. Cash, cash equivalents, and investments increased by \$59.2 million mainly due to favorable market conditions generating income from investments of \$22.1 million. Loan and mortgage receivables decreased by \$23.3 million mainly due to repayments totaling \$20.4 million from borrowers in connection with two loan programs: the COVID-19 related Hospital Loan Fund (\$18.0 million), and the Emerging Developer Loan Fund (\$2.4 million). Other receivables decreased by \$13.9 million due to the timing of reimbursements from third parties for program costs. Capital assets decreased by \$16.2 million mainly due to \$14.7 million of depreciation. Leases receivable increased by \$48.7 million primarily due to both new and modified leases with present values of leases receivable totaling \$150.0 million, offset with cash received of \$89.0 million. Right to use lease assets decreased by \$79.4 million with the effective termination of the 2009 lease for Piers 11 and 12 at Brooklyn Cruise Terminal, which was replaced by the larger net lease entered into with the Port Authority for the Brooklyn Marine Terminal.

The Corporation's total liabilities decreased by \$81.0 million or 8%. Accounts payable and accrued expenses increased by \$28.1 million primarily due to accruals for work performed on programs on behalf of the City, including \$15.9 million for Workforce Development programs and \$10.9 million for the Lower Manhattan Coastal Resiliency project. Other liabilities decreased \$19.4 million, mainly due to the repayment of \$18.0 million of notes related to the Hospital Loan Fund. Lease liabilities decreased by \$83.0 million as a result of the net lease entered into with the Port Authority for the Brooklyn Marine Terminal, effectively terminating the 2009 lease for the Brooklyn Cruise Terminal at Piers 11 and 12.

The Corporation's overall net position during fiscal year 2024 increased by \$37.7 million, or 6%, as a result of the fiscal year operating and non-operating activities. This increase consisted of a \$54.7 million increase in restricted net position, offset by a \$4.4 million decrease in unrestricted net position, and a \$12.6 million reduction in net investment in capital assets.

New York City Economic Development Corporation  
(A Component Unit of The City of New York)

Management's Discussion and Analysis (continued)

**Financial Analysis of the Corporation (continued)**

**Prior Year**

The Corporation's total assets at June 30, 2023 decreased by \$9.1 million, as compared to fiscal year ended 2022. Cash, cash equivalents, and investments increased by \$90.4 million mainly due to income from investments of \$10.0 million, the receipt of \$45.0 million in receivables due from City and Federal grants for prior year costs associated with NYC Ferry, and an increase in tenant security deposits of \$20.1 million. A net increase in Due from/to The City of \$16.8 million is primarily a result of City reimbursement grants due for project and program costs. Loan and mortgage receivables decreased by \$7.0 million mainly due to \$6.0 million in repayments from a hospital in connection with the hospital loan fund. At The City's request, the fund was established to address the needs of certain City hospitals caused by COVID-19 (see Note 7). Other assets increased by \$12.5 million primarily due to an \$8.8 million change in cash and investment positions related to the Corporation's fuel hedging activities. Lease receivable decreased by \$75.9 million primarily due to cash received from tenants during the fiscal year.

The Corporation's total liabilities increased by \$35.7 million or 4%. Accounts payable and accrued expenses increased by \$56.8 million primarily due to accruals for several programs, including \$38.0 million for the Department of Education's Early Childhood Education Stabilization Fund and \$12.6 million for the Con Edison funded Water Street Corridor Streetscape Improvement project. Tenant security and deposits payable increased by \$20.1 million due to deposits received into escrow from Con Edison for the aforementioned Water Street Corridor Streetscape Improvement project. Unearned revenue decreased by \$18.2 million or 12% primarily due to PILOMRT income recognized from a tenant within the 42<sup>nd</sup> Street Portfolio. Lease liabilities decreased by \$9.0 million as a result of payments made on long term leases for office space and Pier 11/12.

The Corporation's overall net position during fiscal year 2023 increased by \$32.5 million, or 5%, as a result of the fiscal year operating and non-operating activities. This increase consisted of a \$9.7 million decrease in restricted net position, \$62.0 million increase in unrestricted net position, offset by a \$19.7 million reduction in net investment in capital assets.

New York City Economic Development Corporation  
(A Component Unit of The City of New York)

Management's Discussion and Analysis (continued)

**Financial Analysis of the Corporation (continued)**

**Operating Activities**

NYCEDC is The City's primary engine for economic development and is charged with leveraging The City's assets to drive growth, create jobs, and improve the overall quality of life within The City. Through its various divisions, NYCEDC provides a variety of services to eligible businesses that want to become more competitive, more productive and more profitable. In order to provide these services, NYCEDC primarily generates revenues from property rentals and real estate sales.

The following table summarizes NYCEDC's change in net position for the fiscal years ended June 30, 2024, 2023 and 2022 (dollars in thousands) and the percentage changes between fiscal years 2024 and 2023:

	2024	2023	2022	% Change 2024–2023
Operating revenues:				
Grants	\$ 917,543	\$ 838,705	\$ 886,928	9%
Property rentals and lease revenues	249,697	203,943	180,831	22%
Fees and other income	40,250	52,168	99,625	(23)%
Total operating revenues	1,207,490	1,094,816	1,167,384	10%
Operating expenses:				
Project and program costs	921,792	840,711	835,356	10%
Property rentals and related operating expenses	100,793	91,467	88,663	10%
Ferry related expenses, net	55,196	41,190	45,292	34%
Personnel services	84,467	73,140	67,908	15%
Contract and other expenses to The City	27,277	28,124	26,923	(3)%
Other expenses	54,841	51,530	58,569	6%
Total operating expenses	1,244,366	1,126,162	1,122,711	10%
Operating (loss) income	(36,876)	(31,346)	44,673	18%
Total non-operating income	74,536	63,879	51,029	17%
Change in net position	37,660	32,533	95,702	16%
Total net position, beginning of fiscal year	674,699	642,166	546,464	5%
Total net position, end of fiscal year	\$ 712,359	\$ 674,699	\$ 642,166	6%

New York City Economic Development Corporation  
(A Component Unit of The City of New York)

Management's Discussion and Analysis (continued)

**Financial Analysis of the Corporation (continued)**

During fiscal year ended 2024, operating revenues increased by \$112.7 million, or 10%. The increase in operating revenues is largely due to the increase in reimbursable grants of \$78.8 million and property rental, lease and interest revenue of \$44.6 million. The increase in reimbursable grants is primarily due to the following programs and projects: \$151.1 million for the DOH Public Health Lab, \$64.7 million for the New York Public Library, \$57.3 million for Bush Terminal, \$51.6 million for Willets Point and \$35.3 million for the Museum of Chinese in America. These revenue increases were offset by a decrease of \$48.4 million for the Early Childhood Education Stabilization fund, \$23.5 million for Wildlife Conservation and \$22.5 million for work done on behalf of the Health and Hospitals Corporation. Increases in property rental, lease and interest revenue was driven by continued recovery of cruise activity which generated income of \$36.0 million, and by additional rents recognized for Brooklyn Renaissance Plaza and South Brooklyn Marine Terminal amounting to \$9.2 million.

Operating expenses during the fiscal year ended 2024 increased by \$118.2 million or 10%. Reimbursable project costs decreased \$42.3 million mainly due to the termination of the Department of Education's Early Childhood Education Stabilization program, which incurred costs of \$48.4 million in fiscal year ended 2023. Reimbursable program costs increased by \$123.4 million primarily due to the costs incurred for the aforementioned projects for the DOH Public Health Lab, New York Public Library, Bush Terminal, Willets Point and the Museum of Chinese in America. An increase of \$14.0 million in ferry-related expenses is largely due to higher costs for fuel and vessel maintenance. Personnel services increased by \$11.3 million primarily due to a significant increase in EDC staffing.

Accordingly, operating income decreased by \$5.5 million as compared to fiscal year 2023, with the Corporation recognizing a net operating loss of \$36.9 million during fiscal year 2024.

**Non-Operating Activities**

Total non-operating revenues for fiscal years ended 2024 and 2023 totaled \$74.5 million and \$63.9 million, respectively. The fiscal year 2024 total was primarily made up of \$52.7 million of interest revenues earned on leases. Additionally, the Corporation recognized \$22.1 million of investment income during fiscal year 2024, due to higher invested balances and interest rates as compared to prior year.

New York City Economic Development Corporation  
(A Component Unit of The City of New York)

Management's Discussion and Analysis (continued)

**Financial Analysis of the Corporation (continued)**

**Net Position**

The Corporation's net operating loss of \$36.9 million and non-operating revenue of \$74.5 million, resulted in an increase in net position of \$37.7 million during fiscal year 2024. This constitutes an increase of \$5.1 million or 16% as compared with the change in fiscal year 2023.

**Prior Year**

During fiscal year ended 2023, operating revenues decreased by \$72.6 million, or 6%. The decrease in operating revenues is largely due to the decrease in reimbursable grants of \$48.2 million and other income of \$52.9 million, offset by an increase in property rental, lease and interest revenue of \$23.1 million. The decrease in reimbursable grants is primarily the result of \$45 million of non-recurring funding for NYC Ferry Operations from City tax levy (\$15 million) and federal relief funds (\$30 million) allocated to the Corporation during fiscal year 2022. Other income decreased as a result of several fiscal year 2022 non-recurring transactions at 69 Adams Street, Atlantic Yards in Brooklyn and Kaufman Astoria Studios in Queens which generated combined income of \$49.3 million. Increases in property rental, lease and interest revenue was driven by continued recovery of rental and cruise activity back to pre-pandemic levels.

Operating expenses during the fiscal year ended 2023 increased by \$3.4 million, remaining flat as compared to prior year. Reimbursable project costs decreased \$10.1 million mainly due to the close out of the COVID-19 vaccine incentives program which incurred costs of \$96.2 million in fiscal year 2022, offset with 2023 project costs incurred for the Early Childhood Education Stabilization fund of \$48.4 million, Water Street Corridor Streetscape project of \$17.2 million and the NYC Summer Concert Series of \$5.6 million. Program costs increased by \$15.4 million due to expenses incurred on 29 new capital projects. The decrease of \$4.1 million in ferry related expenses is primarily due to \$6.0 million of rebates recognized from NYC Ferry's participation in The State's petroleum business and sales tax reimbursement programs, which were utilized to offset ferry fuel costs. Personnel services increased by \$5.2 million due to backfilling of vacant positions. Other expenses decreased by \$7.0 million primarily due to pandemic-driven tenant bad debt expenses recognized in fiscal year 2022, not continuing in fiscal year 2023.

New York City Economic Development Corporation  
(A Component Unit of The City of New York)

Management's Discussion and Analysis (continued)

**Financial Analysis of the Corporation (continued)**

Accordingly, operating income decreased by \$76.0 million as compared to fiscal year 2022 with the Corporation recognizing a net operating loss of \$31.3 million during fiscal year 2023.

**Non-Operating Activities**

Total non-operating revenues for fiscal years ended 2023 and 2022 totaled \$63.9 million and \$51.0 million, respectively. The fiscal year 2023 total was primarily made up of \$53.9 million of interest revenues earned on leases recognized in accordance with the requirements of GASB 87. Prior to the adoption of this standard, all property rental and lease revenues recognized were classified as operating income. Additionally, \$10.0 million of investment income was recognized during fiscal year 2023, due to rising interest rates and market recovery.

**Net Position**

The Corporation's net operating loss of \$31.3 million and non-operating revenue of \$63.9 million, resulted in an increase in net position of \$32.5 million during fiscal year 2023. This constitutes a decrease of \$63.2 million or 66% as compared with the change in fiscal year 2022.

New York City Economic Development Corporation  
(A Component Unit of The City of New York)

Management's Discussion and Analysis (continued)

**Financial Analysis of the Corporation (continued)**

**Capital Assets and Right to Use Lease**

The following table summarizes NYCEDC's capital and right to use lease assets for the fiscal years ended June 30, 2024 and 2023, (dollars in thousands) and the percentage change between June 30, 2024 and 2023:

	<b>2024</b>	<b>2023</b>	<b>% Change 2024–2023</b>
<b>Capital assets</b>			
Leasehold improvements	\$ 92,106	\$ 92,100	–%
Equipment and computer software	19,271	21,514	(10)%
Vessels	239,045	239,045	–%
Work-in progress – other	–	376	(100)%
	<u>350,422</u>	<u>353,035</u>	(1)%
Less accumulated depreciation and amortization	<u>(93,409)</u>	<u>(79,857)</u>	17%
Net capital assets	<u>\$ 257,013</u>	<u>\$ 273,178</u>	(6)%
 <b>Right to use lease assets</b>			
Vehicles and equipment	\$ 1,021	\$ 863	18%
Office space	181,737	181,737	–%
Pier 11/12	–	73,166	(100)%
	<u>182,758</u>	<u>255,766</u>	(29)%
Less accumulated depreciation and amortization	<u>(31,101)</u>	<u>(24,689)</u>	26%
Net right to use lease assets	<u>\$ 151,657</u>	<u>\$ 231,077</u>	(34)%

Additional information about NYCEDC's capital and right to use lease assets are presented in Note 9 to the financial statements.



New York City Economic Development Corporation  
(A Component Unit of The City of New York)

Management's Discussion and Analysis (continued)

**Financial Analysis of the Corporation (continued)**

**Contacting NYCEDC's Financial Management**

This financial report is designed to provide NYCEDC's customers, clients and the public with a general overview of the Corporation's finances and to demonstrate NYCEDC's accountability for the resources at its disposal. If you have any questions about this report or need additional financial information, contact the Chief Financial Officer of New York City Economic Development Corporation, One Liberty Plaza, New York, NY 10006, or visit NYCEDC's website at: <http://edc.nyc/contact-us>.

New York City Economic Development Corporation  
(A Component Unit of The City of New York)

Statements of Net Position  
(In Thousands)

	June 30	
	2024	2023
<b>Assets</b>		
Current assets:		
Cash and cash equivalents – current	\$ 85,740	\$ 58,959
Restricted cash and cash equivalents – current	144,000	127,627
Unrestricted investments	79,662	79,772
Restricted investments	51,525	44,535
Current portion of loans and mortgage notes receivable	508	20,930
Due from The City, including \$270,502 and \$235,836 under contracts with The City, respectively	305,814	306,584
Tenant receivables, net of allowance for uncollectible amounts of \$43,837 and \$40,755, respectively	20,624	16,075
Current portion of leases receivable	167,496	152,837
Prepaid expenses and other current assets	6,942	4,218
Other receivables	17,599	31,500
Total current assets	879,910	843,037
Non-current assets:		
Restricted cash and cash equivalents	198,795	200,900
Unrestricted investments	68,480	47,699
Restricted investments	13,147	22,617
Loans and mortgage notes receivable, less current portion (less allowance for loan losses of \$6,400 and \$6,996), respectively	15,980	18,829
Leases receivable, less current portion	2,247,035	2,213,019
Right to use lease assets, net	151,657	231,077
Capital assets, net	257,013	273,178
Net OPEB asset	–	3,409
Land held for development, at cost	132,387	132,387
Other assets	24,988	25,993
Total non-current assets	3,109,482	3,169,108
Total assets	3,989,392	4,012,145
<b>Deferred outflows of resources</b>		
Deferred outflows of resources – OPEB	6,316	4,862
Accumulated decrease in fair value of hedging derivatives	–	793
Total deferred outflows of resources	6,316	5,655

New York City Economic Development Corporation  
(A Component Unit of The City of New York)

Statements of Net Position (continued)  
(In Thousands)

	June 30	
	2024	2023
<b>Liabilities</b>		
Current liabilities:		
Accounts payable and accrued expenses, including \$183,545 and \$153,267, respectively, under contracts with The City	\$ 295,611	\$ 267,509
Current portion of lease liabilities	13,296	13,701
Deposits received on pending sales of real estate	5,532	5,956
Due to The City: real estate obligations and other	18,545	18,018
Unearned revenue	41,257	48,282
Other liabilities	3,613	4,760
Total current liabilities	377,854	358,226
Non-current liabilities:		
Tenant security and escrow deposits payable	60,154	67,808
Due to The City: real estate obligations	125,021	125,021
Lease liabilities, less current portion	177,791	260,391
Net OPEB liability	315	—
Unearned revenue, including unearned grant revenue of \$4,864 and \$4,864, respectively, under contracts with The City	89,468	84,731
Retainage payable	93,558	90,755
Other liabilities	1,938	20,187
Total non-current liabilities	548,245	648,893
Total liabilities	926,099	1,007,119
<b>Deferred inflows of resources</b>		
Deferred inflows of resources – leases	2,351,558	2,328,082
Deferred inflows of resources – OPEB	5,439	7,900
Accumulated increase in fair value of hedging derivatives	253	—
Total deferred inflows of resources	2,357,250	2,335,982
<b>Net position</b>		
Restricted by law or under various agreements	163,674	109,012
Unrestricted	331,102	335,524
Net investment in capital assets	217,583	230,163
Total net position	\$ 712,359	\$ 674,699

*See accompanying notes.*

New York City Economic Development Corporation  
(A Component Unit of The City of New York)

Statements of Revenues, Expenses, and Changes in Net Position  
(In Thousands)

	<b>Year Ended June 30</b>	
	<b>2024</b>	<b>2023</b>
Operating revenues:		
Grants	\$ 917,543	\$ 838,705
Property rentals and lease revenues	249,697	203,943
Fee income	11,122	15,734
Other income	29,128	36,434
Total operating revenues	1,207,490	1,094,816
Operating expenses:		
Project costs	112,498	154,774
Program costs	809,294	685,937
Property rentals and related operating expenses	100,793	91,467
Ferry related expenses, net	55,196	41,190
Personnel services	84,467	73,140
Contract and other expenses to The City	27,277	28,124
Interest expenses – leases	4,013	4,129
Depreciation and amortization	28,286	29,042
Other general expenses	22,542	18,359
Total operating expenses	1,244,366	1,126,162
Operating loss	(36,876)	(31,346)
Non-operating revenues (losses):		
Income from investments	22,128	9,996
Interest revenue – leases	52,744	53,883
Other non-operating expenses	(336)	—
Total non-operating revenues, net	74,536	63,879
Change in net position	37,660	32,533
Net position, beginning of fiscal year	674,699	642,166
Net position, end of fiscal year	\$ 712,359	\$ 674,699

*See accompanying notes.*

New York City Economic Development Corporation  
(A Component Unit of The City of New York)

Statements of Cash Flow  
(In Thousands)

	<b>Year Ended June 30</b>	
	<b>2024</b>	<b>2023</b>
<b>Operating activities</b>		
Property rentals and related leasing revenue	\$ 262,446	\$ 246,597
Grants from The City	919,362	847,321
Fee income	11,148	15,709
Other income	30,901	28,817
Project costs	(118,037)	(117,007)
Program costs	(779,782)	(667,476)
Property rentals and related operating expenses	(92,586)	(91,226)
Ferry expenses	(51,367)	(47,614)
Personnel services	(81,074)	(72,422)
Office rent	(12,224)	(11,802)
Contract and other payments to The City	(26,668)	(52,488)
Other general and administrative expenses	(15,086)	(16,588)
Repayments of loans and mortgage receivable	20,801	6,967
Tenant security and escrow deposits	(7,654)	20,148
Other	(18,228)	(7,123)
Net cash provided by operating activities	41,952	81,813
<b>Capital and related financing activities</b>		
Purchase of capital assets	(237)	(71)
Net cash used in capital and related financing activities	(237)	(71)
<b>Investing activities</b>		
Sale of investments	154,397	90,877
Purchase of investments	(155,063)	(125,891)
Net cash used in investing activities	(666)	(35,014)
Net increase in cash and cash equivalents	41,049	46,728
Cash and cash equivalents, beginning of fiscal year	387,486	340,758
Cash and cash equivalents, end of fiscal year	\$ 428,535	\$ 387,486

New York City Economic Development Corporation  
(A Component Unit of The City of New York)

Statements of Cash Flow (continued)  
(In Thousands)

	<b>Year Ended June 30</b>	
	<b>2024</b>	<b>2023</b>
<b>Reconciliation of operating loss to net cash provided by operating activities</b>		
Operating loss	\$ (36,876)	\$ (31,346)
Adjustments to reconcile operating loss to net cash provided by operating activities:		
Depreciation and amortization	28,286	29,042
Provision for bad debts	11,399	9,246
Interest revenue – leases	52,744	53,883
Gain on lease termination	(31,370)	–
Other	1,131	506
Changes in operating assets, liabilities and deferred inflow/outflow of resources:		
Due to/from The City	1,297	(16,849)
Other non-current assets	1,005	(12,501)
Tenant receivables	(13,932)	(13,819)
Prepaid expenses and other receivables	11,179	(10,070)
Loans and mortgage notes receivable	23,270	6,837
Tenant security and escrow deposits payable	(7,654)	20,148
Accounts payable and accrued expenses	28,102	57,842
Deposits received on pending sales of real estate	(424)	487
Net OPEB liability	(3,409)	1,221
Unearned grant revenue	(2,288)	(19,354)
Deferred inflows of resources	(3,915)	82
Retainage payable	2,803	13,269
Other current liabilities	(1,147)	(76)
Other non-current liabilities	(18,249)	(6,735)
Net cash provided by operating activities	<u>\$ 41,952</u>	<u>\$ 81,813</u>
<b>Supplemental disclosures of noncash activities</b>		
Unrealized gain on investments	\$ 4,603	1,381

*See accompanying notes.*

New York City Economic Development Corporation  
(A Component Unit of The City of New York)

Statements of Fiduciary Net Position  
(In Thousands)

OPEB Trust

	June 30	
	2024	2023
<b>Assets</b>		
Cash and cash equivalents	\$ 12	\$ 136
Investments: Mutual funds	20,972	19,721
Prepaid insurance premium	17	—
Due from NYCEDC	11	32
Accrued interest receivable	1	1
Total assets	<u>21,013</u>	<u>19,890</u>
<b>Liabilities</b>		
Accrued expenses	<u>62</u>	<u>51</u>
Total liabilities	<u>62</u>	<u>51</u>
Net position – restricted for OPEB	<u><u>\$ 20,951</u></u>	<u><u>\$ 19,839</u></u>

*See accompanying notes.*

New York City Economic Development Corporation  
(A Component Unit of The City of New York)

Statements of Changes in Fiduciary Net Position  
(In Thousands)

OPEB Trust

	<b>Year Ended June 30</b>	
	<b>2024</b>	<b>2023</b>
<b>Additions</b>		
Interest and dividends	\$ 622	\$ 644
Net increase (decrease) in fair value of investments	966	(275)
Total additions	<u>1,588</u>	<u>369</u>
<b>Deductions</b>		
Benefit payments	356	375
Administrative expenses	120	96
Total deductions	<u>476</u>	<u>471</u>
Net increase (decrease) in fiduciary net position	<u>1,112</u>	<u>(102)</u>
<b>Net position – restricted for OPEB</b>		
Beginning of fiscal year	19,839	19,941
End of fiscal year	<u>\$ 20,951</u>	<u>\$ 19,839</u>

*See accompanying notes.*



New York City Economic Development Corporation  
(A Component Unit of The City of New York)

Notes to Financial Statements

June 30, 2024 and 2023

**1. Background and Organization**

The accompanying financial statements include the assets, liabilities, net position and the financial activities of the New York City Economic Development Corporation (NYCEDC or the Corporation) and its blended component units (Note 16).

NYCEDC is a not-for-profit corporation organized under the New York State Not-for-Profit Corporation Law (the NPCL) that generates income that is exempt from federal taxation under section 115 of the Internal Revenue Code (IRC). NYCEDC's primary activities consist of rendering a variety of services to administer certain economic development programs on behalf of The City of New York (The City) relating to the attraction, retention and expansion of commerce and industry in The City. These services and programs include encouragement of construction, acquisition, rehabilitation and improvement of commercial and industrial enterprises within The City, the provision of financial assistance to qualifying business enterprises as a means of helping to create and retain employment therein, managing, developing and promoting The City's waterfront, markets, aviation, freight and intermodal transportation, including the NYC Ferry system, and workforce development and recruitment programs. These services are generally provided under two annual contracts with The City: the Amended and Restated Contract (Master Contract) and the Amended and Restated Maritime Contract. The services provided under these contracts and other related agreements with The City are herein referred to as the Contract Services.

In order to provide these services, NYCEDC primarily generates revenues from property rentals and real estate sales. To present the financial position and the changes in financial position of NYCEDC's rental portfolio in a manner consistent with the limitations and restrictions placed upon the use of resources and NYCEDC's contractual agreements with The City and other third parties, NYCEDC classifies its asset management operations into the following five portfolios:

*Commercial Leases Portfolio:* NYCEDC manages property leases with various commercial and industrial tenants. For ground leases, these agreements include restrictions on the use of the land to the construction or development of commercial, manufacturing, industrial or residential facilities. The City-owned properties are managed by or leased to NYCEDC, which, in turn leases or subleases the properties to commercial and industrial tenants. The leases generally provide for base rent payments plus provisions for additional rent.

New York City Economic Development Corporation  
(A Component Unit of The City of New York)

Notes to Financial Statements (continued)

**1. Background and Organization (continued)**

*Brooklyn Army Terminal Portfolio:* The Brooklyn Army Terminal (BAT) is an industrial property owned by The City that is leased to NYCEDC. NYCEDC, in turn, subleases the properties to commercial and industrial tenants. Under the terms of the BAT lease, a reserve account of \$500,000 was established from net BAT revenues for property operating and capital expenses.

*Maritime Portfolio:* This portfolio was established to account for NYCEDC's management and maintenance of wharf, waterfront, public market, public aviation, and intermodal transportation properties and the NYC Ferry system on The City's behalf pursuant to the Maritime Contract.

*Other Properties Portfolio:* This portfolio was established to account for the activities of certain City-owned properties and other assets for which NYCEDC assumed management responsibilities. Pursuant to various agreements between NYCEDC and The City, the net revenue from three of the properties is retained for property operating and capital expenses or for expenses of projects in the area.

*42nd Street Development Project Portfolio:* This portfolio was established as a joint effort between The City and New York State (The State) to redevelop the 42nd Street district between 7th and 8th Avenues into a vibrant office and cultural center. By October 2012, ownership of all the properties was transferred from The State to The City. NYCEDC also assumed management and administrative responsibilities for all leases in connection with the 42nd Street Development Project as governed by the Master Contract with The City.

Beginning in fiscal year 2017, to partially offset the costs to NYCEDC for establishing and operating the NYC Ferry service (Note 12), the Corporation has not been required to remit rental revenues from the 42<sup>nd</sup> Street Development Project to The City. NYCEDC, however, is required to pass through to The City, all payments in lieu of taxes and real estate taxes collected from the Project.

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Notes to Financial Statements (continued)

## 2. Summary of Significant Accounting Policies

### Basis of Accounting and Presentation

NYCEDC follows enterprise fund reporting; accordingly, the accompanying financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. In its accounting and financial reporting, the Corporation follows the pronouncements of the Governmental Accounting Standards Board (GASB).

### Recently Adopted and Upcoming Accounting Standards

In June 2022, GASB issued Statement No. 100, *Accounting Changes and Error Corrections – an Amendment of GASB Statement No. 62*. The primary objective of this statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent and comparable information for making decisions or assessing accountability. The requirements of this statement are effective for accounting changes and error corrections made in fiscal years beginning after June 15, 2023. The adoption of this statement did not have a significant impact on the Corporation's financial statements.

In June of 2022, GASB issued Statement No. 101, *Compensated Absences*. The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. The requirements of this Statement are effective for fiscal years beginning after December 15, 2023, and all reporting periods thereafter. The Corporation is evaluating the impact this statement will have on its financial statements.

In December 2023, GASB issued Statement No. 102, *Certain Risk Disclosures*. The primary objective of this statement is to improve financial reporting by providing users of financial statements with essential information that currently is not often provided. The disclosures will provide users with timely information regarding certain concentrations or constraints and related events that have occurred or have begun to occur that make a government vulnerable to a substantial impact. As a result, users will have better information with which to understand and anticipate certain risks to a government's financial condition. The requirements of this Statement are effective for fiscal years beginning after June 15, 2024, and all reporting periods thereafter. The Corporation is evaluating the impact this statement will have on its financial statements.

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Notes to Financial Statements (continued)

**2. Summary of Significant Accounting Policies (continued)**

In April 2024, GASB issued Statement No. 103, *Financial Reporting Model Improvements*. The primary objective of this statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This Statement also addresses certain application issues. The requirements of this Statement are effective for fiscal years beginning after June 15, 2025. The Corporation is evaluating the impact this statement will have on its financial statements.

**Impact of GASB Statement No. 87, Leases (GASB 87)**

In June 2017, GASB 87 was issued. The objective of this Statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. GASB 87 increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract.

As discussed in Note 1, while the Corporation classifies its asset management operations into five portfolios, the Corporation evaluates whether each arrangement within each portfolio is considered a lease within the scope of GASB 87. NYCEDC is contracted by The City to manage and maintain properties on behalf of The City, including certain City-owned properties that are leased to NYCEDC and City-owned properties that are leased to private parties. In the case of properties leased to the Corporation, NYCEDC, in turn, subleases the properties to commercial and industrial tenants.

In accordance with GASB 87, as the Corporation (1) acts as either the property manager/lease administrator for The City or (2) the nominal rents remitted to The City are deemed non-exchange for The City-owned property, there is no lessor-lessee relationship between The City and NYCEDC recognized in the accompanying financial statements. However, for those City-owned properties that are leased to NYCEDC, NYCEDC's subleases to commercial and industrial tenants are considered leases under GASB 87 and these lessor relationships are recognized as leases receivable (Note 11).

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Notes to Financial Statements (continued)

**2. Summary of Significant Accounting Policies (continued)**

As a result of adopting this pronouncement as of July 1, 2021, the Corporation recognizes lease receivables and deferred inflows of resources related to its lessor arrangements, as described in Note 11, as well as lease liabilities and right to use lease assets related to its various lessee arrangements as discussed in Note 13. Lease receivables and lease liabilities, as recorded in the statement of net position, are based on the present value of future payments. Within the statement of revenues, expenses and changes in net position, the right to use lease assets and deferred inflow of resources are recognized on a straight-line basis as amortization expense and lease revenues, respectively, over the life of the leases. The interest portion of cash payments received towards lease receivables and paid on lease liabilities are recognized as interest revenue and expense, respectively, based on rates implicit in the leases or the incremental borrowing rate.

**Revenue and Expense Classification**

NYCEDC distinguishes operating revenues and expenses from non-operating items in the preparation of its financial statements. Operating revenues and expenses generally result from providing the Contract Services to The City in connection with NYCEDC's principal ongoing operations. The principal operating revenues are grants from and through The City, rentals of City-owned property, and sales of property (see Real Estate Sales under this Note). NYCEDC's operating expenses include project and program costs, property maintenance charges, and general administrative expenses. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is NYCEDC's policy to use restricted resources first and then unrestricted resources as needed.

**Grants**

NYCEDC administers certain reimbursement and other grant funds from and through The City under its contracts with The City.

A reimbursement grant is a grant awarded for a specifically defined project and is generally administered such that NYCEDC is reimbursed for any qualified expenditures associated with such projects.

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Notes to Financial Statements (continued)

**2. Summary of Significant Accounting Policies (continued)**

NYCEDC records reimbursement grants from and through The City as revenue when the related program costs are incurred and funding is approved. Differences between the program costs incurred on specific projects and the related receipts are reflected as due from The City or as a part of unearned revenue in the accompanying statements of net position.

Other grants are recorded as revenue when earned.

**Property Rental and Lease Revenues**

Property rental and lease revenues include amounts earned for additional performance or usage-based rent, other variable rents, pass-through rents and short-term lease revenue. It also includes amortization of the deferred inflows of resources recognized on a straight-line basis over the remaining term of the leases.

**Real Estate Sales**

Proceeds from sales of City-owned properties, other than proceeds in the form of a promissory note from the purchaser in favor of NYCEDC, are recognized as income at the time of closing of the sale. For property sales in which NYCEDC accepts a long-term promissory note from a purchaser in lieu of cash, in addition to the note receivable, the corresponding unearned revenue is recorded at the time of closing. Due to collectability risks associated with these promissory notes, such unearned revenue is amortized into income ratably as payments are made.

Deposits received from prospective purchasers prior to closing are included in the accompanying statements of net position as deposits received on pending sales of real estate.

**Deferred Outflows and Inflow of Resources**

The Corporation reports Deferred Outflows of Resources in the Statement of Net Position in a separate section following Assets and Deferred Inflows of Resources in a separate section following Liabilities. Changes in fair value in connection with fuel hedging for NYC Ferry are recorded as either a deferred outflow (loss) or as a deferred inflow (gain) of resources. The net differences between projected and actual earnings on OPEB plan investments, changes in assumptions for OPEB, and differences in expected and actual experience for OPEB are recorded

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Notes to Financial Statements (continued)

**2. Summary of Significant Accounting Policies (continued)**

as either a deferred outflow or as a deferred inflow of resources. The offset to the present value of future tenant lease payments (leases receivable) are recognized as deferred inflow of resources and is amortized on a straight-line basis over the remaining term of the leases.

**Retainage Payable**

Retainage payable is treated as non-current due to the long-term nature of the related contracts.

**Loans and Mortgage Notes Receivable**

Loans to finance the acquisition of land and buildings are generally repayable over a 15 to 25 year period. Generally, all such loans for acquisition are secured by second mortgages or other security interests and carry below market interest rates. NYCEDC has also provided loans to City businesses to advance certain economic development objectives.

NYCEDC provides an allowance for loan losses based on an analysis of a number of factors, including the value of the related collateral. Based on established procedures, NYCEDC writes off the balances of those loans determined by management to be uncollectible.

**Cash and Cash Equivalents**

Cash and cash equivalents include cash in banks and on hand, money market funds, money market deposit accounts, applicable certificates of deposit, and highly liquid debt instruments purchased with original maturities of three months or less. Cash equivalents are stated at fair value, other than certificates of deposit, which are valued at cost.

**Investments**

Investments held by NYCEDC are recorded at fair value.

**Restricted Cash and Investments**

Restricted cash and investments include amounts related to operations or programs administered on behalf of The City, and, accordingly, such amounts are not available for use by NYCEDC for general corporate purposes.

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Notes to Financial Statements (continued)

**2. Summary of Significant Accounting Policies (continued)**

**Capital Assets**

Assets purchased for internal use by NYCEDC in excess of \$10,000 are capitalized and consist primarily of vessels operating under the NYC Ferry system, leasehold improvements and equipment. Vessels are depreciated over a useful life of 25 years. Leasehold improvements are depreciated using the straight-line method over the shorter of the life of the lease or the estimated useful life assigned. Accordingly, leasehold improvements have useful lives from 7 to 20 years.

The Corporation also uses the straight-line method for depreciating or amortizing furniture and equipment over the estimated useful life assigned. The useful life of furniture and equipment varies from five to seven years.

Disbursements made by NYCEDC on behalf of The City for, among other things, capital projects, tenant build-out reimbursements, and leasing commissions in connection with rental operations are reflected as expenses in the year they are incurred.

**Right to Use Lease Assets**

Right to use lease assets are recorded to offset lease liabilities and adjusted as necessary for payments made to the lessor at or before the time of commencement of the lease and minus any lease incentives from the lessor. The Corporation uses the straight-line method for amortizing these assets over the remaining terms of the leases.

**Tax Status**

The currently reported income of NYCEDC qualifies for exclusion from gross income for federal income tax purposes under IRC Section 115.

**Net Position**

In order to present the financial condition and operating results of NYCEDC in a manner consistent with the limitations and restrictions placed upon the use of resources, NYCEDC classifies its net position into three categories: restricted net position, unrestricted net position and net investment in capital assets. The restricted net position includes net position that has been restricted in use in accordance with the terms of an award or agreement (other than the net position generally available for City program activities under the Master Contract and the Maritime Contract) or by law.



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Notes to Financial Statements (continued)

**2. Summary of Significant Accounting Policies (continued)**

Net investment in capital assets includes capital assets net of accumulated depreciation used in NYCEDC's operations. The unrestricted net position includes all net position not included above.

The Master Contract and the Maritime Contract limit the use of all unrestricted net position to City program activities except for unrestricted net position resulting from income self-generated by NYCEDC.

**Fiduciary Fund Statements**

The statement of fiduciary net position and the statement of changes in fiduciary net position provide information on the Corporation's fiduciary activities in its Other Post-Employment Benefits Trust Fund, which reports resources that are required to be held in trust for members and beneficiaries of the Corporation's OPEB plan.

**3. Contracts With The City of New York**

**NYCEDC Master Contract**

The City and NYCEDC have entered into the Master Contract, under which the Corporation has been retained to perform various services primarily related to the retention and expansion of industrial and commercial development within The City, including, among other activities: (1) facilitating commercial and industrial development projects; (2) stabilizing and improving industrial areas; (3) administering public loan, grant, and subsidy programs; (4) encouraging development of intrastate, interstate and international commerce; (5) managing and maintaining certain City owned -properties; and (6) workforce development and recruitment programs.

In partial consideration of the services rendered by NYCEDC pursuant to the Master Contract, the Corporation may retain (1) net revenues from the sale or lease of City-owned properties and (2) certain interest and other related income received by NYCEDC for financing programs administered on behalf of The City, up to a cap. Income self-generated by NYCEDC, including earnings on all cash and investment accounts related to unrestricted operations and certain fees for services, may be retained by NYCEDC under the Master Contract without regard to the contract cap.

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Notes to Financial Statements (continued)

**3. Contracts With The City of New York (continued)**

Pursuant to section 11.05 of the Master Contract, at any time upon written request of the Mayor of The City or the Mayor's designee, NYCEDC must remit to The City assets having a fair market value up to the amount, if any, by which the Corporation's unrestricted net position exceeds \$7 million. At the direction of The City, NYCEDC remitted \$1.7 million and \$2.6 million from its unrestricted net position in fiscal years ended 2024 and 2023, respectively, which is accounted for under contract and other expenses to The City in the statements of revenues, expenses, and changes in net position.

The term of the Master Contract is one year commencing on July 1 and may be extended by The City for up to one year. The City may terminate this contract at its sole discretion upon 90 days' written notice. Upon termination of this contract, NYCEDC must remit to The City all program funds or other assets subject to certain prescribed limitations.

**Maritime Contract**

The City and NYCEDC have entered into the Maritime Contract under which the Corporation has been retained to perform various services primarily related to the retention and expansion of waterfront, intermodal transportation, market, freight and aviation development and commerce.

The services provided under this contract include (1) retaining maritime business and attracting maritime business to The City; (2) managing, developing, maintaining, and promoting The City's waterfront, markets, aviation, freight and intermodal transportation, including the NYC Ferry system; and (3) administering leases, permits, licenses, and other occupancy agreements pertaining to such related properties.

In the performance of its services under the Maritime Contract, NYCEDC collects monies, including, but not limited to, rents and other revenues from tenants of certain City-owned properties managed by NYCEDC in connection with its maritime program. In consideration of the services rendered by the Corporation pursuant to the Maritime Contract, The City has agreed to pay NYCEDC for all costs incurred in the furtherance of The City's objectives under this contract, to the extent such costs have been provided for in The City-approved budget (the Budget) as called for by the Maritime Contract. Any reimbursable expenses, as defined in the Maritime Contract, may be retained by NYCEDC out of the net revenues generated on The City's behalf, to the extent such expenses are not provided for in the Budget (the Reimbursed Amount). Net revenues generated on The City's behalf for services under the Maritime Contract in excess of the

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Notes to Financial Statements (continued)

**3. Contracts With The City of New York (continued)**

Reimbursed Amount must be remitted to The City on a periodic basis. Historically, at the direction of The City, NYCEDC was required to remit \$16.7 million for each fiscal year pursuant to the Maritime Contract, and such amounts were included in contract and other expenses to The City. Beginning in fiscal year 2017, to partially offset the cost of establishing and operating the NYC Ferry service (Note 12), this amount was not required to be remitted to The City.

Pursuant to section 9.06 of the Maritime Contract, at any time upon written request of the Mayor of The City or the Mayor's designee, NYCEDC must remit to The City assets having a fair market value up to the amount, if any, by which NYCEDC's maritime net position exceeds \$7 million.

The term of the Maritime Contract is one year commencing on July 1 and may be extended by The City for up to one year. The City may terminate this contract at its sole discretion upon 90 days' written notice. Upon termination of this contract, NYCEDC must remit to The City all program funds or other assets subject to certain prescribed limits.

**Other Agreements**

In addition, NYCEDC remits to The City certain amounts collected from the 42nd Street Development Project. The amount remitted from this source for each fiscal year ended 2024 and 2023 was \$25.4 million (Note 1).

**4. Grants**

NYCEDC receives grants for specifically defined projects. For the years ended June 30, 2024 and 2023, grant revenue was \$917.5 million and \$838.7 million, of which \$869.7 million and \$797.6 million comprised of reimbursement grants from and through The City, and the remaining \$47.9 million and \$41.1 million was provided by other sources, respectively.

**5. Land Held for Development and Real Estate Obligations Due to The City**

NYCEDC may purchase land to help achieve The City's and the Corporation's redevelopment goals. In fiscal years ended 2024 and 2023, the land held for development totaled \$132.4 million. Several acquisitions were obtained using capital funds from The City, and these amounts are reflected as real estate obligations due to The City on the statements of net position. As of June 30, 2024 and 2023, real estate obligations due to The City was \$125.0 million.

New York City Economic Development Corporation  
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Notes to Financial Statements (continued)

**5. Land Held for Development and Real Estate Obligations Due to The City (continued)**

The following table summarizes land held for development and real estate obligations due to The City for the fiscal years ended June 30 (dollars in thousands):

	<u>2024</u>	<u>2023</u>
225 125th Street, B1790, L12	\$ 1,972	\$ 1,972
2309–2313 3rd Avenue, B1790, L3, 49	858	858
236 East 126th Street, B1790 L31	183	183
246 E. 127th Street, B1791, L25	4,300	4,300
Springfield Gardens, Queens, B13432, L57	53	53
Land held for development	<u>7,366</u>	<u>7,366</u>
Boardwalk, Coney Island	105,345	105,345
1047 Home Street, Bronx, B3006, L21	800	800
1051 Home Street, Bronx, B3006, L19	1,200	1,200
1057 Home Street, Bronx, B3006, L17	500	500
1174 Longfellow Avenue, Bronx, B2758, L14	4,000	4,000
3050 W. 21st Street, Brooklyn, B7071, L123	13,176	13,176
Due to The City: real estate obligations	<u>125,021</u>	<u>125,021</u>
Total land held for development	<u>\$ 132,387</u>	<u>\$ 132,387</u>

New York City Economic Development Corporation  
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Notes to Financial Statements (continued)

**6. Other Income**

The following table summarizes other income for the fiscal years ended June 30 (dollars in thousands):

	<u>2024</u>	<u>2023</u>
Tenant reimbursements	\$ 9,683	\$ 12,094
Developer contributions	4,268	6,149
Bad debt recovery	3,242	5,216
Other miscellaneous income	11,935	12,975
Total	<u>\$ 29,128</u>	<u>\$ 36,434</u>

**7. Loans and Mortgage Notes Receivable**

NYCEDC has received installment notes from purchasers of certain real property sold by the Corporation following NYCEDC's purchase of such property from The City. The installment notes are secured by separate purchase money mortgages on the properties sold. At June 30, 2024 and 2023, these mortgage notes totaled \$6.8 million and \$7.0 million exclusive of any interest receivable, respectively.

NYCEDC has also provided loans to City businesses to advance certain economic development objectives consistent with its corporate mission and contractual obligations with The City. These loans were made to borrowers whose business operations are likely to generate employment, increase tax revenue, improve the physical environment of areas, stabilize neighborhoods, or provide other benefits to The City. Collectively, the installment notes and loans form the Finance Programs.

NYCEDC facilitated a hospital loan fund to address the needs of hospitals in The City caused by the COVID-19 pandemic and related variants. The loans, bearing interest at 1.85% and managed through one loan servicer, matured on December 29, 2023. The outstanding principal, as of June 30, 2024 and 2023, totaled zero and \$18.0 million, exclusive of any interest receivable, respectively. Loan repayments from this program were used to pay back the offsetting notes payable, bearing interest at 1.6%, due to the bank lender, the originator of the funds to source the loans. As of June 30, 2024, there was no outstanding notes payable balance. Accrued interest on the notes totaled zero and \$457,000 as of June 30, 2024 and 2023, respectively.

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Notes to Financial Statements (continued)

**7. Loans and Mortgage Notes Receivable (continued)**

At June 30, 2024, the loan and mortgage notes portfolio consisted of 10 loans that bear interest at rates ranging from 0% to 9% and mature at various dates through October 1, 2046.

The composition of the entire portfolio, by industry type, at June 30, 2024 was as follows: real estate development 30.7% and other services 69.3%.

Scheduled maturities of principal for these loans for the next five years and thereafter are as follows (dollars in thousands):

	<b>Principal Maturity</b>	<b>Interest</b>
Fiscal year:		
2025	\$ 508	\$ 465
2026	682	327
2027	397	320
2028	404	313
2029	1,212	665
2030–34	8,160	1,407
2035–39	8,658	1,048
2040–44	1,859	292
2045–49	1,008	36
	<u>22,888</u>	<u>\$ 4,873</u>
Allowance for uncollectible amounts	<u>(6,400)</u>	
Loans and mortgage notes receivable, net	<u>\$ 16,488</u>	

**8. Due to/From The City of New York**

NYCEDC is required to remit portions of certain amounts to The City under the Master Contract (Note 3). The unremitted portion of such amounts at June 30, 2024 and 2023, amounted to \$18.5 million and \$18.0 million, respectively.

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Notes to Financial Statements (continued)

**8. Due to/From The City of New York (continued)**

Pursuant to the Master Contract with The City, NYCEDC recorded total grants from and through The City in the amount of \$869.7 million and \$797.6 million during fiscal years 2024 and 2023, respectively, of which \$270.5 million and \$235.8 million in capital funds were unpaid by The City as of June 30, 2024 and 2023, respectively. These unpaid amounts are included in the accompanying statements of net position as due from The City.

**9. Capital and Right to Use Lease Assets**

Changes in lease and capital assets for the years June 30, 2022 to June 30, 2024, consisted of the following (dollars in thousands):

	June 30, 2022	Additions/ Depreciation	Disposals	June 30, 2023	Additions/ Depreciation	Disposals	June 30, 2024
<b>Capital assets</b>							
Equipment	\$ 18,933	\$ 71	\$ —	\$ 19,004	\$ 236	\$ (1,726)	\$ 17,514
Leasehold improvements	92,100	—	—	92,100	6	—	92,106
Vessels	239,045	—	—	239,045	—	—	239,045
Computer software	2,510	—	—	2,510	—	(753)	1,757
Work-in-progress – other	376	—	—	376	(6)	(370)	—
Capital assets	352,964	71	—	353,035	236	(2,849)	350,422
Less: Accumulated depreciation/ amortization	(63,135)	(16,722)	—	(79,857)	(16,031)	2,479	(93,409)
Capital assets, net	\$ 289,829	\$ (16,651)	\$ —	\$ 273,178	\$ (15,795)	\$ (370)	\$ 257,013
	June 30, 2022	Additions/ Depreciation	Disposals	June 30, 2023	Additions/ Depreciation	Disposals	June 30, 2024
<b>Right to Use (RTU) lease assets</b>							
Vehicles and equipment	\$ 564	\$ 299	\$ —	\$ 863	\$ 158	\$ —	\$ 1,021
Office space	181,737	—	—	181,737	—	—	181,737
Pier 11/12	73,166	—	—	73,166	—	(73,166)	—
RTU lease assets	255,467	299	—	255,766	158	(73,166)	182,758
Less: Accumulated amortization	(12,331)	(12,358)	—	(24,689)	(12,261)	5,849	(31,101)
RTU lease assets, net	\$ 243,136	\$ (12,059)	\$ —	\$ 231,077	\$ (12,103)	\$ (67,317)	\$ 151,657

Depreciation and amortization of capital assets and right to use lease assets for the fiscal years ended June 30, 2024 and 2023, totaled \$28.3 million and \$29.1 million, of which approximately \$5,100 and \$38,000 was reclassified to ferry related expenses, respectively.

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Notes to Financial Statements (continued)

**10. Deposits and Investments**

**Deposits**

At June 30, 2024, NYCEDC's cash and cash equivalents bank balance was \$428.5 million, of which \$12.2 million was FDIC insured. Of the remaining balance, \$218.5 million was invested in money market funds and \$197.8 million was uncollateralized. Emergency funds on hand amounted to \$10,000.

**Investments**

NYCEDC's investment policy permits the Corporation to invest in obligations of the United States of America, where the payment of principal and interest is guaranteed, or in obligations issued by an agency or instrumentality of the United States of America. Other permitted investments include short-term commercial paper, certificates of deposit and bankers' acceptances.

As of June 30, 2024 and 2023, the Corporation had the following investments. Investments maturities are shown for June 30, 2024, only (dollars in thousands):

	Fair Value		Investment Maturities at June 30, 2024, in Years		
	2024	2023	Less Than 1	1 to 2	Greater Than 2
Money Market	\$ 218,568	\$ 167,407	\$ 218,568	\$ —	\$ —
FHLB notes	85,746	110,850	58,658	14,855	12,233
FFCB notes	52,391	42,938	5,047	34,463	12,881
FHLMC	25,763	16,772	20,602	5,161	—
FNMA	2,034	—	—	—	2,034
Commercial paper	32,914	23,859	32,914	—	—
U.S. Treasuries	13,759	—	13,759	—	—
Certificates of deposit	207	204	207	—	—
	<b>431,382</b>	<b>362,030</b>	<b>\$ 349,755</b>	<b>\$ 54,479</b>	<b>\$ 27,148</b>
Less amount classified as cash equivalents	<b>(218,568)</b>	<b>(167,407)</b>			
Total investments	<b>\$ 212,814</b>	<b>\$ 194,623</b>			



New York City Economic Development Corporation  
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Notes to Financial Statements (continued)

**10. Deposits and Investments (continued)**

*Fair Value Measurements* – Fair value hierarchy categorizes the inputs to valuation techniques used to measure fair value into these levels: Level 1 inputs are quoted prices in active markets for identical assets, Level 2 inputs are significant other observable inputs, and Level 3 inputs are significant unobservable inputs.

Money market funds, categorized as Level 1, are valued at the unadjusted prices quoted in active principal markets for identical assets. U.S. Treasury and agency securities and commercial paper, categorized as Level 2, are valued based on models using observable inputs. Certificates of deposit are valued at cost.

*Interest Rate Risk* – As a means of limiting its exposure to fair value losses arising from increasing interest rates, the Corporation limits 80% of its investments to instruments maturing within two years of the date of purchase. The remaining 20% of the portfolio may be invested in instruments with maturities up to a maximum of seven years.

*Credit Risk* – It is the Corporation's policy to limit its investments in debt securities to those rated in the highest rating category by at least two nationally recognized bond rating agencies or other securities guaranteed by the U.S. government or issued by its agencies. As of June 30, 2024 and 2023, the Corporation's investments in Federal Home Loan Bank (FHLB), Federal Farm Credit Bank (FFCB), Federal Home Loan Mortgage Co (FHLMC), Federal National Mortgage Association (FNMA) and U.S. Treasuries were rated AA+ by Standard & Poor's (S&P), Aaa by Moody's Investor's Service (Moody's) and AA+ by Fitch Ratings (Fitch). Commercial papers held were rated A-1/AA+ by S&P, P-1/Aaa by Moody's and AA+/F1+ by Fitch.

*Custodial Credit Risk* – For investments, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Corporation will not be able to recover the value of its investments or collateral securities that are in the possession of the outside party. Investment securities are exposed to custodial credit risk if the securities are not registered in the name of the Corporation and are held by the counterparty, the counterparty's trust department or agent.

The Corporation manages custodial credit risk by limiting possession of its investments to highly rated institutions and/or requiring that high-quality collateral be held by the counterparty in the name of NYCEDC. At June 30, 2024 and 2023, the Corporation was not subject to custodial credit risk.

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Notes to Financial Statements (continued)

**10. Deposits and Investments (continued)**

*Concentration of Credit Risk* – The Corporation places no limit on the amount NYCEDC may invest in any securities backed by the United States of America government. The following table shows investments, including money markets, that represent 5% or more of total investments as of June 30, 2024 and 2023, (dollars in thousands):

	<b>Dollar Amount and Percentage of Total Investments</b>			
	<b>June 30</b>			
	<b>2024</b>		<b>2023</b>	
<b>Issuer</b>				
Money Market Funds	\$ 218,568	51%	\$ 167,407	46%
FHLB	85,746	20	110,850	31
FFCB	52,391	12	42,938	12
FHLMC	25,763	6	16,772	5

**Investment Income**

Investment income includes unrealized gains and losses on investments as well as interest earned on bank accounts, certificates of deposit and securities. Investment income amounted to \$22.1 million and \$10.0 million for the fiscal years ended June 30, 2024 and June 30, 2023 respectively.

**11. Leases Receivable**

As described further in Note 2, lease receivables relate to NYCEDC subleases of City-owned properties to commercial and industrial tenants. All managed leases generally provide for base rents plus provisions for additional rent. Certain agreements also provide for renewals at the end of the initial lease term for periods ranging from 1 to 50 years.

The Corporation recognizes and measures the lease receivable at the present value of the lease payments expected to be received during the applicable lease, using an applicable discount rate stated or implicit in the lease, less any provisions for uncollectible amounts. The Corporation also recognizes a deferred inflow of resources at the amount of the lease receivable, including any lease payments received from the lessee before commencement related to future periods and less any lease incentives.

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**11. Leases Receivable (continued)**

The future minimum lease payments as of June 30, 2024, payable by the tenants under leases and subleases, is as follows (dollars in thousands):

	<b>Total Minimum Payments</b>
2025	\$ 167,496
2026	163,740
2027	159,328
2028	149,804
2029	149,482
2030–2034	672,962
2035–2039	634,502
2040–2044	627,173
2045–2049	646,728
2050–2054	660,010
Thereafter	<u>5,051,855</u>
Total	9,083,080
Less: present value adjustment	<u>6,668,549</u>
Leases receivable	<u><u>\$ 2,414,531</u></u>

The present value of minimum lease payments shown above is comprised of current and long-term amounts shown in the statement of net position. The thereafter category includes 43 leases with expiration dates between October 31, 2054 and April 18, 2118.

**12. NYC Ferry System**

In 2016, NYCEDC contracted with Hornblower Group (HNY) for the provision of ferry services under the new NYC Ferry system. Pursuant to a request for proposal, HNY was subsequently re-procured in October 2023. The system is currently made up of six routes and a seasonal shuttle that were designed to meet the transportation needs of neighborhoods traditionally underserved by public transportation. HNY assumed operational responsibility for the then-existing East River Ferry route in December 2016 to incorporate that route into the NYC Ferry system. The initial NYC Ferry routes began operations between 2017 and 2018.

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Notes to Financial Statements (continued)

**12. NYC Ferry System (continued)**

The net cost of these operations, which excludes capital costs, as of June 30, 2024 and 2023, was \$55.2 million and \$41.2 million, respectively. To partially offset the costs to NYCEDC for establishing and operating the ferry system, NYCEDC was not required to remit to The City \$16.7 million under the Maritime Contract or commercial rents received from the 42nd Street Development Project (Notes 1 and 3) during fiscal years ended June 30, 2024 and 2023.

**13. Lease Liabilities**

At June 30, 2024 and 2023, the Corporation held leases for vehicles, equipment, office space and piers. The vehicle and equipment leases range in duration of three to five years and terminate at various dates through August 2027. Additionally, NYCEDC entered into a long term lease agreement for its office space. The office lease is effective March 2018 with an expiration date of May 31, 2039. In June 2024, the lease for Piers 11 and 12 at Brooklyn Cruise Terminal was effectively terminated and replaced by the larger net lease with the Port Authority for the Brooklyn Martine Terminal (BMT Lease). The BMT Lease does not meet the criteria for GASB 87 as minimum lease payments are \$0 and accordingly, a lease liability is not recorded for this lease.

The future minimum lease obligations and the net present value of the minimum lease payments as of June 30, 2024 are as follows:

	<b>Vehicles and Equipment</b>	<b>Office Space</b>	<b>Total</b>
2025	\$ 324	\$ 12,972	\$ 13,296
2026	109	12,976	13,085
2027	60	12,980	13,040
2028	—	12,984	12,984
2029	—	13,082	13,082
2030–2034	—	70,729	70,729
2035–2039	—	75,118	75,118
Total	<u>\$ 493</u>	<u>\$ 210,841</u>	211,334
Less: adjustment for present value			(20,247)
Lease liabilities			<u><u>\$ 191,087</u></u>

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Notes to Financial Statements (continued)

**14. Pension Plan**

NYCEDC maintains a 401(a) defined contribution pension plan that covers substantially all full-time employees. The pension plan provides for variable contribution rates by NYCEDC ranging from 6% to 18% of the employees' eligible wages, as defined in the IRC. NYCEDC employees receive a nonmatching contribution in the amount of 6% of wages at the beginning of the 2nd year of employment. This amount increases to 10% at the beginning of the 4th year of employment, 12% at the beginning of the 5th year of employment, 14% at the beginning of the 6th year of employment, 16% at the beginning of the 11th year of employment, and 18% at the beginning of the 16th year of employment. Employees are 100% vested at the time of contribution. Contributions are made quarterly and are current. The plan is administered at the direction of the NYCEDC Retirement Plan Investment Committee. Pension expense for the fiscal years ended June 30, 2024 and 2023, amounted to \$6.6 million and \$6.1 million, respectively, and is included in personnel services in the accompanying statements of revenues, expenses, and changes in net position.

**15. Postemployment Benefits Other Than Pensions**

NYCEDC sponsors a single employer defined benefit health care plan that provides postemployment medical benefits for eligible retirees and their spouses. Commonly referred to as a plan for other post-employment benefits, this plan was amended during February 2011 with an effective date of July 1, 2011, and again in July 2016 with an effective date of June 30, 2016. The amendments include revisions to the definition of what constitutes an eligible participant and the closure of the plan to new participants. As a result of these amendments, the plan maintains the current benefit structure, but plan participation will continue for only certain groups of members, who are (i) all retired members, (ii) all active employees hired prior to April 1, 1986, who are ineligible for Medicare coverage when they depart EDC, and (iii) all active employees who started working prior to January 1, 2011, with (a) at least 10 years of service as of that date or (b) who will be age 60 or older by June 30, 2024 and will have at least 10 years of service by the time they retire.

Benefit provisions and contribution requirements for the plan are administered and managed by a committee consisting of NYCEDC employees and can be amended by the Corporation. There is no statutory requirement for NYCEDC to continue this plan. The plan is a contributory plan with retirees subject to contributions established for either the Low or High version of the plan. Retirees receiving the post-employment health benefits pay a premium amount equal to what a current NYCEDC active employee pays, based on the retiree's family status. Under the Low option,

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Notes to Financial Statements (continued)

**15. Postemployment Benefits Other Than Pensions (continued)**

retirees make contributions in the amount of \$50 a month for single coverage and \$100 a month for family coverage. Effective September 1, 2022, these amounts increased to \$60 monthly for single and \$120 monthly for family. Under the High option, retiree contributions are \$100 a month for single coverage and \$200 a month for family coverage. Additional costs may be incurred by the retiree under either the Low or High plan version.

On June 27, 2018, NYCEDC established and funded the New York City Economic Development Corporation OPEB Trust (the Trust), an irrevocable trust for the payments to fund this obligation. All of the plan assets are maintained within the Trust, and detailed information about the OPEB plan's fiduciary net position is presented in the Corporation's statement of fiduciary net position and statement of changes in fiduciary net position.

Employees Covered by Benefit Terms – As of July 1, 2023, the following employees were covered by the benefit terms:

Active employees	50
Inactive employees and/or beneficiaries currently receiving benefit payments	59
Future retirees and beneficiaries not currently receiving benefit payments	<u>6</u>
Total participants	<u><u>115</u></u>

*Contributions* – NYCEDC has the right to establish and amend the contribution requirements. For the fiscal years ended June 30, 2024 and 2023, the average contribution rate was 0% of covered payroll.

**Net OPEB Asset/Liability**

The Corporation's net OPEB liability and total OPEB liability was determined as of June 30, 2024 based on a roll-forward of data as of July 1, 2023.

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Notes to Financial Statements (continued)

**15. Postemployment Benefits Other Than Pensions (continued)**

*Actuarial Assumptions* – The total OPEB liability in the actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Consumer price index	3.0% per annum
Investment rate of return	5.75% per annum
Salary increases	4.25%
Health care costs trend rates	8.60% grading down to an ultimate rate of 4.75% for Non-Medicare 7.85% grading down to an ultimate rate of 4.75% for Medicare

Mortality rates were based on the Pub-2010 Above Median Headcount Weighted General Mortality table with application of the MP-2021 improvement scale on a fully generational basis. The MP-2021 improvement scale was released by the Society of Actuaries in 2021 and reflects additional data from the Social Security Administration.

*Long-Term Expected Rate of Return* – The long-term expected rate of return on OPEB plan investments was determined using a building block method in which best-estimate ranges of expected future real rates of return (expected returns, net of OPEB plan investment expense and inflation) are developed for each major asset class.

These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

*Discount Rate* – The discount rate used to measure the total OPEB liability was 5.26% and 5.74% at June 30, 2024 and 2023, respectively. The projection of cash flows used to determine the discount rate does not assume any additional contributions. Based on those assumptions, the OPEB plan's fiduciary net position was projected to be available to make all projected OPEB payments for current active and inactive employees until 2053. After that time, benefit payments for current plan members will be funded on a pay-as-you-go basis.

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Notes to Financial Statements (continued)

**15. Postemployment Benefits Other Than Pensions (continued)**

**Investments**

*Investment Policy* – The Trust’s investments are made in accordance with the provisions of the Trust’s investment policy (the Investment Policy). The goals of the Investment Policy are to invest for the sole purpose of funding the OPEB plan’s obligation of the Corporation in a prudent manner and to conserve and enhance the value of the Trust’s assets through appreciation and income generation while maintaining a moderate investment risk.

The Trust has retained an investment consultant to ensure that strategic investment diversification is attained, to employ investment managers with expertise in their respective asset classes, and to closely monitor the implementation and performance of the respective investment strategies.

The Investment Policy was adopted in April 2019 and updated in March 2023. The Trust is currently invested in the following securities within the current investment policy limitations:

<b>Asset Class</b>	<b>Allocation</b>
US equity	20%
Non-US equity	10
Mult-Asset	10
Aggregate bond	60

The Investment Policy limits the Trust to investing no more than 5% of the total portfolio in the common stock of any one corporation. The Trust may not hold more than 5% of the outstanding shares of any one company. Fixed-income securities of any one issuer shall not exceed 5% of the total fixed income portfolio at the time of purchase if held in a separate account. Holdings of any individual issue, other than issues of the United States government, may not exceed 5% of the value of the total issue. Commingled investment vehicles such as mutual funds or common trust or collective investment funds will be evaluated based on their diversification characteristics as presented in their investment strategy and discipline.



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Notes to Financial Statements (continued)

**15. Postemployment Benefits Other Than Pensions (continued)**

Fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the financial statement measurement date. The fair value hierarchy categorizes the inputs to valuation techniques used to measure fair value into three levels as follows:

Level 1 – Value based on quoted prices in active markets for identical assets.

Level 2 – Value based on significant other observable inputs such as a matrix pricing technique. Matrix pricing is used to value securities based on the securities' relationship to benchmark quoted prices.

Level 3 – Value based on inputs that are unobservable and significant to the fair value measurement such as discounted cash flows.

The following summarizes the Trust's investments by type held at June 30, 2024 and 2023. Investment maturities are shown for June 30, 2024, only (dollars in thousands):

Investment type	Level	Fair Value		Maturities		
		2024	2023	>1 Year	1–5 Years	6–10 Years
Money market fund	1	\$ 12	\$ 136	\$ 12	\$ –	\$ –
Mutual funds	1	20,972	19,721	20,972	–	–
Total investments by fair value level		20,984	19,857	\$ 20,984	\$ –	\$ –
Less amounts reported as cash equivalents per the financial statements		(12)	(136)			
Total investments per the financial statements		<u>\$ 20,972</u>	<u>\$ 19,721</u>			

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Notes to Financial Statements (continued)

**15. Postemployment Benefits Other Than Pensions (continued)**

The Trust manages custodial credit risk by limiting possession of investments to highly rated institutions or requiring that high-quality collateral be held by the counterparty in the name of the Corporation.

*Credit Risk* – Credit risk exists when there is a possibility the issuer or other counterparty to an investment may be unable to fulfill its obligations. The Trust has an investment policy regarding the management of Credit Risk, as outlined above. GASB Statement No. 40, Deposit and Investment Risk Disclosures, requires that disclosure be made as to the credit rating of all debt security investments except for obligations of the U.S. government or investments guaranteed by the U.S. government.

At June 30, 2024 and 2023, the Trust did not have any investment in debt securities.

*Concentration of Credit Risk* – Concentration of credit risk is the risk of loss that may be attributed to the magnitude of the Trust's investment in a single issuer. Investments of Trust assets are diversified in accordance with the Corporation's investment policy, which defines guidelines for the investment holdings. The asset allocation in the investment portfolio should be flexible depending upon the outlook for the economy and the securities markets. At June 30, 2024 and 2023, no more than 5% of the Trust's investments were in a single issuer.

*Interest Rate Risk* – Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. Within cash portions of the portfolio, interest rate risk is managed using the effective duration methodology. This methodology is widely used in the management of cash and fixed income portfolios in that it quantifies with greater precision the amount of risk due to interest rate changes. Interest rate risk is managed by investing in mutual funds that limit risk by diversifying holdings and purchasing companies of lower risk.

*Rate of Return* – The annual money-weighted rate of return on trust investments, net of investment expenses was 7.8% and 1.8% for the fiscal years ended June 30, 2024 and 2023, respectively. The calculation is based on investment performance, net of investment expense, adjusted for the changing amounts actually invested.

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Notes to Financial Statements (continued)

**15. Postemployment Benefits Other Than Pensions (continued)**

**Changes in Net OPEB (Asset) Liability**

For the fiscal year ended June 30, 2024 (dollars in thousands):

	Increase (Decrease)		
	Total OPEB Liability	Plan Fiduciary Net Position	Net OPEB Liability (Asset)
Balances at beginning of the year	\$ 16,430	\$ 19,839	\$ (3,409)
Changes for the year:			
Service cost	239	—	239
Interest	946	—	946
Difference between expected and actual experience	1,428	—	1,428
Changes of assumptions	2,579	—	2,579
Net investment income	—	1,588	(1,588)
Benefit payments	(356)	(356)	—
Plan expense	—	(120)	120
Net changes	4,836	1,112	3,724
Net OPEB liability at end of year	<u>\$ 21,266</u>	<u>\$ 20,951</u>	<u>\$ 315</u>

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Notes to Financial Statements (continued)

**15. Postemployment Benefits Other Than Pensions (continued)**

Sensitivity of the Net OPEB Liability to Changes in the Discount Rate – The following presents the net OPEB (asset) liability of the Corporation, as well as what NYCEDC's net OPEB (asset) liability would be if it were calculated using a discount rate that is 1 percentage point lower (4.26%) or 1 percentage point higher (6.26%) than the current discount rate (dollars in thousands):

	<b>1% Decrease</b>	<b>Discount Rate (5.26%)</b>	<b>1% Increase</b>
Net OPEB (asset) liability, June 30, 2024	\$ 3,070	\$ 315	\$ (2,007)

Sensitivity of the Net OPEB Liability to Changes in the Health Care Cost Trend Rates – The following presents the net OPEB (asset) liability of the Corporation, as well as what NYCEDC's net OPEB (asset) liability would be if it were calculating using health care cost trend rates that are 1 percentage point lower or 1 percent point higher (dollars in thousands):

	<b>1% Decrease</b>	<b>Current Health Care Cost Trend Rates</b>	<b>1% Increase</b>
Net OPEB (asset) liability, June 30, 2024	\$ (2,440)	\$ 315	\$ 3,664

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Notes to Financial Statements (continued)

**15. Postemployment Benefits Other Than Pensions (continued)**

**OPEB Income and Deferred Outflows of Resources and Deferred Inflows of Resources**

For the fiscal years ended June 30, 2024 and 2023, NYCEDC recognized OPEB expense of \$0.2 million and OPEB income of \$1.1 million, respectively. OPEB income and expense are reported in the Corporation's financial statements as part of personnel services expense. At June 30, 2024, NYCEDC reported deferred inflows and outflows of resources related to OPEB from the following sources (dollars in thousands):

	<b>Deferred Inflows</b>	<b>Deferred Outflows</b>
Difference between expected and actual experience	\$ 273	\$ 1,365
Changes in assumptions	4,751	2,812
Difference between projected and actual investment earnings/loss	415	2,139
	<u>\$ 5,439</u>	<u>\$ 6,316</u>

Amounts reported will be recognized in OPEB expense as follows (dollars in thousands):

Fiscal year ended June 30:	
2025	\$ 360
2026	370
2027	65
2028	82
2029 and thereafter	—
	<u>\$ 877</u>

New York City Economic Development Corporation  
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Notes to Financial Statements (continued)

**16. Blended Component Units**

The Corporation's operations include blended component units which are included in the Corporation's basic financial statements. The Corporation includes these entities as blended component units as: (1) the Corporation and these entities have financial benefit and burden relationships and (2) the Corporation has operational responsibility for these entities. The blended component units include:

**CLIC Captive Insurance**

In 2016, NYCEDC established the City Lights Insurance Company (CLIC) as a single parent captive insurance company wholly owned by NYCEDC. CLIC was incorporated on May 26, 2016, and is domiciled in The State. It commenced business operations on July 1, 2016.

CLIC continues to provide coverage for two lines of insurance: cyber insurance and additional terrorism insurance. CLIC provides excess cyber coverage to NYCEDC and each company that is more than 50% owned and controlled by NYCEDC, with limits of \$9 million per claim and in the aggregate, in excess of \$5 million of underlying insurance and self-insured retentions.

CLIC also began directly providing terrorism insurance for acts of Nuclear, Biological, Chemical or Radiological terrorism, with limits of \$6 million per occurrence and in the aggregate for any one certified act of terrorism.

All policies provided by CLIC cover certified terrorism losses as defined under the Terrorism Risk Insurance Act of 2002 (TRIA) and subsequent extensions. Under the TRIA coverage, the United States Government provides a backstop on a quota share basis for 85% (beginning on January 1, 2016 and decreasing by 1% per calendar year until equal to 80%) if the total loss affecting all involved insurers exceeds \$100 million. Additionally, under Terrorism Risk Insurance Program Reauthorization Act of 2015 (TRIPRA), the federal government's share of insured losses gradually decreases from 85% to 80%, dropping one percent annually beginning on January 1, 2016. During 2019, TRIA was extended again by the U.S. Treasury through 2027 with a loss trigger of \$200,000,000 and coinsurance protection of 80% for calendar year 2020 going forward.

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Notes to Financial Statements (continued)

**16. Blended Component Units (continued)**

Effective December 10, 2018, CLIC began directly providing flood deductible and self-insured retention reimbursement coverage for locations not covered by a National Flood Insurance Program or located in Special Flood Hazard Areas as defined by the Federal Emergency Management Agency to NYCEDC and its affiliates, with limits ranging from \$500,000 to \$1,000,000 in excess of a \$25,000 deductible per occurrence, with no aggregate limits.

*Statement of Net Position*

The following table summarizes CLIC's financial position at June 30 (dollars in thousands):

	<b>2024</b>	<b>2023</b>
Total assets	\$ 5,448	\$ 4,523
Total liabilities	14	10
Total net position	<u>\$ 5,434</u>	<u>\$ 4,513</u>

*Statement of Revenues, Expenses, and Changes in Net Position*

The following table summarizes CLIC's change in net position for the fiscal years ended June 30 (dollars in thousands):

	<b>2024</b>	<b>2023</b>
Operating revenues	\$ 1,026	\$ 755
Operating expenses	105	101
Operating income	921	654
Change in net position	921	654
Total net position, beginning of fiscal year	4,513	3,859
Total net position, end of fiscal year	<u>\$ 5,434</u>	<u>\$ 4,513</u>

New York City Economic Development Corporation  
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Notes to Financial Statements (continued)

**16. Blended Component Units (continued)**

**City of New York Early Stage Life Sciences Fund LLC**

The City of New York Early Stage Life Sciences Fund LLC (ESLSF) was formed in December of 2013, as a result of an initiative designed to champion The City's early-stage life sciences ecosystem. It is designed to support the development of new technologies and products for patients and researchers, including therapeutics, medical devices, diagnostics, research and development instrumentation, and digital life sciences technologies.

*Statement of Net Position*

The following table summarizes ESLSF's financial position at June 30, 2024 and 2023 (dollars in thousands):

	<u>2024</u>	<u>2023</u>
Total assets	\$ 2,848	\$ 4,332
Total liabilities	800	800
Total net position	<u>\$ 2,048</u>	<u>\$ 3,532</u>

*Statement of Revenues, Expenses, and Changes in Net Position*

The following table summarizes ESLSF's change in net position for the fiscal years ended June 30, (dollars in thousands):

	<u>2024</u>	<u>2023</u>
Operating revenues	\$ 77	\$ —
Operating expenses	—	—
Operating income (loss)	77	—
Non-operating income	57	37
Interfund transfers	<u>(1,618)</u>	—
Change in net position	<u>(1,484)</u>	37
Total net position, beginning of fiscal year	3,532	3,495
Total net position, end of fiscal year	<u>\$ 2,048</u>	<u>\$ 3,532</u>



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Notes to Financial Statements (continued)

**16. Blended Component Units (continued)**

**New York City Entrepreneurial Fund LLC**

The New York City Entrepreneurial Fund LLC (NYCEF) was formed in February of 2010 to facilitate the expansion of The City's entrepreneurial sector by incentivizing new private sector seed and early stage financing for companies based in The City.

*Statement of Net Position*

The following table summarizes NYCEF's financial position at June 30 (dollars in thousands):

	<b>2024</b>	<b>2023</b>
Total assets	\$ 200	\$ 200
Total liabilities	—	—
Total net position	<u>\$ 200</u>	<u>\$ 200</u>

*Statement of Revenues, Expenses, and Changes in Net Position*

The following table summarizes NYCEF's change in net position for the fiscal years ended June 30 (dollars in thousands):

	<b>2024</b>	<b>2023</b>
Operating revenues	\$ —	\$ —
Operating expenses	—	125
Operating income (loss)	—	(125)
Non-operating income	—	—
Change in net position	—	(125)
Total net position, beginning of fiscal year	<b>200</b>	325
Total net position, end of fiscal year	<u><b>\$ 200</b></u>	<u>\$ 200</u>

New York City Economic Development Corporation  
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Notes to Financial Statements (continued)

**16. Blended Component Units (continued)**

**NYC Ferry Fleet, LLC**

The NYC Ferry Fleet, LLC (NYCFF) was formed in October of 2018 to take title of purchased ferry vessels operating in the NYC Ferry system. Depreciation expense of titled vessels is reflected as operating costs of NYCFF.

*Statement of Net Position*

The following table summarizes NYCFF's financial position at June 30 (dollars in thousands):

	<u>2024</u>	<u>2023</u>
Total assets	\$ 188,468	\$ 197,790
Total liabilities	—	—
Total net position	<u>\$ 188,468</u>	<u>\$ 197,790</u>

*Statement of Revenues, Expenses, and Changes in Net Position*

The following table summarizes NYCFF's change in net position for the fiscal years ended June 30 (dollars in thousands):

	<u>2024</u>	<u>2023</u>
Operating revenues	\$ —	\$ —
Operating expenses	<u>9,322</u>	<u>9,322</u>
Operating loss	<u>(9,322)</u>	<u>(9,322)</u>
Change in net position	<u>(9,322)</u>	<u>(9,322)</u>
Total net position, beginning of year	<u>197,790</u>	<u>207,112</u>
Total net position, end of year	<u>\$ 188,468</u>	<u>\$ 197,790</u>

New York City Economic Development Corporation  
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Notes to Financial Statements (continued)

**16. Blended Component Units (continued)**

**NYC COVID-19 Emergency Services, LLC**

The NYC COVID-19 Emergency Services LLC (NYCCES) was formed in April of 2020 to take all appropriate and necessary steps to render all required and available assistance to protect the security, well-being and health of the residents of The City and property in which The City or NYCEDC has an interest. Such services may include, but are not limited to, making emergency procurements of goods and services for such purposes.

*Statement of Net Position*

The following table summarizes NYCCES's financial position at June 30 (dollars in thousands):

	<b>2024</b>	<b>2023</b>
Total assets	\$ 1,042	\$ 968
Total liabilities	971	934
Total net position	<u>\$ 71</u>	<u>\$ 34</u>

*Statement of Revenues, Expenses, and Changes in Net Position*

The following table summarizes NYCCES's change in net position for the fiscal years ended June 30 (dollars in thousands):

	<b>2024</b>	<b>2023</b>
Operating revenues	\$ —	\$ —
Operating expenses	—	—
Operating income	—	—
Non-operating income	37	24
Change in net position	37	24
Total net position, beginning of fiscal year	34	10
Total net position, end of fiscal year	<u>\$ 71</u>	<u>\$ 34</u>

New York City Economic Development Corporation  
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Notes to Financial Statements (continued)

**16. Blended Component Units (continued)**

**NYC COVID-19 Response, LLC**

The NYC COVID-19 Response LLC (NYCCR) was formed in March of 2021 to establish a program that will facilitate funding to address the needs of hospitals in The City caused by the COVID-19 pandemic and the emerging new variants of the COVID-19 virus.

*Statement of Net Position*

The following table summarizes NYCCR's financial position at June 30 (dollars in thousands):

	<b>2024</b>	<b>2023</b>
Total assets	\$ —	\$ 19,144
Total liabilities	—	19,144
Total net position	<u>\$ —</u>	<u>\$ —</u>

*Statement of Revenues, Expenses, and Changes in Net Position*

The following table summarizes NYCCR's change in net position for the fiscal years ended June 30 (dollars in thousands):

	<b>2024</b>	<b>2023</b>
Operating revenues	\$ <b>643</b>	\$ 447
Operating expenses	<u><b>643</b></u>	<u>447</u>
Operating income (loss)	—	—
Non-operating income (loss)	—	—
Change in net position	—	—
Total net position, beginning of fiscal year	—	—
Total net position, end of fiscal year	<u><u>\$ —</u></u>	<u><u>\$ —</u></u>

New York City Economic Development Corporation  
(A Component Unit of The City of New York)

Notes to Financial Statements (continued)

**17. Other Related-Party Transactions**

**New York City Land Development Corporation (LDC)**

On May 8, 2012, The City formed LDC as a local development corporation organized under section 1411 of the NPCL. LDC is engaged in economic development activities by means of the leasing and selling of certain City-owned properties. No fees were established between NYCEDC and LDC in the current fiscal year. Instead, the Corporation provides LDC with operating grant funding for LDC's general and administrative expenses. For the fiscal years ended June 30, 2024 and 2023, \$2,018 and \$2,022, respectively, was provided to LDC for such expenses.

**New York City Industrial Development Agency (IDA)**

IDA was established in 1974 as a public benefit corporation of The State. NYCEDC is responsible for administering the economic development programs of IDA. For each of the fiscal years ended June 30, 2024 and 2023, the Corporation earned management fee income from IDA of \$4.4 million. At June 30, 2024 and 2023, the amount due from IDA totaled \$0.4 million and \$1.5 million, respectively.

**Build NYC Resource Corporation (Build NYC)**

Build NYC was incorporated under section 1411 of the NPCL in 2013. Pursuant to an annual agreement between NYCEDC and Build NYC, the Corporation provides management services to Build NYC and administers its financial books and records. For each of the fiscal years ended June 30, 2024 and 2023, NYCEDC earned management fee income from Build NYC of \$2.2 million. At June 30, 2024 and 2023, the amount due from Build NYC totaled \$5,700, and \$11,047, respectively.

**The Trust for Cultural Resources of New York City (TCR)**

Pursuant to an annual agreement between NYCEDC and TCR, a public benefit corporation created pursuant to Articles 20 and 21 of the New York Arts and Cultural Affairs Law, the Corporation provides TCR with management services. For each of the fiscal years ended June 30, 2024 and 2023, NYCEDC earned management fees of \$0.3 million from TCR. At June 30, 2024 and 2023, the amount due from TCR totaled zero and \$22,713, respectively.

New York City Economic Development Corporation  
(A Component Unit of The City of New York)

Notes to Financial Statements (continued)

**17. Other Related-Party Transactions (continued)**

**New York City Neighborhood Capital Corporation (NCC)**

NCC is a not-for-profit corporation organized under the NPCL. NCC has all power and authority to make qualified low-income community investments in The City of New York and to allocate federal tax credits for this purpose. NYCEDC provided full management services to NCC, and no fees were charged for these services for the fiscal years ended June 30, 2024 and 2023. At June 30, 2024 and 2023, the amounts due from NCC for the reimbursement of costs paid by the Corporation on behalf of NCC totaled \$590 and \$250, respectively.

**Public Realm Improvement Fund Governing Group Inc. (PRIF)**

PRIF, which was incorporated under NPCL and commenced operation in 2017, was created to administer the Public Realm Improvement Fund (the Fund) for the exclusive charitable and public purpose of lessening the burdens of government for The City and acting in the public's interest. Specifically, this is done by allocating funds from the Fund to implement public realm improvement projects in East Midtown. The Corporation provided full management services to PRIF, and no fees were charged for these services for fiscal years ended June 30, 2024 and 2023. At June 30, 2024 and 2023, the amounts due from PRIF for the reimbursement of costs paid by NYCEDC on behalf of PRIF, totaled \$50,746 and \$34,634, respectively.

**18. Derivatives and Fuel Hedging Activity**

As described in Note 12, NYCEDC, on behalf of The City, contracted in June 2016 with HNY for the provision of ferry services for the NYC Ferry system. HNY was subsequently re-procured in October 2023. Under the contracts, NYCEDC reimburses HNY for the cost of fuel, for which the price per gallon is subject to market conditions. Consequently, the Corporation was authorized by its Board of Directors to implement an energy price risk management program to manage NYCEDC's exposure to the cost of fuel for NYC Ferry.

NYCEDC enters into all fuel hedging arrangements for the sole purpose of hedging against cash flow fluctuations and increasing budgetary certainty. NYCEDC is represented in these transactions by an advisor and designated evaluation agent, also known as a qualified independent representative (QIR).

New York City Economic Development Corporation  
(A Component Unit of The City of New York)

Notes to Financial Statements (continued)

**18. Accounting for Derivatives and Fuel Hedging Activity (continued)**

The following risks are generally associated with hedging instruments:

*Basis Risk* – A systemic risk that arises from variations between hedge-relative price and cash/spot price of the hedged commodity at any given point of time. However, NYCEDC uses the NY harbor low-sulfur diesel futures pricing index as the reference for both the hedging instruments and the delivery contracts, so there is a high correlation between the prices paid for the commodity and the futures contracts pricing.

*Cash Flow Risk* – The risk of experiencing outflow of cash to meet margin calls for future contracts due to falling prices for future contracts. This risk is naturally mitigated by the opposite movement of the actual prices paid as compared to the futures contract prices.

*Counterparty Risk* – The risk that the counterparty will not fulfill its obligations under the option contracts. NYCEDC uses exchange-traded diesel fuel futures contracts as its hedging instrument. With this, the New York Mercantile Exchange Clearing House is the financial counterparty. Due to a high level of regulation of the U.S. futures markets, the risk of exchange clearing house default is extremely remote.

*Termination Risk* – The risk that the underlying hedge transactions will not run to maturity due to a counterparty event. To minimize this risk, NYCEDC will not purchase contracts where the counterparty has an option to terminate while NYCEDC is performing.

Beginning in September 2017, NYCEDC executed International Swaps and Derivatives Association (ISDA) master agreements with Chase Bank, N.A. (JPMorgan) and Citibank, N.A. (Citibank), paving the way to use swap and call option contracts for fuel hedging purposes. As of June 30, 2024 and 2023, NYCEDC did not own any swap or call option contracts.

New York City Economic Development Corporation  
(A Component Unit of The City of New York)

Notes to Financial Statements (continued)

**18. Accounting for Derivatives and Fuel Hedging Activity (continued)**

As of June 30, 2024, the fair values of NYCEDC's commodity futures contracts, based on average daily rates, are listed below. These contracts fall within the Level 2 category investments of the fair value hierarchy.

<b>Diesel Fuel</b>	<b>Notional Amount – Gallon</b>	<b>Number of Contracts</b>	<b>Maturity Date</b>	<b>Fair Value June 30, 2024</b>	<b>Average Futures Price \$/Gallon</b>
	336,000	8	July-24	\$ (31,256)	\$ 2.6262
	294,000	7	August-24	10,597	2.5129
	336,000	8	September-24	10,899	2.5234
	294,000	7	October-24	26,208	2.4683
	294,000	7	November-24	38,690	2.4200
	294,000	7	December-24	21,575	2.4786
	252,000	6	January-25	15,590	2.4834
	294,000	7	February-25	20,891	2.4604
	294,000	7	March-25	22,710	2.4329
	336,000	8	April-25	7,417	2.4731
	336,000	8	May-25	13,776	2.4425
	336,000	8	June-25	20,882	2.4188
	378,000	9	July-25	37,762	2.3800
	294,000	7	August-25	37,439	2.3529
Total fair value				<u>\$ 253,180</u>	

Additionally, as a qualified operator of passenger commuter ferries providing local transit service within New York State, NYC Ferry participates in The State's petroleum business and sales tax reimbursement programs. For the year ending June 30, 2024, \$1.8 million was recognized as an offset to Ferry related expenses, net, for rebates received.

**19. Commitments and Contingencies**

As of June 30, 2024, NYCEDC has an aggregate contractual commitment of \$408.4 million under different self-funded economic development initiatives and projects, including but not limited to the NYC Ferry system and cybersecurity initiatives.



New York City Economic Development Corporation  
(A Component Unit of The City of New York)

Notes to Financial Statements (continued)

**19. Commitments and Contingencies (continued)**

The Corporation's loan and loan guarantee finance programs are designed to provide financial assistance to certain eligible businesses with the expectation of spurring economic development benefits for The City. As of June 30, 2024, NYCEDC's aggregate remaining commitments for these programs is \$62.2 million.

NYCEDC was the co-trustee along with 42nd Street Development Corporation (a subsidiary of New York State Urban Development Corporation d/b/a Empire State Development Corporation (ESDC)) for the use of certain development funds under the 42nd Street Development Project. The trustees jointly extended a loan to the New Amsterdam Development Corporation (NADC) for renovation of the New Amsterdam Theatre. The principal loan amount of \$25.6 million was equally disbursed by the trustees and matures on January 31, 2027. Interest on the loan has ranged between 3.0% and 3.5%. NYCEDC's portion of the loan, \$12.8 million, was reimbursed to the Corporation by The City. The conduit loan payment constitutes both a receivable from NADC and a payable to The City. This transaction is not reflected in the financial statements as it does not have any impact on NYCEDC's financial position.

NYCEDC, and in certain situations as co-defendant with The City, LDC, NYC Ferry Fleet LLC and/or IDA is involved in personal injury, property damage, breach of contract, environmental and other miscellaneous claims and lawsuits in the ordinary course of business. NYCEDC believes it has meritorious defenses or positions with respect thereto. In management's opinion, such litigation is not expected to have a materially adverse effect on the financial position of NYCEDC.

**20. Risk Management**

Given the diverse nature of projects, initiatives and assets managed by NYCEDC and its concentrated operational geography, the Corporation is exposed to a variety of exposures and their potential risks. Based on NYCEDC's operations, the Corporation's risk can largely be categorized as theft of, damage to, and destruction of real assets; various types of injury or harm to employees and third parties; tort law; and reputational. In response, NYCEDC diligently works to identify, understand and, where possible, quantify these risks associated with current and potential operations to ensure the appropriate action is implemented to properly address them. The Corporation uses several methods to mitigate these risks, including but not limited to loss prevention/risk engineering, contractual risk transfer, and the use of financial and commercial insurance products.

## Required Supplementary Information

New York City Economic Development Corporation  
(A Component Unit of The City of New York)

Schedule of Changes in Net OPEB Liability  
(In Thousands)

	2024	2023	2022	2021	2020	2019	2018	2017
Total OPEB liability:								
Service cost	\$ 239	\$ 344	\$ 473	\$ 407	\$ 380	\$ 531	\$ 561	\$ 613
Interest	946	856	832	897	816	704	666	593
Changes of benefit terms	—	—	—	—	900	—	—	—
Difference between expected and actual experience	1,428	(185)	(277)	(99)	1,440	(206)	(103)	—
Changes in assumptions	2,579	(1,963)	(7,483)	2,379	(1,177)	(3,180)	(147)	(1,565)
Benefit payments	(356)	(375)	(408)	(330)	(208)	(201)	(225)	(225)
Net change in total OPEB liability	4,836	(1,323)	(6,863)	3,254	2,151	(2,352)	752	(584)
Total OPEB liability – beginning	16,430	17,753	24,616	21,362	19,211	21,563	20,811	21,395
Total OPEB liability – ending (a)	\$ 21,266	\$ 16,430	\$ 17,753	\$ 24,616	\$ 21,362	\$ 19,211	\$ 21,563	\$ 20,811
Total fiduciary net position:								
Contributions – employer	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ 20,000	\$ —
Net investment income	1,588	369	(3,470)	1,294	2,434	1,195	—	—
Administrative expenses paid by the Trust	(120)	(96)	(116)	(98)	(36)	—	—	—
Benefit payments	(356)	(375)	(408)	(330)	—	—	—	—
Benefits and expenses payable	—	—	—	—	(524)	—	—	—
Net change in fiduciary net position	1,112	(102)	(3,994)	866	1,874	1,195	20,000	—
Trust fiduciary net position – beginning	19,839	19,941	23,935	23,069	21,195	20,000	—	—
Trust fiduciary net position – ending (b)	\$ 20,951	\$ 19,839	\$ 19,941	\$ 23,935	\$ 23,069	\$ 21,195	\$ 20,000	\$ —
Corporation’s net OPEB (asset) liability – end of fiscal year (a-b)	\$ 315	\$ (3,409)	\$ (2,188)	\$ 681	\$ (1,707)	\$ (1,984)	\$ 1,563	\$ 20,811
Trust fiduciary net position as a percentage of the total OPEB liability	99%	121%	112%	97%	108%	110%	93%	—%

*This schedule is intended to present information for 10 years. Additional years will be presented when available.*

New York City Economic Development Corporation  
(A Component Unit of The City of New York)

Schedule of Changes in Net OPEB Liability (continued)  
(In Thousands)

**Notes to Schedule**

**Changes of Assumptions:**

1. The per capita claims costs used in the valuation were based on the revised census as of July 1, 2023 and 2024 plan self-funded budget and full insured premium rates.
2. Discount rate was changed from 5.74% at June 30, 2023, to 5.26% at June 30, 2024.
3. Healthcare cost trend rate assumptions changed from an initial rate of 7.55% for Non-Medicare and 7.15% for Medicare benefits grading down to an ultimate rate of 4.75% in FY2030 to an initial rate of 8.60% for Non-Medicare and 7.85% for Medicare benefits grading down to an ultimate rate of 4.75% in FY2032.
4. The plan election assumption for future retirees and pre-65 retirees were updated from 100% selecting the MAPD plan to two-thirds electing the MAPD plan and one-third electing the Active Plan.

New York City Economic Development Corporation  
(A Component Unit of The City of New York)

Schedule of OPEB Contributions  
(In Thousands)

	2024	2023	2022	2021	2020	2019	2018	2017
Actuarially determined contribution	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ 20,000	\$ —
Contributions in relation to the actuarially determined contribution	—	—	—	—	—	—	—	—
Contribution deficiency (excess)	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ 20,000</u>	<u>\$ —</u>
Covered-employee payroll	\$ 7,478	\$ 7,380	\$ 7,903	\$ 8,031	\$ 8,405	\$ 8,018	\$ 8,231	\$ 7,895
Contributions as a percentage of covered-employee payroll	—%	—%	—%	—%	—%	—%	243%	264%

Valuation dates:	June 30, 2024
Actuarial cost method:	Entry age normal, level percent of pay; service costs are attributed through all assumed ages of exit from active service.
Amortization method:	N/A
Asset valuation method:	Market values
CPI:	3.0% per annum
Salary increases:	4.25% per annum
Investment rate of return:	5.75% for 2024
Health care trend rates:	8.60% grading down to an ultimate rate of 4.75% for Non-Medicare, 7.85% grading down to an ultimate rate of 4.75% for Medicare
Mortality:	Based on the Pub-2010 Above Median Headcount Weighted General Mortality table published by the Society of Actuaries in 2021. The mortality improvement scale was updated to the MP-2021 scale.
Benefit changes:	Since the prior full valuation, assumed contributions for all future retirees were increased from \$50.00 monthly for single and \$100.00 monthly for family to \$60.00 monthly for single and \$120.00 monthly for family. These amounts are not assumed to increase in future years, and the change, effective September 1, 2022, has been reflected as of June 30, 2022 and valued as an assumption change.

*This schedule is intended to present information for 10 years. Additional years will be presented when available.*

New York City Economic Development Corporation  
(A Component Unit of The City of New York)

Schedule of Investment Returns

	2024	2023	2022	2021	2020	2019
Annual money-weighted rate of return, net of investment expense	7.8%	1.8%	(15.8)%	5.6%	11.5%	6.0%

*This schedule is intended to show information for 10 years. Additional years will be displayed as they become available.*

## Supplementary Information

New York City Economic Development Corporation  
(A Component Unit of The City of New York)

Combining Statement of Revenues, Expenses, and Changes in Fund Net Position  
(In Thousands)

	Total Unrestricted	Maritime Fund	NYC Ferry	Adjustment	Total Maritime and NYC Ferry	NYC Ferry Fleet, LLC	Brooklyn Army	Other Properties	Finance Programs	Capital Programs	Public Purpose and Other Fund	Apple 42nd Street	Total	Adjustments for GASB 87	June 30, 2024	June 30, 2023
Operating revenues:																
Grants	\$ 106,579	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ 808,762	\$ 2,202	\$ —	\$ 917,543	\$ —	\$ 917,543	\$ 838,705
Property rentals	59,005	93,507	—	—	93,507	—	34,095	4,776	—	—	—	76,772	268,155	(18,458)	249,697	203,943
Ferry related revenues	—	—	22,749	(22,749)	—	—	—	—	—	—	—	—	—	—	—	—
Fee income	10,772	71	—	—	71	—	170	—	—	—	12	97	11,122	—	11,122	15,734
Other income	5,488	8,909	1,553	(1,553)	8,909	—	5,034	59	338	—	8,862	438	29,128	—	29,128	36,434
Other Income – 42nd Street	49,303	—	—	—	—	—	—	—	—	—	—	(49,303)	—	—	—	—
Total operating revenues	231,147	102,487	24,302	(24,302)	102,487	—	39,299	4,835	338	808,762	11,076	28,004	1,225,948	(18,458)	1,207,490	1,094,816
Operating expenses:																
Project costs	100,869	—	—	—	—	—	—	—	—	—	11,629	—	112,498	—	112,498	154,774
Program costs	—	—	—	—	—	—	—	—	532	808,762	—	—	809,294	—	809,294	685,937
Property rentals and related operating expenses	18,432	53,819	—	—	53,819	—	21,112	4,993	—	—	—	3,865	102,221	(1,428)	100,793	91,467
Ferry related expenses	—	—	79,498	(24,302)	55,196	—	—	—	—	—	—	—	55,196	—	55,196	41,190
Personnel Services	70,208	9,352	—	—	9,352	—	2,350	475	204	—	989	889	84,467	—	84,467	73,140
Contract and other expenses to The City	1,733	—	—	—	—	—	—	—	—	—	139	25,405	27,277	—	27,277	28,124
Office rent	11,726	—	—	—	—	—	—	—	—	—	—	—	11,726	(11,726)	—	—
Interest expense – leases	—	—	—	—	—	—	—	—	—	—	—	—	—	4,013	4,013	4,129
Depreciation and amortization	5,433	384	—	—	384	9,321	887	—	—	—	—	—	16,025	12,261	28,286	29,042
Other general expenses	17,147	3,335	—	—	3,335	—	1,910	—	344	—	16	—	22,752	(210)	22,542	18,359
Total operating expenses	225,548	66,890	79,498	(24,302)	122,086	9,321	26,259	5,468	1,080	808,762	12,773	30,159	1,241,456	2,910	1,244,366	1,126,162
Operating income (loss)	5,599	35,597	(55,196)	—	(19,599)	(9,321)	13,040	(633)	(742)	—	(1,697)	(2,155)	(15,508)	(21,368)	(36,876)	(31,346)
Non-operating revenues (expenses):																
Income (loss) from Investments	16,018	1,073	—	—	1,073	—	—	676	1,910	—	2,023	428	22,128	—	22,128	9,996
Interest revenue – leases	—	—	—	—	—	—	—	—	—	—	—	—	—	52,744	52,744	53,883
Non-operating income/(expense)	—	23	—	—	23	—	(359)	—	—	—	—	—	(336)	—	(336)	—
Total non-operating revenues (expenses):	16,018	1,096	—	—	1,096	—	(359)	676	1,910	—	2,023	428	21,792	52,744	74,536	63,879
Income before transfers	21,617	36,693	(55,196)	—	(18,503)	(9,321)	12,681	43	1,168	—	326	(1,727)	6,284	31,376	37,660	32,533
Interfund transfers	(10,163)	(37,103)	37,103	—	—	—	(13,939)	—	—	—	(29)	24,131	—	—	—	—
Change in net position	11,454	(410)	(18,093)	—	(18,503)	(9,321)	(1,258)	43	1,168	—	297	22,404	6,284	31,376	37,660	32,533
Total net position, beginning of fiscal year	473,740	8,813	(112,743)	—	(103,930)	197,790	13,881	4,379	49,086	3,012	48,651	—	686,609	(11,910)	674,699	642,166
Total unrestricted net position, end of fiscal year	430,176	7,000	(130,836)	—	(123,836)	—	—	—	—	—	—	—	306,340	24,763	331,103	335,524
Total restricted net position, end of fiscal year	—	—	—	—	—	—	500	4,422	50,254	3,012	48,948	22,404	129,540	34,133	163,673	109,012
Total net investment in capital assets, end of fiscal year	55,018	1,403	—	—	1,403	188,469	12,123	—	—	—	—	—	257,013	(39,430)	217,583	230,163
Total net position, end of fiscal year	\$ 485,194	\$ 8,403	\$ (130,836)	\$ —	\$ (122,433)	\$ 188,469	\$ 12,623	\$ 4,422	\$ 50,254	\$ 3,012	\$ 48,948	\$ 22,404	\$ 692,893	\$ 19,466	\$ 712,359	\$ 674,699



### III. Government Auditing Standards Section

**Report of Independent Auditors on Internal Control Over Financial Reporting and  
on Compliance and Other Matters Based on an Audit of Financial Statements  
Performed in Accordance With *Government Auditing Standards***

The Management and the Board of Directors  
New York City Economic Development Corporation

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the business-type activities and the fiduciary activities of the New York City Economic Development Corporation (the Corporation), a component unit of The City of New York, as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements (collectively referred to as the "financial statements"), and have issued our report thereon dated September 30, 2024.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Corporation's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control. Accordingly, we do not express an opinion on the effectiveness of the Corporation's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements, on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

## **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Corporation's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of This Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Ernst + Young LLP*

September 30, 2024

**ELECTION OF DIRECTOR AND ALTERNATES**  
**Members Meeting**  
**April 30, 2025**

**Subject:** Election of Deputy Mayor Adolfo Carrión Jr. as a new Director of NYCEDC and alternates for Deputy Mayor Carrión

**Proposed Resolution:** To elect (i) Deputy Mayor Adolfo Carrión, Jr. as a Director of NYCEDC, (ii) Nate Bliss to be an alternate for Deputy Mayor Carrión in his capacity as a Director of NYCEDC and (iii) Aaron Charlop-Powers to be an alternate for Deputy Mayor Carrión in his capacity as a Director of NYCEDC at meetings that Nate Bliss does not attend as his alternate.

**Background:** Under NYCEDC's Bylaws its Members elect its Directors. Directors must be Members at the time of their election. Deputy Mayor Adolfo Carrión, Jr. has recently been appointed as a Member of NYCEDC and it is proposed to elect him as a Director.

Under NYCEDC's Bylaws, a Deputy Mayor of the City of New York may approve a person to be elected as his/her alternate as a Director. Deputy Mayor Carrión has requested that Nathan Bliss be elected to serve as his alternate and has also requested that Aaron Charlop-Powers be elected to serve as his alternate in his capacity as a Director at meetings that Nathan Bliss does not attend as his alternate.



MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF DIRECTORS  
OF  
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION  
February 4, 2025

A regular meeting of the Board of Directors (the "Board") of New York City Economic Development Corporation ("NYCEDC") was held, pursuant to notice by an Assistant Secretary, on Tuesday, February 4, 2025, in Conference Center A/B, on the 14<sup>th</sup> Floor at the offices of NYCEDC at One Liberty Plaza, New York, New York.

The following Directors of NYCEDC were present:

Margaret Anadu  
Aaron Charlop-Powers (as alternate for Maria Torres-Springer)  
Eric Clement  
Costa Constantinides  
Hector Cordero-Guzmán  
William Floyd  
Adam Friedman  
Matthew Hiltzik  
Andrew Kimball  
James McSpiritt  
Patrick J. O'Sullivan, Jr.  
Janet Peguero  
Joseph Shamie  
Elizabeth Velez  
Betty Woo  
Kathryn Wylde

Members of NYCEDC staff also were present.

The meeting was chaired by Margaret Anadu, Chairperson of NYCEDC, and called to order at 8:42 a.m. Meredith Jones, Executive Vice President, General Counsel and Secretary of NYCEDC, served as secretary of the duly constituted meeting, at which a quorum was present. (Attached hereto as Attachment 1 is a definition sheet that contains the definitions of certain frequently used terms contained in the Exhibits attached hereto.)

1. Approval of the Minutes of the November 7, 2024 Regular Meeting of the Board of Directors

There being no questions or comments with respect to the minutes of the November 7, 2024 regular meeting of the Board of Directors, as submitted, a motion

was made to approve such minutes, as submitted. Such motion was seconded and unanimously approved.

Mr. Cordero-Guzmán and Mr. Constantinides joined the meeting at this time.

2. Report of NYCEDC's President

At this time, Andrew Kimball, President of NYCEDC, highlighted some recent developments on some key projects, including selecting a development partner for the Kingsbridge Armory project and the issuance of a request for proposals related to a portion of a complex project involving the Whitney Museum of American Art, the Friends of the High Line, the City's Department of Parks and Recreation and Gansevoort Meat Market.

Lastly, Mr. Kimball briefly discussed a packet of materials provided to the Directors prior to the meeting, which contained Incentives Portfolio Annual Reports regarding the impacts of New York City Industrial Development Agency and Build NYC Resource Corporation programs and a report on the progress on NYCEDC's Innovation Economy initiatives around artificial intelligence ("AI"). He also highlighted a recently announced new Relocation Assistance Credit for Employees (RACE) program that focused on incentivizing tenancies for The City of New York's (the "City's") commercial leasing market.

Mr. Hiltzik joined the meeting at this time.

3. Presentation: *The State of the Economy*

Melissa Pumphrey, a Senior Vice President of NYCEDC, then gave a presentation regarding NYCEDC's inaugural annual State of the Economy ("SOTE") report, which was produced in-house. Ms. Pumphrey began by summarizing the goals for the report which provided a data-driven narrative on how the City's economy was doing, highlighting both bright spots and challenges, and presented evidence that strengthens economic confidence in New York City. She then discussed key 2024 themes for New York City's economy, including its strengths, stabilizations and challenges. She then discussed positive themes for the City's economy, including that the City now had more jobs than at any other time in the City's history.

Mr. Kimball noted that with declining population and vacant office space there typically was concern about the impact on tax revenues and quality of life, but that the City was currently at record high tax revenues. Ms. Pumphrey then added that annual City tax revenues never declined during the pandemic, that they went up every year and were now at record highs, and that the latest projections from the New York City Office of Management and Budget expected City tax revenues to increase each year over the next 5 years. Ms. Wylde then pointed out that the City had an increasing number of non-resident taxpayers.

In answer to a question from Mr. Constantinides, Ms. Pumphrey stated that NYCEDC did not directly model what the change in Federal administration meant for the City's economy because it was still too soon to tell, but that NYCEDC was actively monitoring those Federal changes. Mr. Kimball then discussed the growth of the startup community in the City's private sector and how such growth was precisely what NYCEDC sought to encourage and cultivate through much of its work. He added that NYCEDC had secured significant grants in the last few years, particularly for some key projects related to the Green Economy, and that NYCEDC remained focused on swiftly advancing such projects while continuing to track what was happening in Washington, D.C.

In answer to a question from Mr. Cordero-Guzman, Mr. Kimball indicated that NYCEDC was focused on providing jobs for people at all income levels. In answer to a question from Mr. Friedman, Ms. Pumphrey stated that NYCEDC was currently doing research regarding the growth of AI's impact on the film sector and its related industries, but that it was not clear what the trajectory would be over the medium to long term because the City still had not fully recovered coming out of the strike. In answer to a question from Mr. Shamie, Ms. Pumphrey stated that the demand for office space in New York City was strong for trophy buildings and that there was solid demand for affordable office space as well, but that there was a lot of vacancy in lower Class A and Class B buildings. She explained that the City and NYCEDC were taking a multi-pronged approach of converting some buildings to residential, renovating office space through various programs, and bringing in tenants from outside of New York City. In answer to a second question from Mr. Friedman, Ms. Pumphrey explained that about 80% of office space was concentrated in the City's central business districts, and that NYCEDC, therefore, had focused most of its research in those areas because that was where most of the vacant space was located and the demand for office space outside of those areas was more stable. She added that other research regarding business formation around the City had provided some evidence that since COVID more New Yorkers were starting businesses out of their own homes, and also that business formation was thriving in areas like North Brooklyn and along the Brooklyn and Queens waterfronts, which resulted in more day time people in those neighborhoods, supporting store front businesses in those neighborhoods. In answer to a third question from Mr. Friedman, Ms. Pumphrey stated that she believed the City of Yes for Economic Opportunities contained some changes that would make it easier for a wider range of businesses to operate in different areas of the City, and that this should help boost business formation.

#### 4. Modifications to Previous Authorizations – Women.NYC

At this time, Diana Franco, a Vice President of NYCEDC, presented an overview on Women.NYC, an NYCEDC initiative focused on women's economic mobility and increasing women's representation in emerging economic sectors and industries in New York City. Its programs are open to everyone.

Ms. Franco then presented a proposal for (i) modifications with respect to a consultant contract (the “Wocstar Contract”) with Wocstar Capital LLC (“Wocstar”) (formerly named Intent Manifesto, LLC) for services in connection with The Women.NYC Network (the “Network”), which Network provides a set of programs designed primarily to raise awareness in women of opportunities in high-growth sectors and address the social capital gap for women by facilitating access to strategic networks and role models, ultimately reducing the barriers to enter high-growth sectors, which modifications are to provide for an extension of the Wocstar Contract by approximately an additional three years (for approximately a total five-year term) and to provide additional funds for the Wocstar Contract, which additional funds will be used to continue operating the project and will increase the number of project participants and the frequency of project services provided, and (ii) any necessary agreements (including any agreements necessary to obtain funds) related to this project, on substantially the terms set forth in Exhibit A hereto. The project for which Wocstar is providing services, although open to everyone serves mostly women from underserved communities and has a unique focus on high growth sectors/NYCEDC priority sectors (green economy, technology and life sciences) where women tend to be underrepresented, especially women of color. It provides easy-to-access services that offer a variety of ways to connect with volunteer industry leaders and subject matter experts and include online one-on-one advising sessions, small group sessions (both online and in-person) and industry-focused events. A new aspect of the program being implemented will include site visits in industry sectors, providing a more hands-on experience.

In answer to a question from Ms. Anadu, Ms. Franco stated that the way Women.NYC had been working was to first pilot, and then to scale. Ms. Franco then discussed some of the lessons learned from the first two years of work under the Wocstar Contract, including the difficulty of accessing certain communities and the need to increase capacity to work with companies’ Chief Business Officers. In answer to a question from Mr. Shamie, Ms. Franco explained that Women.NYC had built a strong evaluation framework with the support of NYCEDC’s economic mobility team and research team, and that by year four of the contract Women.NYC expected to have numbers for an assessment of its economic impact on New York City.

A motion was made to approve the matters set forth for approval in the Proposed Resolution section of Exhibit A hereto. Such motion was seconded and unanimously approved.

## 5. Election of Officers

Under NYCEDC’s Bylaws, the Board shall elect such Executive Vice Presidents and Senior Vice Presidents as it may from time to time determine. At this time, Mr. Kimball proposed that Giacomo Landi be promoted from being a Senior Vice President and be elected as an Executive Vice President of NYCEDC and that Johnny Celestin be elected as a Senior Vice President of NYCEDC.



A description of certain responsibilities of Executive Vice Presidents and Senior Vice Presidents may be found in Article IV of NYCEDC's Bylaws. It was anticipated that Mr. Landi would oversee NYCEDC's Asset Management Division and that Mr. Celestin would oversee NYCEDC's Opportunity MWDBE Department. Each of Mr. Landi and Mr. Celestin shall perform such duties as are assigned to him by NYCEDC's President.

A motion was made to elect Giacomo Landi as an Executive Vice President of NYCEDC in place of his being a Senior Vice President of NYCEDC and to elect Johnny Celestin as a Senior Vice President of NYCEDC, provided that the position of each of Giacomo Landi and Johnny Celestin as an officer shall be conditioned upon the continuance of his employment by NYCEDC. Such motion was seconded and unanimously approved.

6. Report on Investments for the Three-Month Period Ended December 31, 2024

A report on NYCEDC's investments for the three-month period ended December 31, 2024 (Exhibit B hereto) was provided to the Board of Directors for informational purposes. There were no questions with regard to this report.

7. Approval

With respect to the approved items set forth above, it was understood that authorization and approval of such matters included authorization for the President and other empowered officers to execute the necessary legal instruments, and for the President and other empowered officers to take such further actions as are or were necessary, desirable or required, to implement such matters on substantially the terms described above.

8. Adjournment

There being no further business to come before the meeting, pursuant to a motion made, seconded and unanimously approved, the meeting of the Board of Directors was adjourned at 9:29 a.m.

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Assistant Secretary

Dated: \_\_\_\_\_  
New York, New York

## **ATTACHMENT 1**

### **DEFINITIONS**

Apple .....	Apple Industrial Development Corp.
Armand .....	Armand Corporation d/b/a Armand of New York
BAT .....	Brooklyn Army Terminal
Bovis .....	Bovis Lend Lease LMB, Inc.
CDBG .....	Federal Community Development Block Grant
CDBG-DR Funds .....	Federal Community Development Block Grant-Disaster Recovery Program funds
CEQR .....	City Environmental Quality Review process
City DEP .....	New York City Department of Environmental Protection
City DOT .....	New York City Department of Transportation
City Parks .....	New York City Department of Parks and Recreation
City Planning .....	New York City Department of City Planning or City Planning Commission
CM .....	A construction manager
CM Contract .....	A construction management contract
DCAS .....	New York City Department of Citywide Administrative Services
EIS .....	Environmental Impact Statement
ESDC .....	New York State Urban Development Corporation d/b/a Empire State Development Corporation
FEMA .....	Federal Emergency Management Agency
FM .....	A facilities manager
FM/CM Contract .....	A facilities management/construction management contract
Funding Source Agreement .....	Any agreement necessary to obtain funds for the Project, including IDA Agreements
Gilbane.....	Gilbane Building Company
HDC .....	New York City Housing Development Corporation
HPD .....	New York City Department of Housing Preservation and Development
Hunter Roberts .....	Hunter Roberts Construction Group, L.L.C.
IDA .....	New York City Industrial Development Agency
IDA Agreement .....	Agreement with IDA pursuant to which IDA retains NYCEDC to accomplish all or part of the Project and reimburses NYCEDC for the costs of the work
LiRo .....	LiRo Program and Construction Management, PE P.C.
LMDC .....	Lower Manhattan Development Corporation
McKissack .....	The McKissack Group, Inc. d/b/a McKissack & McKissack

MOU .....	A memorandum of understanding
NYCEDC .....	New York City Economic Development Corporation, survivor of a November 1, 2012 merger of a local development corporation (the “LDC”) named New York Economic Development Corporation with and into New York City Economic Growth Corporation. References to NYCEDC prior to such merger are references to the LDC.
NYCHA .....	New York City Housing Authority
NYCLDC .....	New York City Land Development Corporation
Noble Strategy .....	Noble Strategy NY Inc.
OMB .....	New York City Office of Management and Budget
Port Authority .....	The Port Authority of New York and New Jersey
RFP .....	Request for Proposals
Sanitation .....	New York City Department of Sanitation
SBS .....	New York City Department of Small Business Services
SEMO .....	New York State Emergency Management Office
SEQR .....	State Environmental Quality Review process
Skanska .....	Skanska USA Building Inc.
State DEC .....	New York State Department of Environmental Conservation
State DOS .....	New York State Department of State
State DOT .....	New York State Department of Transportation
State Parks .....	New York State Office of Parks, Recreation and Historic Preservation
Tishman .....	Tishman Construction Corporation of New York
Turner .....	Turner Construction Company
ULURP .....	Uniform Land Use Review Procedure

**EXHIBIT A**

**MODIFICATIONS TO PREVIOUS AUTHORIZATIONS: WOMEN NYC**  
**Board of Directors Meeting**  
**February 4, 2025**

**Proposed Resolution:** To modify previous authorizations of the Executive Committee substantially as described herein and to authorize the President and any empowered officer to enter into any necessary agreements (including Funding Source Agreements) related thereto

The proposed modifications are being undertaken on a sole source basis to the extent any procurement is being undertaken.

Contractor	Project Site Address(es) , Borough	Amount and Type of Funds	Project Work	Proposed Modification	Last Exec. Comm. Approval and Project Code
Wocstar Capital LLC ("Wocstar") (formerly named Intent Manifesto, LLC)	Citywide	Up to \$250,000 of NYCEDC programmatic budget funds	<p>The Women.NYC Network (the "Network") provides a set of programs designed primarily to raise awareness in women of opportunities in high growth sectors and address the social capital gap for women by facilitating access to strategic networks and role models, ultimately reducing the barriers to enter high-growth sectors.</p> <p>The project for which Wocstar is providing services (the "Project"), although open to everyone serves mostly women from underserved communities and has a unique focus on high growth sectors/NYCEDC priority sectors (green economy, technology and life sciences) where women tend to be underrepresented, especially women of color. It provides easy-to-access services that offer a variety of ways to connect with volunteer industry leaders and subject matter experts.</p>	<p>To extend the Wocstar contract by approximately an additional three years (for approximately a total five-year term), and to increase the authorized amount of the Wocstar contract by up to \$600,000, bringing the aggregate contract price to up to \$850,000 over approximately five years.</p> <p>The Network has served over 2,000 participants to date through programs like the Project. The additional funds will be used to continue operating the Project and will increase the number of participants and the frequency of services provided.</p>	<p>Approval Date: 12/19/2023</p> <p>Project Code: 10222</p>

			<p>Wocstar provides primarily the following services with regard to the Project:</p> <ul style="list-style-type: none"> <li>• Digital office hours: online one-on-one advising sessions.</li> <li>• Power Circles: small group sessions (both online and in-person) that are industry-focused or topic-oriented.</li> <li>• Shadowing opportunities: site visits or "a day at work" at key organizations in NYCEDC's priority sectors to provide a glimpse into the real-world experience of working in these industries.</li> <li>• Event planning for large events: coordinating vendors, scheduling events, selecting venues, getting permits, coordinating transportation and parking, arranging for speakers or presenters, venue set up, event security and compliance, catering, and coordinating event supplies and activities.</li> <li>• Project outreach: engaging with community stakeholders by coordinating outreach efforts and providing marketing tools to reach the target audience. This will ensure the Project is engaged with community grassroots organizations, advisors, and Project stakeholders through enrichment activities and partnerships.</li> <li>• Monitoring and Evaluation: regular reporting and collecting data for impact evaluation to ensure that the Project is meeting the needs of the participants and constantly evolving.</li> <li>• Ancillary services: possibly supply Project operational materials for activities, such as printing event materials and workshop workbooks, transportation of heavy equipment to and from event venues, and audio-video services.</li> </ul>	<p>The need for extension of the Project is demonstrated by the demand for continued programming coupled with findings from a Project assessment that demonstrated a greater need for the Project services. The Project assessment revealed a participant satisfaction rate of 96%, with 85% of participants indicating increased knowledge of critical industry information from Project advisors. In addition, 56% of participants agreed that the Network afforded them otherwise impossible strategic connections. Additionally, 66% of participants reported career changes and professional development since joining the programs.</p>	
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**Relevant Staff:** Jonathan Schulhof, Executive Vice President, Innovation Industries  
Diana Franco, Vice President, Innovation Industries, Women.NYC  
Sofia Mussa, Assistant Vice President, Innovation Industries, Women.NYC  
Alexandra Martinez, Project Manager, Innovation Industries, Women.NYC  
Izzy Cohn, Senior Counsel, Legal

**EXHIBIT B**

## **REPORT ON INVESTMENTS**

New York City Economic Development Corporation

Three Month Period Ended December 31, 2024



## New York City Economic Development Corporation Schedule of Investments

### 1st Quarter

Investment Type	Total Value 6/30/24	Purchases	Sales/ Maturities	Investment Income/Loss	Net Transfers Out	Total Value 9/30/24	Weighted Avg. Yield
US Govt Agencies	165,933,815	34,551,981	(28,850,000)	1,429,504	-	173,065,300	4.18%
United States Treasury Bill	13,758,792	-	-	196,500	-	13,955,292	4.06%
Certificates of Deposit	206,663	-	-	2,058	-	208,721	4.65%
Commercial Paper	32,915,102	-	(5,800,000)	558,413	-	27,673,515	5.23%
Cash Equivalents/MMF	3,005,683	1,889,846	-	83,989	-	4,979,518	4.89%
<b>Grand Total</b>	<b>215,820,055</b>	<b>36,441,827</b>	<b>(34,650,000)</b>	<b>2,270,464</b>	<b>-</b>	<b>219,882,347</b>	<b>4.32%</b>

These amounts do not include money market mutual funds held in sweep accounts tied to commercial checking accounts

### 2nd Quarter

Investment Type	Total Value 9/30/24	Purchases	Sales/ Maturities	Investment Income/Loss	Net Transfers Out	Total Value 12/31/24	Weighted Avg. Yield
US Govt Agencies	173,065,300	37,812,458	(42,509,319)	1,235,118	-	169,603,558	4.21%
United States Treasury Bill	13,955,292	-	(118,594)	150,635	-	13,987,333	4.06%
Certificates of Deposit	208,721	-	-	2,461	-	211,182	4.65%
Commercial Paper	27,673,515	8,207,787	(2,750,000)	300,513	-	33,431,815	5.06%
Cash Equivalents/MMF	4,979,518	935,561	(1,577,893)	68,251	-	4,405,437	4.88%
<b>Grand Total</b>	<b>219,882,347</b>	<b>46,955,805</b>	<b>(46,955,805)</b>	<b>1,756,978</b>	<b>-</b>	<b>221,639,325</b>	<b>4.35%</b>

These amounts do not include money market mutual funds held in sweep accounts tied to commercial checking accounts

## Notes to Schedule of Investments

The accompanying schedule of investments includes the investments of the New York City Economic Development Corporation ("NYCEDC"). All investments are of a type permitted by NYCEDC's investment policy which includes obligations of the U.S. Treasury, U.S. agencies and instrumentalities, highly rated commercial paper, and certificates of deposit.

All investment balances as of December 31, 2024 are recorded at fair value and the portfolio consists of the following securities with maturities of seven (7) years or less:

Investment Type	Total Value	%	Max. Allocation per policy
FFCB	95,911,232	43.3%	
FHLB	45,091,624	20.3%	
FNMA	1,967,633	0.9%	
FHLMC	26,633,069	12.0%	
US Gov Agencies Sub-Total	169,603,558	76.5%	100%
Commercial Paper	33,431,815	15.1%	25%
Certificates of Deposit	211,182	0.1%	20%
Cash Equivalent/MMF	4,405,437	2.0%	-
US Treasury	13,987,333	6.3%	100%
<b>Grand Investments Total</b>	<b>221,639,325</b>	<b>100.0%</b>	

**Interest Rate Risk** – As a means of limiting its exposure to fair value losses arising from increasing interest rates, the NYCEDC limits 80% of its investments to instruments maturing within two years of the date of purchase. The remaining 20% of the portfolio may be invested in instruments with maturities up to a maximum of seven years.

**Credit Risk** - It is the NYCEDC's policy to limit its investments in debt securities to those rated in the highest rating category by at least two nationally recognized bond rating agencies or other securities guaranteed by the U.S. government or issued by its agencies. As of December 31, 2024, the Corporation's investments in Federal Farm Credit Bank (FFCB), Federal Home Loan Bank (FHLB), Federal National Mortgage Association (FNMA) and the Federal Home Loan Mortgage Corporation (FHLMC) were rated AA+ by Standard & Poor's, Aaa by Moody's and AA+ by Fitch Ratings. Commercial papers held were rated A-1 by Standard & Poor's Corporation, P-1 by Moody's and F1+ by Fitch Ratings.

**Custodial Credit Risk** – For investments, custodial credit risk is the risk that, in the event of the failure of the counterparty, the NYCEDC will not be able to recover the value of its investments or collateral securities that are in the possession of the outside party. Investment securities are exposed to custodial credit risk if the securities are not registered in the name of the NYCEDC and are held by the counterparty, the counterparty's trust department or agent.

NYCEDC manages custodial credit risk by limiting possession of its investments to highly rated institutions and/or requiring that high-quality collateral be held by the counterparty in the name of NYCEDC. At December 31, 2024, NYCEDC was not subject to custodial credit risk. Money market sweep accounts tied to commercial checking accounts amount to \$197.2 million as of December 31, 2024. Of this amount, \$73.5 million or 37.3% is invested in the J.P. Morgan Empower Share Class Money Market Fund which benefits minority and diverse-led financial institutions.



April 30, 2025

To the Members of the Board:

Since we last met in February, EDC has been busy advancing the city's economic recovery across all five boroughs through a range of projects and initiatives. Here, I'm pleased to share some recent highlights.

### **Building Neighborhoods Where People Live, Learn, Work, and Play**

- The City announced in February [the next phase of a new vision for Coney Island](#) that will deliver 1,500 new homes and invest in the reconstruction of the historic Riegelmann Boardwalk. In addition, the City will invest in new streets, sewers, and public realm improvements, including a \$42 million renovation of the Abe Stark Sports Center. And as part of the new vision for Coney Island, EDC released an RFP for an 80,000-square-foot City-owned site west of the Amusement District, which will bring more than 500 mixed-income homes—25 percent of which will be affordable—and ground-floor retail to the site.
- In East New York, we joined Council Member Sandy Nurse in [announcing progress updates to improve the Broadway Junction station complex](#) and the East New York Industrial Business Zone (IBZ). The recent updates—including the release of an RFP, renovation and leasing of an industrial building, and more—are part of the City and MTA's \$500 million commitment in 2023 for accessibility upgrades to the Broadway Junction station complex and additional investment to activate underutilized public spaces, improve street safety, and create new open space.
- Big news in Lower Manhattan, where [we announced the release of a Request for Proposals \(RFP\)](#) for the transformation of a City-owned site into a significant mixed-income residential building, expected to provide more than 1,000 units with a minimum of 25 percent required to be affordable. The current building—located at 100 Gold Street—houses several City agencies including HPD and DCAS. Proceeds will be used to relocate the building's existing older adult center, which was built in the 1960s, into a new, updated facility for residents. In addition, City agencies currently in the building will be receiving new office space.
- Also in February, we celebrated the reopening of the NYPL Hunts Point Library after it underwent a large-scale, \$32 million renovation. The library has been reimagined as a state-of-the-art community hub, providing Bronx residents with an enhanced space for creative pursuits, learning, and gathering. EDC managed the construction of the library, part of the City's 10-year capital commitment to invest \$100 million in five Carnegie libraries across the city.

### **Delivering Sustainable Infrastructure**

- March saw the announcement of [three maritime infrastructure-related contracts totaling \\$18 million to upgrade port operations](#) at the Brooklyn Marine Terminal. These contracts are a significant step forward in the redevelopment of the Brooklyn Marine Terminal announced in May 2024 to enable the City to transform the 122-acre site into a modern 21-st century maritime port and mixed-use community fueled by an initial \$95 million City and State investment. In the coming weeks, the Brooklyn Marine Terminal Task Force will vote on a Vision Plan outlining the future of the site, which will include reinvestment for a modernized maritime port and a vibrant

mixed-use community to serve Red Hook and Columbia Street Waterfront District.

### **Growing Innovation Sectors, Focusing on Equity**

- Looking to the future of the city’s green economy, we marked major accomplishments and project milestones as [we celebrated the one-year anniversary](#) of the Green Economy Action Plan. The Action Plan outlines several City-led commitments that will triple the city’s green economy’s economic output and more than double the number of “green collar” jobs by 2040. Over the last year, EDC has made significant strides in advancing the Action Plan, from the creation of the Climate Innovation Hub at BAT to the groundbreaking of the nation’s largest dedicated offshore wind port at the South Brooklyn Marine Terminal, and so much more—driving the city’s green transformation while ensuring that this massive economic opportunity benefits all New Yorkers.
- Continuing in the green economy, earlier this month [we welcomed three new companies to our Pilots at BAT program](#)—Pliant Energy Systems, Armstrong World Industries, and LG CNS. [Pilots at BAT](#) enables emerging climate tech companies to test, refine, de-risk, and demonstrate their products for New York City’s complex urban environment at the Brooklyn Army Terminal. As a result of the success of the first nine participants in Pilots at BAT, the program is expanding its reach to the [MADE Bush Terminal campus](#), providing more space and alternative environments.
- We also celebrated several milestones in our work positioning NYC as a global leader in life sciences and healthcare. The City Council voted to [approve the Science Park and Research Campus \(SPARC\) Kips Bay and Innovation East projects](#) as part of the Uniform Land Use Review Procedure (ULURP). SPARC Kips Bay will be a first-of-its-kind life sciences hub—transforming an entire city block with over 2 million square feet of academic, public health, and life sciences space. And Innovation East will replace the former and obsolete Public Health Lab with a new state-of-the-art life science hub. Also in February, we announced that the LifeSci NYC Internship Program, which continues to build an equitable talent pipeline for the rapidly growing industry, [has placed 1,000 students at over 220 partner companies](#) over the past seven years.
- Last month, we announced the selection of 75 early-stage startups to participate in [the fourth installment of the Founder Fellowship program](#). Since its launch in 2022, the Founder Fellowship program has empowered entrepreneurs and accelerated their business growth in New York City and beyond, by expanding their access to industry connections, venture capital and grant funding, mentorship, business development, and other opportunities necessary to build and scale their enterprises.
- And we announced [the launch of applications](#) for the second round of the NYC Mass Timber Studio, a technical assistance program to support active mass timber development projects in New York City. The NYC Mass Timber Studio helps to facilitate partnerships with government agencies and create navigable regulatory paths for the development of mass timber—an engineered wood-based building construction material with a low carbon footprint—while sparking cutting-edge innovation.

### **Strengthening Business Confidence in NYC**

- We joined the Mayor’s Office of Media and Entertainment (MOME) to announce new investments to help cement NYC’s role as [a global hub for the digital games industry](#). The investment totals over \$1 million and includes support for programs such as the Minecraft Education Battle of the Boroughs ESports Competition, the “Made in NY” Animation Training

Program, and the Game Design Future Lab within NYU Tandon Future Labs. Additionally, EDC has compiled new data indicating growth of the digital games industry in NYC, showing that the industry has generated \$2.6 billion in economic impact and supported 7,900 jobs since 2009, while encompassing 380 game development studios.

- In February, the City unveiled “[Race for Space](#),” a comprehensive strategy to attract both national and international companies to become anchor tenants and create thousands of jobs over the next three years. The strategy meets the challenge of vacant office space across the city directly with a range of bold tools to attract new and growing businesses to New York City, while also renovating existing commercial spaces. Related to this, we launched an RFP for the [International Landing Pad Network](#), a program that will support growth-stage international companies in their expansion to New York City. The RFP is seeking program operators with expertise in identifying and scaling growing companies to operate the inaugural cohorts of the network.
- At One Liberty Plaza, EDC’s Business Development team held two events to strengthen business in NYC. We hosted the inaugural Choose NYC Summit, bringing together over 50 of NYC’s local economic development organizations that are focused on commercial office and industrial districts. And we hosted a European Tech Breakfast, bringing together over 100 representatives from European tech companies, VCs, and European trade offices for a session that showcased NYC’s position as capital of Applied AI and demonstrated how EDC can support European tech entrepreneurs in NYC.
- March saw the release of [2024: The NYCEDC Impact](#), our third annual report highlighting the impact of EDC’s work over the past year. 2024 was a year of remarkable progress—from the transformation of Willets Point to the holistic plan for Staten Island’s North Shore; and from reimagining the Brooklyn Marine Terminal to launching the Green Economy Action Plan. In these areas and many in between, we are creating economic centers, community resources, sustainable and resilient infrastructure, and cultural hubs.
- And in our most recent NYC Economic Snapshot, released last week, we reported that New York City added 2,500 private sector jobs in March and reached a new record for total jobs. Further, the city’s unemployment rate dropped to 5.1% in March, marking the third straight month of declines. Be sure to [read the full snapshot and sign up](#) to receive the monthly report.

As always, I’ve been proud of the work EDCers have done to help deliver a vibrant, inclusive, and globally competitive economy for all New Yorkers. Should you have any questions about EDC’s projects, programs, or efforts, please do not hesitate to contact me or the team.

Sincerely,



Andrew Kimball

**SPARC KIPS BAY: DISPOSITION TO CITY UNIVERSITY OF NEW YORK**  
**Board of Directors Meeting**  
**April 30, 2025**

**LESSOR:** The City of New York (the “City”)

**LESSEE/  
LEASE ASSIGNOR:** NYCLDC

**LEASE ASSIGNEE:** City University of New York (“CUNY”)

**SITE LOCATION:** Block 962, p/o Lot 100 (the “Site”)  
Borough of Manhattan  
Community Board 6

**SITE DESCRIPTION:** The Site is located on the eastern portion of an approximately four-acre block, between 25th and 26th Streets and between First Avenue and FDR Drive (such block, the “SPARC Site”). The SPARC Site is currently used as an educational facility and is home to the Brookdale Campus of CUNY’s Hunter College (the “Brookdale Campus”). The Site is approximately depicted in Attachment A and is approximately 63,800 square feet.

**BACKGROUND:** On October 13, 2022, CUNY, the State of New York (the “State”), the City, and NYCEDC entered into a Memorandum of Understanding. The Memorandum, as further refined by a Master Plan released to the public on November 17, 2023, outlined a plan whereby the City, NYCEDC, the State, and CUNY would create and incentivize the development of a state-of-the-art life sciences campus with more than 2 million square feet of new public health, educational, workforce development, and life science facilities (“SPARC Kips Bay”), as well as a new public plaza (“SPARC Square”) and other sitewide improvements and infrastructure at the Brookdale Campus. SPARC Kips Bay, including approximate depictions of SPARC Square and the Site, is illustrated in Attachment B.

SPARC Kips Bay and SPARC Square represent a historic level of investment between the City and the State of approximately \$1.6 billion to create a first-of-its-kind innovation, jobs, and education center all in one block. It will support the continued growth of the life sciences and healthcare industries in New York City through the construction of new facilities and the cultivation of New York City’s talent pipeline in these industries.

CUNY currently remains in possession of the Brookdale

Campus under an expired 2015 license, and intends to execute the Lease (as defined herein) concurrent with the sale of 524 East 74th Street from City University Construction Fund (an affiliate of CUNY) to NYCEDC. NYCEDC plans to RFP the East 74<sup>th</sup> Street property for development following the sale.

**PROJECT  
DESCRIPTION:**

Under the first phase of SPARC Kips Bay, NYCEDC will, among other things, undertake the demolition of the existing Brookdale Campus and oversee the design and ground up construction of a new modern educational facility on the Site (the “Project”). The Project facility will include the co-location of several CUNY schools focused on public health and health care (the “CUNY Premises”), as well as a public high school focused on health and life science pathways (the “DOE Premises”).

It is anticipated that NYCEDC will design and construct (i) the building containing the CUNY Premises and the DOE Premises and (ii) the CUNY Premises with approximately \$475,000,000 of funds from the State and approximately \$475,900,000 of City Capital Budget funds pursuant to a Design, Demolition, and Construction Agreement to be entered into between CUNY and NYCEDC (the “DDC Agreement”). It is anticipated that State funds for the above construction, as well as for any capital improvements to the Site during the term of the Lease, will be provided through the issuance of tax-exempt obligations by the Dormitory Authority of the State of New York (the “CUNY Tax Exempt Premises Bonds”).

It is anticipated that NYCEDC will design and construct the DOE Premises with approximately \$200,000,000 of City Capital Budget funds provided by the New York City School Construction Authority (“SCA”) pursuant to a Memorandum of Understanding among DOE, SCA, and NYCEDC (the “SCA MOU”).

**PURPOSE OF THE  
DISPOSITION/BENEFIT  
TO THE PUBLIC:**

It is anticipated that the disposition of the Site will help transform the Brookdale Campus into a first-of-its-kind life sciences hub for education, workforce, and industry – all within a single block. By delivering new facilities for multiple CUNY public health, healthcare, and other degree programs and establishing a New York City Public Schools high school focused on health and life science pathways, the Project will strengthen career pathways in health and life sciences for New York City students.

**LEASE TERMS:**

It is anticipated that the City (as Lessor) and NYCLDC (as

Lessee) will enter into a lease for the Site (the “Lease”). It is further anticipated that NYCLDC will then assign the Lease to CUNY for nominal consideration and that NYCEDC will administer the Lease on behalf of the City.

The term of the Lease will be 99 years from the date the CUNY Premises and the DOE Premises are delivered substantially complete pursuant to the DDC Agreement and the SCA MOU, respectively.

The annual rent will be \$1. The Lease assignee will not make any payments in lieu of taxes so long as CUNY and DOE use the Site for uses related to public education use. For the first 15 years, the CUNY Premises shall be used primarily for the operation of academic programs and the DOE Premises shall be used as a public high school.

The Lease assignee shall, simultaneously with the execution of the Lease, enter into a sublease or other agreement with New York City Department of Education (“DOE”) for the DOE Premises.

It is anticipated that the Lease will provide that upon termination of the Lease by Lessor, under certain circumstances the Lessor will make a termination payment in an amount equal to the then outstanding balance of the CUNY Tax Exempt Premises Bonds attributable to the Site leased to CUNY that was financed with the proceeds of the CUNY Tax Exempt Premises Bonds. .

**APPRAISED VALUE:** An independent appraisal of the Site was commissioned in April 2025. The appraisal valued the fair market annual rent for the Site at \$[ ] if it would house the currently anticipated CUNY Premises and DOE Premises. The appraisal also valued the highest and best fair market annual rental value of the Site at \$[ ], taking into account zoning and existing site conditions.

**EXISTING ZONING:** The SPARC Site (including the Site) is zoned C6-4 and has received approval for special permits pursuant to ZR 74-171 and ZR 74-901.

**PUBLIC APPROVALS:** The disposition and rezoning of the SPARC Site (including the Site) was recommended for approval by Manhattan Community Board 6 on September 11, 2024 and by the Manhattan Borough President on October 30, 2024, and approved by the New York City Planning Commission on



December 16, 2024 and the New York City Council on February 13, 2025.

Pursuant to Section 384(b)(4) of the City Charter, the proposed lease of the Site (i) was approved by the Manhattan Borough Board on March 20, 2025, and (ii) is anticipated to obtain Mayoral authorization in May 2025.

The Project design is subject to review and approval by the Public Design Commission.

**RELATED  
APPROVALS:**

In connection with the Project, on May 1, 2024, the NYCEDC Board (i) authorized entry into the DDC Agreement and approved up to \$475,900,000 of City Capital Budget funds for work pursuant to the DDC Agreement, and (ii) approved that NYCEDC acquire the property at 524 East 74th Street from City University Construction Fund.

**PROPOSED  
RESOLUTIONS:**

Approval for NYCLDC to (i) enter into the Lease for the Site from the City substantially as described herein, (ii) assign such Lease to CUNY, and (iii) enter into any related agreements and documents and consents to effectuate the Project substantially as described herein.

The Board of Directors further resolves that there is no reasonable alternative to the proposed transfer to CUNY that will achieve the same purpose as the transfer.

**NYCEDC  
PROJECT CODE:**

10086

**NYCEDC STAFF:**

Christina Rausch, Executive Vice President, Real Estate Transaction Services  
Raven Anderson, Senior Vice President, Real Estate Transaction Services  
Brandon Baylor, Vice President, Real Estate Transaction Services  
Ayda Lee, Associate, Real Estate Transaction Services  
Amy Jin, Assistant Vice President, Land Use  
Caroline Nguyen, Senior Counsel, Legal

## Attachment A

### Site Location Map

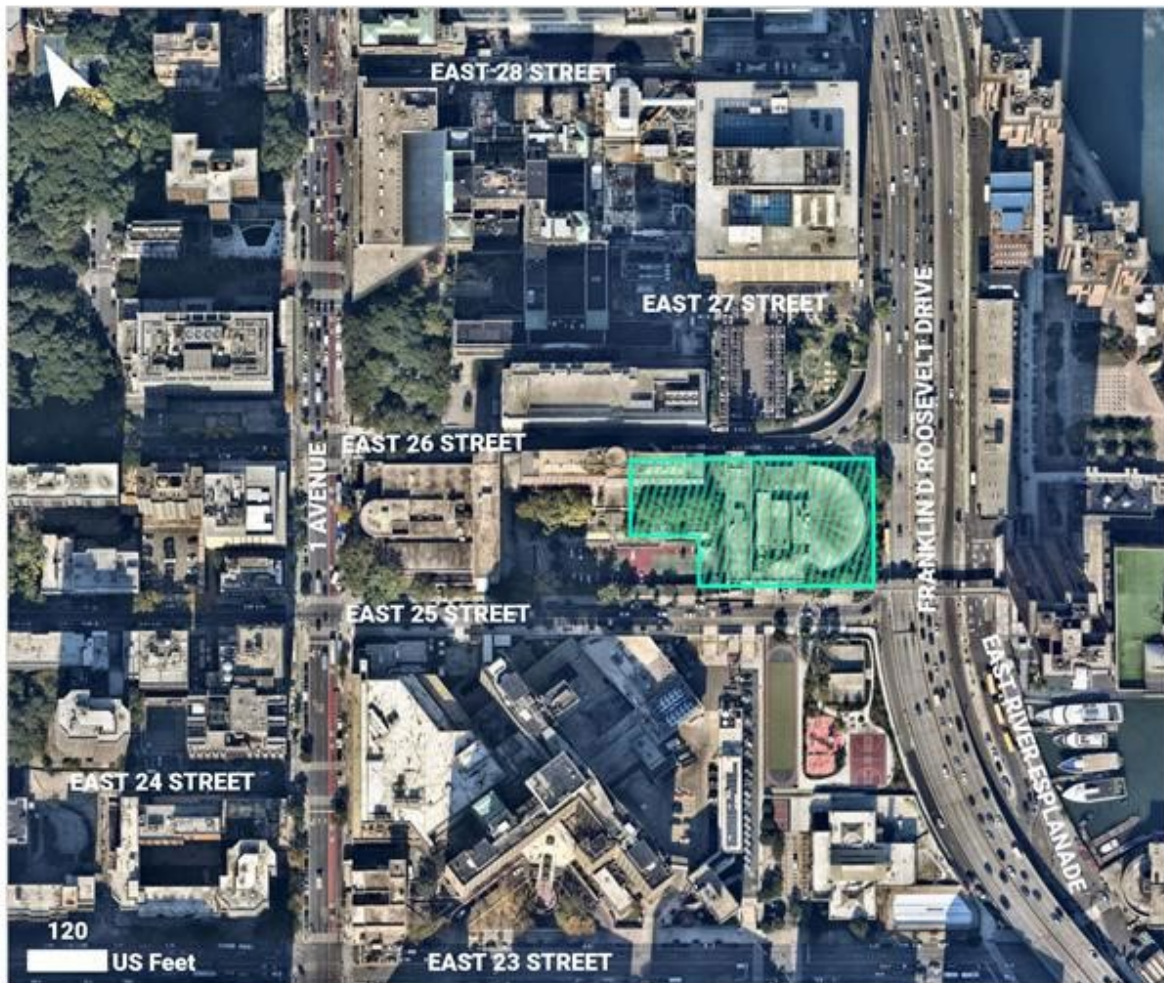
# SITE MAP



DISCLAIMER: THIS DRAWING HAS BEEN PREPARED IN WHOLE OR IN PART USING SECONDARY DATA. DATA ACCURACY IS LIMITED BY THE SCALE AND ACCURACY OF THE ORIGINAL SOURCES. SITE-SPECIFIC CONDITIONS SHOULD BE FIELD-VERIFIED.

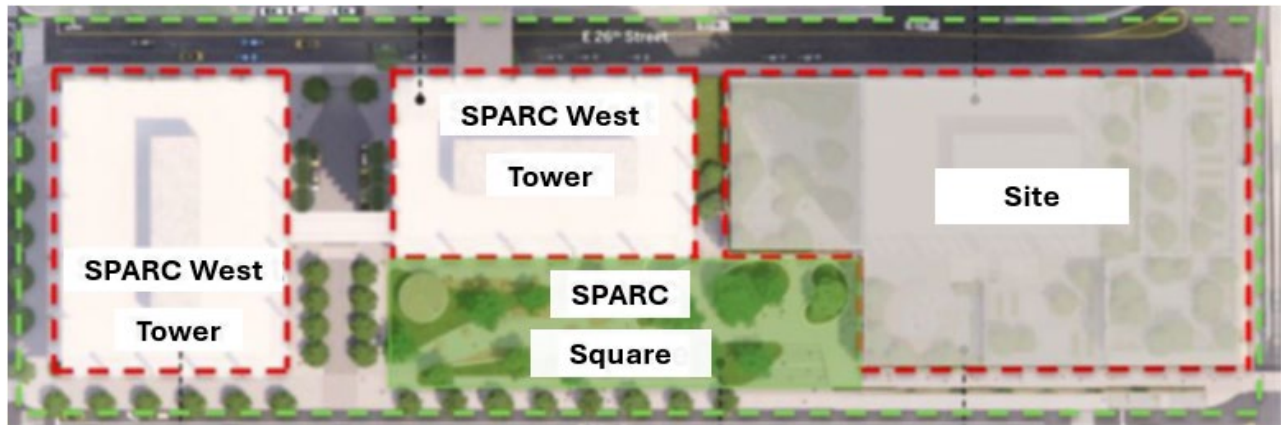
**NYC/EDC**

NYCEDC MGIS | 3.13.2025



## Attachment B

SPARC Kips Bay, including SPARC Square and the Site (illustrative)



**EAST BROOKLYN WORKFORCE DEVELOPMENT FUND**  
**Board of Directors Meeting**  
**April 30, 2025**

<b>Project Description:</b>	<p>NYCEDC is committed to fostering an inclusive and competitive economy for all New Yorkers, with a particular focus on equitable economic development. As part of this mission, NYCEDC launched the East Brooklyn Workforce Development Fund (the “Fund”) to support workforce program pre-development activities within the neighborhoods surrounding Broadway Junction, where the City and MTA have jointly committed over \$500 million to station area improvements. The Fund aims to expand the suite of workforce programs in the community that connect jobseekers to employment opportunities in legacy industrial and emerging green economy industries. By providing flexible funding for critical pre-development activities, the Fund will enable nonprofit organizations to design and implement effective workforce programs that respond to local needs.</p> <p>In connection with the Fund, NYCEDC issued an RFP to award eligible 501(c)(3) nonprofit organizations in the East Brooklyn community on November 15, 2024. After evaluation of the responses, five awardees were selected to receive funding. Each selected recipient will enter into an agreement with NYCEDC for the specified award amount.</p>
<b>Borough:</b>	Brooklyn
<b>Type of Contracts:</b>	Agreements to provide funding
<b>Amount to be Approved:</b>	Up to \$1,400,000 in the aggregate
<b>Type of Funds:</b>	NYCEDC programmatic budget funds and/or “sales tax funds” established with public purpose payments made in return for exemption from sales and compensating use taxes in connection with certain portions of the MetroTech project.
<b>Procurement Method:</b>	Publicly advertised RFP
<b>Agreements to be Approved:</b>	Funding agreements with the following 501(c)(3) nonprofit organizations: (1) Brighter Opportunity through Trade Foundation; Inc. (2)

Opportunities for a Better Tomorrow, Inc.; (3) Brownsville Think Tank Matters Inc.; (4) Local Development Corporation of East New York; and (5) Pratt Area Community Council, Inc.

**Scope of Work:** NYCEDC is providing funding for the implementation of proposed pre-development activities and launch of workforce programs enabled by the funding award. An overview of the services can be found below:

1. **Brighter Opportunity through Trade Foundation, Inc.**  
**Funding Award Amount:** Up to \$300,000  
**Scope:** Expansion of a welding workforce development program in Brownsville.
2. **Opportunities for a Better Tomorrow, Inc.**  
**Funding Award Amount:** Up to \$250,000  
**Scope:** Launch of a dedicated East Brooklyn cohort of the *Renewable Energy & Sustainable Construction* pre-apprenticeship training program.
3. **Brownsville Think Tank Matters Inc.**  
**Funding Award Amount:** Up to \$250,000  
**Scope:** Launch of a construction upskilling program for East Brooklynites with construction experience interested in pivoting to sustainable/high-efficiency residential construction projects.
4. **Local Development Corporation of East New York**  
**Funding Award Amount:** Up to \$200,000  
**Scope:** Scale up the Innovative Urban Village Construction Academy workforce development program.
5. **Pratt Area Community Council, Inc.**  
**Funding Award Amount:** Up to \$400,000  
**Scope:** Launch two new workforce development programs: one, focused on entrepreneurship, and a second, focused on real estate and property development.

**Proposed Resolution:** To authorize the President and any empowered officer to enter into agreements with the aforementioned nonprofit organizations substantially as described herein

**Relevant Staff:** Mary Beth Williams, Vice President, Economic Mobility  
Makeda Yohannes, Assistant Vice President, Economic Mobility  
Kyle Joyce, Counsel, Legal

**Project Code:** 11021

**BUSINESS DEVELOPMENT – RETAIN AND ATTRACT**  
**Board of Directors Meeting**  
**April 30, 2025**

<b>Project Description:</b>	<p>The Business Development program aims to attract and retain businesses across the five boroughs of the City of New York (the “City”) and in key sectors (e.g., life sciences, tech, manufacturing). The program will brand the City domestically and globally as business-friendly and position NYCEDC as the go-to partner for site selectors/business executives responsible for business location decisions. The program will also connect businesses to resources that can facilitate hiring locally (from underrepresented communities), procuring from Minority and Women Owned Business Enterprises, and identifying workspace across all five boroughs. The program was established in August 2021 to conduct proactive business development activities targeting businesses considering moving to, expanding within, or leaving the City. Activities have included promotion of the City (e.g., “Choose NYC” marketing campaign, press engagement, conference participation) and one-on-one concierge services to high potential leads (e.g., proposal development, troubleshooting issues, etc.).</p>
<b>Borough:</b>	Citywide
<b>Amount to be Approved:</b>	<p>Up to \$6,778,112, for FY26 and FY27, which is being authorized for the Project at this time. The Executive Committee has previously authorized \$13,500,000 for this Project.</p> <p>It is anticipated that the City will provide additional funds to NYCEDC for the Project in subsequent years. Executive Committee approval for the use of any additional funds will be sought when and if such funds are provided.</p>
<b>Type of Funds:</b>	City Tax Levy funds and/or NYCEDC programmatic budget funds
<b>Procurement Method:</b>	<p>Various procurement methods will be used. Procurements for which a competitive method permitted by NYCEDC’s annual contracts with the City is not appropriate will be considered sole source procurements unless they are micro-purchases (purchases with a value of \$20,000 or less).</p>
<b>Last Exec. Comm. Approval:</b>	September 28, 2023

**Scope:** The Project will include various types of activities and expenditures, primarily consisting of the following:

***Marketing/Paid Media:***

- Business Development Campaign: Paid media buys: digital, programmatic, search engine and print advertisements, site selector advertising, paid social media, lead generation marketing (domestic and international), conference event promotion, etc.
- Life Sciences Campaign: Paid media buys: digital, programmatic, search engine and print advertising, paid social media advertising, video production, sponsored content with influential media publications, targeted outdoor media in the City and other key life sciences markets, conference event promotion.
- Buys for the Program – NYCEDC will choose media and publicity buys and make other marketing/publicity choices based on which ones will focus best on the industry being targeted and can best reach the targeted audience.
- Related contracts, if any, will be entered into.

***Production/Events/Conferences/Data Tools/Subscriptions:***

- Brochures, event collateral production, booth display items, pull up banners, step and repeat banners etc.
- Data or association membership to gain access to leads.
- Travel and in some cases sponsorship dollars for conferences, plus organized tours of the City.
- Related contracts, if any, will be entered into.

***Staff:***

- Dedicated full time staff for the duration of the program will be retained for a variety of roles to support and manage program efforts.

**Proposed Resolution:** Approval of NYCEDC making the expenditures and entering into related agreements and undertaking matters substantially as described above.

**Relevant Staff:** Bernice Clark, Executive Vice President, External Affairs  
Michelle Villar, Senior Vice President, Marketing  
Justin Creamer, Senior Vice President, Partnerships  
Daniel Clark, Vice President, Partnerships  
Jessica Copi, Senior Project Support Analyst, Partnerships  
Jonathan Schulhof, Executive Vice President, Innovation Industries  
James Higgins, Senior Counsel, Legal

**Project Code:** 9998

**QUEENSWAY**  
**Board of Directors Meeting**  
**April 30, 2025**

<b>Project Description:</b>	The design and construction of the QueensWay linear park on a portion of the right of way of the former Rockaway Beach branch of the Long Island Railroad (“LIRR”), and some adjacent property, which is comprised of the following components: (1) Metropolitan Hub between Metropolitan Avenue and Union Turnpike (the “Metropolitan Hub Component”), and (2) Forest Park Pass, between Union Turnpike and Park Lane South (the “Forest Park Pass Component”, and collectively with the Metropolitan Hub Component, the “Project”) (The Project location is approximately depicted in the attached map).
<b>Borough:</b>	Queens
<b>Types of Contracts:</b>	A design contract, a CM Contract, force account agreement(s), special inspections contract, and any needed Funding Source Agreements for the Project.
<b>Amounts to be Approved:</b>	Up to \$152,687,000 in the aggregate for the Project, of which it is anticipated that approximately \$6,500,000 will be used for the design services for the Metropolitan Hub Component, under an existing civil engineering retainer contract; approximately \$12,000,000 will be used for the design services for the Forest Park Pass Component through a new design contract; approximately \$1,700,000 will be used for special inspection services, either through a new contract or for services under an existing special inspections retainer contract; approximately \$1,200,000 will be used for one or more force account agreements; and all or most of the remaining balance will be used for a CM Contract.
<b>Type of Funds:</b>	City Capital Budget funds and Federal United States Department of Transportation’s funds through the Federal Highway Administration (“FHWA”) Reconnecting Communities and Neighborhoods Neighborhood Access and Equity Program (“RCN NAE”) Grant
<b>Procurement Methods:</b>	Publicly advertised RFPs for the design contract for the Forest Park Pass Component, and, if a new



special inspections contract is to be used, the special inspections contract; a competitive sealed proposals procurement for the CM Contract; and sole source for the force account agreement(s). The Metropolitan Hub Component's design services will be performed through a then existing civil engineering retainer contract. The specific contractor for the special inspections contract, the CM Contract and any force account agreement in addition to a force account agreement with the LIRR will be approved by the President or an Executive Vice President of NYCEDC.

**Agreements to be Approved:**

- A consultant contract and any necessary amendments thereto (the "Stantec Design Contract") with Stantec Consulting Services Inc. to provide design and related services for the Forest Park Pass Component;
- A CM Contract and any necessary amendments thereto (the "QueensWay CM Contract") with the selected CM to provide CM and related services for the Project, including pre-construction, construction, and post-construction services;
- A special inspections contract and any necessary amendments thereto (the "Special Inspections Contract") for the Project, if a new agreement is being entered into;
- One or more force account agreement(s) and any necessary amendment(s) thereto (the "Force Account Agreement(s)") to be entered into with: (1) the LIRR to provide Project accommodation and related services as a result of Project work in proximity to LIRR railroad tracks, and (2) any utilities, governmental or quasi-governmental entities that require project accommodation and related services as a result of Project work; and
- Any needed Funding Source Agreements.

**DBE Requirement:** 12% for Stantec Design Contract

**Scope of Work:** In partnership with City Parks, the Project will provide for design, construction, construction management, special inspection, and related services for conversion of a portion of the right of way of the former Rockaway Beach branch of the LIRR and some adjacent property into a linear park with two components, between (1) Metropolitan Avenue and Union Turnpike and (2) between Union Turnpike and Park Lane South. The selected CM will hold trade contracts and will provide CM services in connection with the construction of the improvements.

The work will include, without limitation:

- Demolition and earthwork: The conversion to park land will require demolition of the existing facilities that occupy the site. The park construction includes excavation, grading, removal of invasive plant species and slope stabilization.

- ADA accessible entrances and retaining walls: The Project entrances will include construction of retaining walls to create accessible entrances with ramps up to the park site on the former railroad embankment.
- Shared use path: The Project construction will include a shared use pedestrian and bicycle path including concrete, asphalt, pavement markings, and fencing/railings.
- Site furnishings and landscaping: Construction of program areas including adult fitness, children's play, and flexible gathering space, as well as benches, seating, lighting and plantings throughout the Project.
- Pedestrian bridges: Building a new pedestrian bridge over the active LIRR line which currently divides the Metropolitan Hub Component site, and the rehabilitation of two bridges over Union Turnpike as part of the Forest Park Pass Component.
- Utilities: The Project construction will include utility systems including a drainage system, electric and water service.

The CM will subcontract certain services to implement the Project.

It is anticipated that a portion of the \$152,687,000 for which approval is sought in this item may be used for the Project for other small contracts that are of a size that does not require Executive Committee approval and/or to fund Project work under then existing retainer agreements, including the possible use of a then existing special inspections retainer, up to the remaining amount for which those retainers have been previously authorized.

**Proposed Resolution:** To authorize the President and any empowered officer to enter into the Stantec Design Contract, the QueensWay CM Contract, the Special Inspections Contract, the Force Account Agreement(s), any needed Funding Source Agreements, and any needed amendments to these agreements, and to make Project expenditures and enter into other related documents, substantially as described herein

**Relevant Staff:** Joseph Pikiwicz, Vice President, Capital Program  
Meredith Simon-Pearson, Vice President, Capital Program  
Len Greco, Senior Vice President, Capital Program  
Candace Chung, Senior Counsel, Legal

**Project Code:** 10273



**ELECTION OF MEMBERS OF COMMITTEES**  
**Board of Directors Meeting**  
**April 30, 2025**

**Subject:** Election of a Director to serve as a member of the Executive Committee, and a Director to serve as a member of the Legal Affairs Committee, of the Board of Directors of NYCEDC

**Proposed Resolution:** To elect Adolfo Carrión, Jr. as a member of the Executive Committee of NYCEDC's Board of Directors and James McSpiritt to serve as a member of the Legal Affairs Committee of NYCEDC's Board of Directors

**Background:** The above Executive Committee and Legal Affairs Committee positions are being filled due to vacancies on such Committees arising from the resignation from the Board of Maria Torres-Springer and Janet Peguero.

**ELECTION OF OFFICERS**  
**Board of Directors Meeting**  
**April 30, 2025**

**Subject:** Election of additional officers of NYCEDC

**Proposed Resolution:** To elect each of Zack Aders, Anton Fredriksson and Wendy Star as a Senior Vice President of NYCEDC, provided that the position of each of Zack Aders, Anton Fredriksson and Wendy Star as an officer shall be conditioned upon the continuance of his or her employment by NYCEDC

**Background:** Under NYCEDC's bylaws, the Board shall elect such Senior Vice Presidents as it may from time to time determine. At this time, it is proposed that each of Zack Aders, Anton Fredriksson and Wendy Star be elected as a Senior Vice President of NYCEDC.

A description of certain responsibilities of Senior Vice Presidents may be found in Article IV of NYCEDC's bylaws. It is anticipated that Mr. Aders will oversee a portion of NYCEDC's Capital Program Division, Mr. Fredriksson will oversee NYCEDC's Ports Waterfront and Transportation Department, and Ms. Star will oversee a portion of NYCEDC's Equity and Community Impact Division. Each of Mr. Aders, Mr Fredriksson and Ms. Star shall perform such duties as are assigned to him or her by NYCEDC's President.

**MISSION STATEMENT AND MEASUREMENTS**  
**Board of Directors Meeting**  
**April 30, 2025**

WHEREAS, the 2009 Public Authorities Reform Act 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

WHEREAS, NYCEDC proposes to readopt its mission statement, and for Fiscal Year 2025 to use a set of measures that center on NYCEDC's core strategic priorities and goals: strengthen business confidence; grow innovation sectors, with a focus on equity; build neighborhoods as places to live, learn, work, and play; and deliver sustainable infrastructure for communities and the City's future economy. The measures aim to illustrate NYCEDC's impact and its work to deliver on these strategies.

NOW, THEREFORE, RESOLVED that the Board approves the mission statement and Fiscal Year 2025 performance measures, set forth in Attachment A hereto.

## ATTACHMENT A

### Authority Mission Statement and Performance Measurements

**Name of Public Authority:**

New York City Economic Development Corporation ("NYCEDC")

**Public Authority's Mission Statement:**

New York City Economic Development Corporation is a mission-driven, nonprofit organization that works for a vibrant, inclusive, and globally competitive economy for all New Yorkers. We take a comprehensive approach, through four main strategies: strengthen confidence in NYC as a great place to do business; grow innovation sectors, with a focus on equity; build neighborhoods as places to live, learn, work, and play; and deliver sustainable infrastructure for communities and the city's future economy.

**Date Adopted:** April 30, 2025

Performance Measurements
<b>Strengthen Business Confidence</b>
Private investment committed through NYCEDC for place-based development
Capital expenditure on NYCEDC-managed assets
Occupancy rate of NYCEDC-managed assets
Square footage of NYCEDC-managed assets
Revenue generated by NYCEDC asset portfolio
Number of companies supported through programs, tenancy at NYCEDC assets, and other tools
<b>Grow Innovation Sectors, Focusing on Equity</b>
Businesses served by industry-focused programmatic initiatives
Number of people receiving skills training / work experience through NYCEDC programs
Number of small businesses, M/WBE's, and non-profits supported by / through NYCEDC
Dollars committed by / through NYCEDC for small businesses, certified MWBEs, and non-profits
MWBE participation rate
MWBE award rate
ConstructNYC & Waterfront Pathways award value to cohort participants
<b>Build neighborhoods Where People Live, Learn, Work, and Play</b>
Capital expenditures on Non-NYCEDC assets
Community engagements facilitated by NYCEDC
<b>Deliver Sustainable Infrastructure</b>
Public space to be (re)developed through NYCEDC
Ferry rides provided by NYCEDC

# **REPORT ON INVESTMENTS**

New York City Economic Development Corporation

Three Month Period Ended March 31, 2025



## New York City Economic Development Corporation Schedule of Investments

### 1st Quarter

Investment Type	Total Value 6/30/24	Purchases	Sales/ Maturities	Investment Income/Loss	Net Transfers In/Out	Total Value 9/30/24	Weighted Avg. Yield
US Gov't Agencies	165,933,815	34,551,981	(28,850,000)	1,429,504	-	173,065,300	4.18%
United States Treasury Bill	13,758,792	-	-	196,500	-	13,955,292	4.06%
Certificates of Deposit	206,663	-	-	2,058	-	208,721	4.65%
Commercial Paper	32,915,102	-	(5,800,000)	558,413	-	27,673,515	5.23%
Cash Equivalents/MMF	3,005,683	1,889,846	-	83,989	-	4,979,518	4.88%
<b>Grand Total</b>	<b>215,820,055</b>	<b>36,441,827</b>	<b>(34,650,000)</b>	<b>2,270,464</b>	<b>-</b>	<b>219,882,347</b>	<b>4.32%</b>

These amounts do not include money market mutual funds held in sweep accounts tied to commercial checking accounts

### 2nd Quarter

Investment Type	Total Value 9/30/24	Purchases	Sales/ Maturities	Investment Income/Loss	Net Transfers In/Out	Total Value 12/31/24	Weighted Avg. Yield
US Gov't Agencies	173,065,300	37,812,458	(42,509,319)	1,235,118	-	169,603,558	4.21%
United States Treasury Bill	13,955,292	-	(118,594)	150,635	-	13,987,333	4.06%
Certificates of Deposit	208,721	-	-	2,461	-	211,182	4.65%
Commercial Paper	27,673,515	8,207,787	(2,750,000)	300,513	-	33,431,815	5.06%
Cash Equivalents/MMF	4,979,518	935,561	(1,577,893)	68,251	-	4,405,437	4.88%
<b>Grand Total</b>	<b>219,882,347</b>	<b>46,955,805</b>	<b>(46,955,805)</b>	<b>1,756,978</b>	<b>-</b>	<b>221,639,325</b>	<b>4.35%</b>

These amounts do not include money market mutual funds held in sweep accounts tied to commercial checking accounts

### 3rd Quarter

Investment Type	Total Value 12/31/24	Purchases	Sales/ Maturities	Investment Income	Net Transfers In/Out	Total Value 3/31/25	Weighted Avg. Yield
US Gov't Agencies	169,603,558	9,018,975	(18,796,050)	2,098,137	-	161,924,620	4.49%
United States Treasury Bill	13,987,333	16,978,205	(5,807,500)	254,208	-	25,412,246	4.30%
Certificates of Deposit	211,182	-	-	2,136	-	213,318	3.92%
Commercial Paper	33,431,815	12,275,650	(17,500,000)	320,875	-	28,528,340	4.57%
Cash Equivalents/MMF	4,405,437	8,067,720	-	62,692	-	12,535,849	4.25%
<b>Grand Total</b>	<b>221,639,325</b>	<b>46,340,550</b>	<b>(42,103,550)</b>	<b>2,738,048</b>	<b>-</b>	<b>228,614,373</b>	<b>4.47%</b>

These amounts do not include money market mutual funds held in sweep accounts tied to commercial checking accounts

## Notes to Schedule of Investments

The accompanying schedule of investments includes the investments of the New York City Economic Development Corporation ("NYCEDC"). All investments are of a type permitted by NYCEDC's investment policy which includes obligations of the U.S. Treasury, U.S. agencies and instrumentalities, highly rated commercial paper, and certificates of deposit.

All investment balances as of March 31, 2025 are recorded at fair value and the portfolio consists of the following securities with maturities of seven (7) years or less:

Investment Type	Total Value	%	Max. Allocation per policy
FFCB	99,348,079	43.5%	
FHLB	43,887,597	19.2%	
FNMA	2,009,413	0.9%	
FHLMC	16,679,531	7.2%	
US Gov Agencies Sub-Total	161,924,620	70.8%	100%
US Treasury	25,412,246	11.1%	100%
Certificates of Deposit	213,318	0.1%	20%
Commercial Paper	28,528,340	12.5%	25%
Cash Equivalent/MMF	12,535,849	5.5%	-
<b>Grand Investments Total</b>	<b>228,614,373</b>	<b>100.0%</b>	

**Interest Rate Risk** – As a means of limiting its exposure to fair value losses arising from increasing interest rates, the NYCEDC limits 80% of its investments to instruments maturing within two years of the date of purchase. The remaining 20% of the portfolio may be invested in instruments with maturities up to a maximum of seven years.

**Credit Risk** - It is the NYCEDC's policy to limit its investments in debt securities to those rated in the highest rating category by at least two nationally recognized bond rating agencies or other securities guaranteed by the U.S. government or issued by its agencies. As of March 31, 2025, the Corporation's investments in Federal Farm Credit Bank (FFCB), Federal Home Loan Bank (FHLB), Federal National Mortgage Association (FNMA) and the Federal Home Loan Mortgage Corporation (FHLMC) were rated AA+ by Standard & Poor's, Aaa by Moody's and AA+ by Fitch Ratings. Commercial papers held were rated A-1 by Standard & Poor's Corporation, P-1 by Moody's and F1+ by Fitch Ratings.

**Custodial Credit Risk** – For investments, custodial credit risk is the risk that, in the event of the failure of the counterparty, the NYCEDC will not be able to recover the value of its investments or collateral securities that are in the possession of the outside party. Investment securities are exposed to custodial credit risk if the securities are not registered in the name of the NYCEDC and are held by the counterparty, the counterparty's trust department or agent.

NYCEDC manages custodial credit risk by limiting possession of its investments to highly rated institutions and/or requiring that high-quality collateral be held by the counterparty in the name of NYCEDC. At March 31, 2025, NYCEDC was not subject to custodial credit risk. Money market sweep accounts tied to commercial checking accounts amount to \$189.6 million as of March 31, 2025. Of this amount, \$74.3 million or 39.2% is invested in the J.P. Morgan Empower Share Class Money Market Fund which benefits minority and diverse-led financial institutions.