



MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS
OF
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
September 30, 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, September 30, 2025, in Conference Center A/B, at the offices of NYCEDC at One Liberty Plaza, New York, New York.

The following Directors of NYCEDC were present:

Margaret Anadu
Nate Bliss (as alternate for Adolfo Carrión, Jr.)
Paula Roy Carethers
Eric Clement
Costa Constantinides
Hector Cordero-Guzmán
William Floyd
Matthew Hiltzik
Andrew Kimball
DeWayne Louis
James McSpirtt
Patrick J. O'Sullivan, Jr.
Emanuel Pastreich
Joseph Shamie
Jeff Thamkittikasem
Elizabeth Velez
Kathryn Wylde

Members of NYCEDC staff also were present.

The meeting was chaired by Margaret Anadu, Chairperson of NYCEDC, and called to order at 8:40 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 August 6, 2025 Regular Meeting of the Board of Directors

There being no questions or comments with respect to the minutes of the August 6, 2025 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.

2. Report of NYCEDC's President

A copy of the report of Andrew Kimball, President of NYCEDC, on NYCEDC activities had been provided to the Directors prior to this meeting of the Board. At this time, Mr. Kimball announced that Melissa Román Burch, Chief Operating Officer of NYCEDC, was resigning from NYCEDC, and he thanked Ms. Román Burch for her tremendous work and leadership during her tenure at NYCEDC as well as for her commitment to the City of New York (the "City"). Mr. Kimball then briefly discussed the Brooklyn Marine Terminal ("BMT") in the context of the recently approved Vision Plan for BMT. He noted that BMT was an example of great collaboration across NYCEDC, its Board, and its partner City agencies, and across government and the outstanding coalition that NYCEDC put together for the future development of BMT.

Mr. Constantinides joined the meeting at this time.

3. Presentation on the *Vision for Brooklyn Marine Terminal*

At this time, Jennifer Sun, an Executive Vice President of NYCEDC, David Lowin, a Senior Vice President of NYCEDC, and PJ Berg, an Executive Vice President of NYCEDC, provided an informational presentation on the Vision for Brooklyn Marine Terminal. First, Ms. Sun stated that BMT was a 122-acre site running from Pier 7 to Pier 12 in Brooklyn, and that in May 2024 the City, New York State (the "State") and the Port Authority of New York and New Jersey ("PANYNJ") announced an agreement to transfer BMT to NYCEDC management to enable the City to transform it into a modern maritime port and vibrant mixed-use community. The City would simultaneously transfer the Howland Hook container terminal to the PANYNJ. Ms. Sun discussed the parties who developed the vision for BMT, the community engagement process, and the Task Force that approved the plan on September 22, 2025. She then summarized the overall BMT Vision Plan.

Next, Mr. Lowin discussed the current state of BMT and its underuse and the state of the various segments that make up the BMT site. He also noted that at the heart of the plan was the modernization of the container port with other maritime industrial uses, such as becoming a key node for a citywide Blue Highway freight system. Ms. Sun then discussed the plan for also creating mixed-use districts around the port, and how the BMT plan would also deliver significantly in addressing the City's unprecedented housing crisis and the development of open space and light industrial, commercial, hotel and community space.

At this time, in answer to a question from Ms. Anadu, Ms. Sun stated that the affordable housing units would not require subsidy from the New York City Department of Housing Preservation and Development ("HPD"). The sites would be developed pursuant to requests for proposals that required a certain amount of affordable housing and the profitability of the market rate houses were estimated to be enough to cross subsidize the proposed amount of affordable units.

Next, Ms. Sun discussed the mobility strategy for BMT to improve access to the area, as well as a multi-layered approach to resiliency at BMT. At this time, Mr. Berg summarized the financing framework and the to be formed Brooklyn Marine Terminal Development Corporation ("BMTDC") that envisioned collecting and retaining project revenues from land lease proceeds from approximately 20 development sites created by the BMT plan, plus associated future payment in lieu of taxes ("PILOT") revenues, all to fund project costs. Mr. Berg added that the BMT plan would be implemented over the medium-to-long term. Lastly, Ms. Sun discussed governance with respect to the BMT plan and the board structure of BMTDC, which would have local representation, as well as the timeline and next steps for the BMT plan.

In answer to a question from Ms. Anadu, Ms. Sun explained the relationship between BMTDC and NYCEDC going forward, including a services agreement that BMTDC was expected to enter into with NYCEDC by the end of the year, and related NYCEDC staffing and involvement. She further explained the scope of responsibility of BMTDC and the remaining steps for finalizing the formation of BMTDC and its board. In answer to a question from Ms. Anadu, Ms. Sun stated that the release of requests for proposals ("RFP"s) for future development could begin around mid-2027. Mr. Berg added that even earlier than that NYCEDC would start to engage the development community to make sure that the development pads being planned made sense and were accretive to the project.

In answer to a question from Mr. Shamie, Ms. Sun explained that the commitment to creating an all-electric port was important not only for reducing the emissions impact on the surrounding neighborhoods, but also for the benefit of it being much more quiet. She added that future housing development on the site would employ design features that would make new residences habitable next to an active port, and that other features such as a wider greenway and elevated berm would also help in that regard. Mr. Kimball then explained that NYCEDC, together with consultants, had explored this type of development internationally, that BMT would be a niche port, and that there were many successful examples of other cities internationally with active ports and terminals alongside downtowns, green space, cultural institutions and housing, and that NYEDC believed that this planned development would be a major value-add to BMT's surrounding communities.

In answer to a question from Mr. Louis, Ms. Sun explained that there was a growing movement for ports to become more sustainable in their operations in various ways, including the use of electrified container terminal equipment. Ms. Sun then noted that NYCEDC engaged Consolidated Edison of New York, Inc. ("Con Ed") as part of the planning process for BMT to ensure a grid capacity that can support a fully electrified

port, and that Con Ed affirmed that this was the case. In answer to questions from Ms. Wylde and Ms. Anadu, Mr. Kimball then summarized the physical and economic steps that NYCEDC had taken in the last couple of years toward advancing the Blue Highways program. Mr. Kimball additionally noted that Blue Highways would be a critical part of the project.

Ms. Carethers left the meeting at this time.

4. Seward Park Disposition (Parcel 9)

At this time, Sacha Sellam, an Assistant Vice President of NYCEDC, presented a proposal for NYCEDC (i) to purchase from the City Block 353, Lot 44 on the Tax Map of the Borough of Manhattan ("Parcel 9") – Parcel 9 is one of nine parcels that make up the overall Seward Park project site (the "Project Site"), is approximately 20,365 square feet, and is occupied by a vacant one-story structure with approximately 20,616 square feet – and to subsequently sell Parcel 9 to Delancey Street Associates LLC or an affiliated entity (the "Developer") on substantially the terms previously approved by NYCEDC's Board of Directors, modified substantially as described in Exhibit A hereto, and (ii) to execute and deliver any documents, agreements or instruments necessary and appropriate to accomplish the foregoing transactions, all to provide for the development of Parcel 9, on substantially the terms set forth in Exhibit A hereto.

In answer to a question from Ms. Velez, Ms. Sellam stated that the new development program is for 99 total units, of which 26 will be offered as affordable units. (Note: Ms. Sellam misspoke and stated that the previously approved development program was for 26 units total, but in fact the program for Parcel 9 was previously 76 total units.) In answer to a question from Mr. Cordero-Guzmán, Ms. Sellam stated that one of the changes being requested from the Board was for there to be more units on Parcel 9 than previously planned, while still keeping with the 50/50 ratio across the board, and that this was done to help the Developer move forward with the project. Lauren Wolfe, a Senior Vice President of NYCEDC, then added that another difference is the change in purchase price, which went down from \$35.7 million to \$7 million. In answer to a question from Mr. O'Sullivan, Ms. Sellam explained that a new appraisal for the as-restricted rental use supported the new price, which is consistent with a residential project utilizing the 485-x tax abatement program, and with MTA uses taking up ground floor retail space. The appraisal further accounted for the price in that market conditions had changed and the requirements for the entrance for the MTA had changed. In answer to a question from Mr. Shamie, Ms. Sellam stated that the Developer was Delancey Street Associates, LLC, which was a joint venture of L+M Development Partners LLC, BFC Partners, L.P. and Taconic Investment Partners LLC.

A motion was made (i) to approve the matters set forth for approval in the Proposed Resolution section of Exhibit A hereto, and (ii) to resolve that there was no reasonable alternative to the proposed below-market transfer of Parcel 9 to the Developer that would achieve the same purpose as the transfer. Such motion was seconded and approved. Each of Ms. Anadu, Mr. Bliss and Mr. O'Sullivan recused herself/himself from voting on this matter.

Mr. Hiltzik left the meeting.

5. BioBAT Sublease Amendment & Organizational Restructuring

At this time, Jamie Horton, a Senior Vice President of NYCEDC, and Hazel Balaban, a Vice President of NYCEDC, presented a proposed restructuring of BioBAT, Inc. ("BioBAT"), a not-for-profit corporation created in 2006 by NYCEDC and The Research Foundation of the State University of New York ("SUNY RF") to facilitate the redevelopment of a portion of the Brooklyn Army Terminal ("BAT") into a bioscience/life science facility, which restructuring would entail the withdrawal of NYCEDC as a Member of BioBAT. In addition, the existing sublease between NYCEDC and BioBAT for space at BAT would be amended. First, Mr. Horton summarized the history of BioBAT, and stated that NYCEDC was both landlord and a Member of BioBAT. He also summarized the sublease agreement between NYCEDC and BioBAT that was executed in 2009 and amended in 2019 (as amended, the "Sublease"), which 2019 amendment drastically downsized BioBAT's premises and sought to reset the relationship around more realistic leasing milestones. Next, he discussed the leasing struggles of BioBAT that continued and the assistance efforts of NYCEDC and SUNY RF that ultimately proved fruitless, as BioBAT lost several of its tenants and failed to meet its first subleasing requirement under the 2019 amendment. Mr. Horton then summarized the base principles of the current proposed BioBAT restructuring that NYCEDC and the State University of New York ("SUNY") leadership worked together to develop, which included: (1) moving to a standard landlord-tenant relationship; (2) rightsizing BioBAT's premises for its operations and market demand; (3) modifying the Sublease and BioBAT, Inc.; and (4) NYCEDC providing funding for restoring building infrastructure at BAT.

Ms. Balaban and Mr. Horton then summarized the business terms for the key transaction documents to be executed by NYCEDC as part of the proposed restructuring, including: (i) a Surrender Agreement or other agreement pursuant to which BioBAT shall surrender the dock level, 1st and 3rd floors, and adjacent garage of its current premises located in the southern portion of Building A of BAT; (ii) an amendment to the Sublease (the "Amended & Restated Sublease") to reflect a more standard landlord-tenant relationship for the remaining space; and (iii) a reconstitution agreement (the "Reconstitution Agreement") pursuant to which, among other things, NYCEDC shall withdraw as a Member of BioBAT, and NYCEDC and SUNY RF shall agree on amended by-laws and an amendment to the certificate of incorporation to reflect the currently proposed corporate structure of BioBAT. In addition, NYCEDC will waive any claim to all BioBAT assets, including approximately \$3.4 million of cash on hand. The proposed transactions and reconfiguration work will provide space for new tenants of NYCEDC and BATWorks.

At this time, Ms. Balaban informed the Board that the common area charges had been modified slightly since the approval of the NYCEDC Real Estate and Finance Committee of this transaction on September 19, 2025. She stated that now NYCEDC would be providing common area charge abatement on an approximately 12,000

square foot portion of the space for the first 3 lease years.

Ms. Balaban then presented a proposal for NYCEDC to amend the Sublease between BioBAT and NYCEDC and to enter into the Surrender Agreement, the Reconstitution Agreement, and any related agreements and transactions needed to implement the proposed modified BioBAT project, all on substantially the terms set forth in Exhibit B hereto.

At this time, a discussion ensued among Ms. Wylde and Mr. Kimball regarding the history of BioBAT and the original deal. Mr. Kimball explained why NYCEDC considered it advantageous to continue to sublease space to BioBAT, an entity related to Suny Downstate. He noted that the relationship with SUNY Downstate was very strong, that the SUNY Downstate Incubator in Central Brooklyn was successful and fully tenanted, and that NYCEDC therefore wanted to accommodate SUNY Downstate's desire to have a footprint at BAT. In answer to a question from Mr. Clement, Mr. Horton explained that if for some reason BioBAT was unable to sublease its space, NYCEDC would now have a 12-month security deposit, and that by moving to NYCEDC's type of form commercial lease NYCEDC now retained all termination rights.

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

Ms. Wylde, Mr. Thamkittikasem and Mr. Shamie left the meeting at this time.

6. Financial Report Pursuant to Section 2800 of the Public Authorities Law and Annual Investment Report

Amy Chan, a Senior Vice President, Assistant Treasurer and Controller of NYCEDC, presented the proposed audited financial statements of NYCEDC for Fiscal Year ("FY") 2025 ("FY2025"), which, pursuant to Section 2800 of the Public Authorities Law, are to be submitted to various City officials and to the New York State Authorities Budget Office ("ABO"). ABO has also designated a form in which a financial report containing information from the financials is to be submitted. The Board of Directors of NYCEDC is to approve the audited financials and the financial report that are submitted. The financial report and audited financials are attached in Exhibit C hereto. Ms. Chan then stated that the audit was complete and it was anticipated that NYCEDC would receive a clean opinion from Ernst & Young LLP ("EY"), indicating no findings or material weaknesses. At this time, Leslie Escobar, an Assistant Treasurer and Deputy Controller of NYCEDC, summarized the financials.

The Board of Directors of NYCEDC had adopted investment policies, procedures and guidelines (the "Investment Guidelines"). The Investment Guidelines require the Board of Directors of NYCEDC to approve an Annual Investment Report containing specified information and to submit the report to the City's Mayor and Comptroller and the New York State Department of Audit and Control. Ms. Escobar then summarized

NYCEDC's Annual Investment Report for FY2025 (the "Annual Investment Report"), which is attached in Exhibit D hereto.

Mr. Clement, Chairperson of NYCEDC's Audit Committee, then stated that the Audit Committee had met with management and the external auditor, EY, that it had reviewed the financial statements as well as the Annual Investment Report for FY2025, and that EY had presented its audit results during the meeting. He stated that NYCEDC would be receiving a clean opinion on its FY2025 financials report and schedule of investments, and that no adjustments or deficiencies in internal controls were identified during the audit. In conclusion, Mr. Clement stated that the Audit Committee recommended to the Board that it approve the statements in Exhibit C, as well as the Annual Investment Report in Exhibit D.

Approval of Section 6 Matters

A motion was then made to adopt the resolutions set forth in Exhibits C and D hereto. Such motion was seconded and unanimously approved.

7. Performance Measurement Report

The Public Authorities Law requires NYCEDC to annually review its mission statement and measurements by which the performance of NYCEDC and achievement of its goals may be evaluated and, on April 30, 2025, NYCEDC's Board approved a mission statement and performance measures for FY2025.

ABO requires that NYCEDC annually report on performance results with regard to the approved measures. NYCEDC's report with regard to the performance measures for FY2025 and a chart that includes definitions/explanations of how the information in the measurement report was determined are included in Exhibit E attached hereto. For comparison purposes, the measurements for FY2025 and FY2024 are included in Exhibit E. Sonia Ruocco, a Vice President of NYCEDC, presented the report and then summarized the results.

In answer to a question from Ms. Velez, Shehila Stephens, an Executive Vice President of NYCEDC, explained that NYCEDC does track the disaggregated goals for minority and women-owned business enterprises ("M/WBE"s) and that NYCEDC breaks that down not only by gender and race, but by combinations of such categories as well. She added that NYCEDC had been tracking disaggregated goals for M/WBEs for approximately 2 years. In answer to a second question from Ms. Velez, Ms. Stephens stated that NYCEDC could provide its detailed information on M/WBEs to the Board. Ms. Stephens also noted that the overall trend at the City-level continued to be that in the M/WBE space non-minority women continued to get a large majority of the procurements, but that NYCEDC was seeing that trend start to balance out closer to approximately 50% within NYCEDC-specific procurements.

Mr. Bliss left the meeting at this time.

8. Real Estate and Finance Committee: Size

On November 7, 2024, the NYCEDC Board of Directors determined that its Real Estate and Finance Committee (the "Committee") should have six members and it elected six members of the Committee. One of the members, Mitch Draizin, recently resigned from the Committee. At this time, Mark Silversmith, a Special Counsel and Assistant Secretary of NYCEDC, proposed that Mr. Draizin's position on the Committee not be filled and that the number of members of the Committee be reduced to five, substantially as set forth in Exhibit F hereto. Mr. Silversmith noted that this would also reduce the number of Committee members required for a quorum from 4 to 3.

In answer to a question from Mr. McSpiritt, Mr. Silversmith stated that a majority of the members present would be required to approve a committee meeting item.

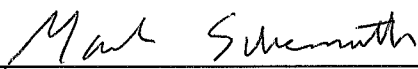
A motion was then made to approve that the number of members of NYCEDC's Real Estate and Finance Committee be reduced to five and that the members of the Committee shall be the current remaining members of the Committee, Patrick O'Sullivan, Jr. (Chair), Paula Roy Carethers, James McSpiritt, Mark Russo and Betty Woo, substantially as set forth in Exhibit F hereto. Such motion was seconded and unanimously approved.

9. 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.

10. 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 10:21 a.m.



Assistant Secretary

Dated: November 13, 2025
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

SEWARD PARK DISPOSITION (PARCEL 9)
Board of Directors Meeting
September 30, 2025

Project Background:

NYCEDC proposes to amend the terms of the proposed disposition of Parcel 9 (Block 353, Lot 44 on the Tax Map of the Borough of Manhattan) of the Seward Park project site, substantially as described below. Parcel 9 is located in Community Board District No. 3.

Parcel 9 has approximately 400 feet of frontage on Essex Street, approximately 45 feet of frontage on Delancey Street, approximately 20 feet of frontage on Rivington Street, and extends approximately 70 feet into the block in the center of the lot. Parcel 9 (the "Site") is approximately 20,365 square feet and is occupied by a vacant one-story structure with approximately 20,616 square feet. The structure formerly hosted the approximately 15,000 square feet of market space for Essex Street Market. The balance was dedicated to small retailers. Essex Street Market was relocated to a condo within the mixed-use building built on Parcel 2 of the overall Seward Park project in 2019. The Essex-Delancey subway station occupies below-grade space at the Site, and an active escalator on the Site continues to serve as egress from the station.

Parcel 9 spans two zoning districts: a C4-A zoning district (approximately 12,585 square feet) and a C6-2A zoning district (approximately 6,780 square feet).

On January 9, 2013, NYCEDC and HPD released an RFP for the sale of Parcel 1, Parcel 8, Parcel 9, and Parcel 10 (together with Parcels 1, 8 and 9, the "NYCEDC Parcels"); Parcel 2, Parcel 3, Parcel 4, Parcel 5, and Parcel 6 (together with Parcels 2, 3, 4, and 5, the "HPD Parcels") on the Tax Map of the Borough of Manhattan. All nine parcels together comprise the "Project Site" and are approximately shown on **Appendix A: Project Site Map**.

The Project Site contained approximately six acres of underdeveloped land. The RFP sought proposals to

develop an approximately 1.65 million square-foot vibrant, mixed-use development project that includes mixed-income residential, commercial, and community facilities, a locally-oriented, publicly-accessible open space, and a new and expanded Essex Street Market (the “Project”).

Respondents to the RFP were required to substantially integrate the parameters from the Project’s ULURP approval (the “ULURP Approval”). The ULURP Approval allows for a ratio of approximately 60% housing to 40% commercial space. It required the Project to create approximately 1,000 residential units of which 50% must be market rate units and 50% must be affordable units available to a range of incomes.

Delancey Street Associates LLC or an affiliated entity (the “Developer”), was selected pursuant to the RFP. The Developer is a joint venture of L+M Development Partners LLC, BFC Partners, L.P. and Taconic Investment Partners LLC and/or affiliates of such entities. A summary of the other qualified offers received in response to the RFP as they existed at approximately the original time of the contract signing with the Developer are summarized in **Appendix B** hereto.

Previous Board Approvals:

On November 7, 2013, NYCEDC’s Board approved and authorized NYCEDC’s purchase of the NYCEDC Parcels from the City and NYCEDC’s sale of the NYCEDC Parcels to the Developer. The other portions of the Project Site were to be sold directly by HPD to the Developer. NYCEDC, HPD and the Developer have already closed on the sale of Parcels 1, 2, 3, 4, 5, 6, 8. Parcels 9 and 10 (collectively known as the “Remaining NYCEDC Parcels”) have not been disposed of due to market conditions and remain in City ownership.

On May 10, 2017, NYCEDC’s Board approved and authorized NYCEDC’s purchase of the Remaining NYCEDC Parcels (along with Parcel 8) from the City and NYCEDC’s sale of the Remaining NYCEDC Parcels (along with Parcel 8) to the Developer on substantially the terms approved by NYCEDC’s Board

of Directors on November 7, 2013, modified substantially as provided to the Board on May 10. NYCEDC's Board also approved and authorized the payment of proceeds by NYCEDC and the execution and delivery by NYCEDC of any other documents, agreements or instruments necessary and appropriate to accomplish the foregoing transactions.

New Contract Terms:

In July 2025, NYCEDC and the Developer agreed, subject to NYCEDC Board approval, to amend the existing purchase price and development program for Parcel 9 while maintaining the overall Project Site-wide requirement of 50% market rate and 50% affordable residential units. Parcel 9 will include 26 affordable units (20 at 80% AMI; 6 at 130% AMI) and 72 market rate units See **Appendix C: Programming Change** for more detail. Parcel 9 will also include approximately 22,000 square feet of retail space and an ADA-compliant MTA subway entrance.

Parcel 9 is anticipated to close on September 30, 2026 (the "Scheduled Closing Date"). Construction on Parcel 9 will commence no later than 6 months from closing and be completed within 48 months from commencement of construction. In addition to unavoidable delays, the Developer may extend the Scheduled Closing Date up to 18 months, and the construction commencement date and/or the construction completion date up to 36 months, less any months utilized for a closing date extension, subject to notice and payment of an extension fee.

Due to unforeseen market conditions and a change to real property tax incentives (421-a) since the time of the previous Board authorization in May 2017, the Developer was unable to close on Parcel 9 by the original contract date. Taking into account the changed market conditions and tax incentives and the increased space needed by the MTA for delivery of a new MTA subway entrance at the Site, NYCEDC and the Developer negotiated a revised purchase price and closing date, and worked with MTA and Developer to agree on milestone(s) pertaining to the subway entrance at the Site.

Amount to be Approved: The total cash consideration to be paid by the Developer for Parcel 9, is \$7,000,000 (the “Purchase Price”) instead of the previously approved \$35,700,000.

Parcel 9 will be conveyed by the City to NYCEDC for \$1.

Appraised Value: An appraisal for highest and best use completed in September 2025 estimated the fair market value of the fee simple interest in Parcel 9 as \$31,600,000 (this appraisal did not take into account NYCEDC’s proposed restricted use and the contemplated MTA entrance at the Site). The appraisal estimated the fair market value of the Site with use restricted to NYCEDC’s contemplated program at \$9,800,000.

M/WBE Goal: MBE-20%; WBE 15%

Purpose of Disposition & Benefits to Public: Developer will construct on Parcel 9 a total of 99 units, with 26 affordable units: 20 affordable units to ensure compliance with 485-x, and 6 additional affordable units beyond the minimum 485-x program requirement, all of which will be regulated under a separate agreement with HPD.

Subject to unavoidable delays, Developer is to commence construction on Parcel 9 no later than 6 months from closing (the “Construction Commencement Date”) and substantially complete construction of the project by 48 months after the Construction Commencement Date. The Developer shall have an option to extend those dates as described earlier.

Public Approvals: In accordance with New York State General Municipal Law Section 695, designation by HPD of the Developer and/or NYCEDC as a “qualified and eligible sponsor” and authorization by the City of the disposition of a Parcel to the Developer or to NYCEDC for reconveyance to the Developer are required prior to closing.

Proposed Resolution: The Board of Directors approves and authorizes (1) NYCEDC’s purchase of Parcel 9 from the City and

NYCEDC's sale of Parcel 9 to the Developer on substantially the terms approved by NYCEDC's Board of Directors on November 7, 2013 and May 10, 2017, modified substantially as described herein and (2) the execution and delivery by NYCEDC of any other documents, agreements or instruments necessary and appropriate to accomplish the foregoing transactions, substantially as described herein.

The Board of Directors further resolves that there is no reasonable alternative to the proposed below market transfer of Parcel 9 to the Developer that would achieve the same purpose as the transfer.

Relevant Staff:

PJ Berg, Executive Vice President, Real Estate Transaction Services
Lauren Wolf, Senior Vice President, Real Estate Transaction Services
John Raymond, Vice President, Real Estate Transaction Services
Sacha Sellam, Assistant Vice President, Real Estate Transaction Services
Dewin Vasquez, Associate, Real Estate Transaction Services
Karyn Monat, Senior Counsel, Legal

Project Code:

1014

Appendix A: Project Site Map



- 1: 236 Broome Street
- 2: 80 Essex Street/85 Norfolk Street
- 3: 135-147 Delancey Street
- 4: 153-163 Delancey Street
- 5: 394-406 Grand Street
- 6: 178 Broome Street
- 8: 140 Essex Street
- 9: 116 Delancey Street
- 10: 121 Stanton Street

Appendix B: Summary of Qualified Responses to the RFP

PARTIAL SITE PROPOSALS		
Respondent	Parcels Included in Proposal	Total Cash Consideration Offered as of Contract Signing
Essex Market Partners	1, 2, 8, 9, 10	\$57.5 M
Kery LLC	1, 2, 6, 8, 9, 10	\$39 M
FULL SITE PROPOSALS		
Respondent	Parcels Included in Proposal	Total Cash Consideration Offered as of Contract Signing
AvalonBay/Equity One/Jonathan Rose Companies	All	\$120 M
Connecting Delancey	All	\$124 M
Essex Street Associates, LLC	All	\$180 M
Forest City Ratner Companies/WE Live Essex VE	All	\$111 M
LES Partners	All	\$122 M

Appendix C : Programming Change

2017 Approved	Site	Parcel 9
	Purchase Price	\$35,700,000
	Total Units	92
	Affordability	47%
	Unit Type	Rental

Proposed New Program	Purchase Price	\$7,000,000
	Total Units	99
	Affordability	26% for Site 9, although affordability for overall Project Site remains at 50%
	Unit Type	Rental

EXHIBIT B

BIOBAT SUBLEASE AMENDMENT & ORGANIZATIONAL RESTRUCTURING
Board of Directors Meeting
September 30, 2025

Project Description:

BioBAT, Inc. ("BioBAT") is a not-for-profit corporation created by NYCEDC and The Research Foundation of the State University of New York ("SUNY RF") in 2006 to facilitate the redevelopment of a portion of BAT into a bioscience/life science facility (the "Project"). The Board previously approved the terms for a sublease to BioBAT for space at BAT for sublease and build out. A sublease was executed as of November 13, 2009, and commenced on May 22, 2012 (the "Sublease"). As the Project changed over the years, the Board approved changes to the Sublease, the last approved changes being in February 2019 (the "2019 Amendment"). As the Project has continued to face obstacles finding tenants, SUNY RF and NYCEDC have decided to restructure BioBAT and amend the Sublease to clarify the relationship between the organizations and have NYCEDC withdraw as a Member from the corporation. It is recommended that the Project, Sublease, and not-for-profit corporate entity (the "BioBAT Entity") be modified to effectuate this plan. The more substantial proposed changes include the following:

- Sublease
 - o The Sublease be amended to reflect a more standard landlord-tenant relationship
 - o The space being subleased be downsized to a single floor
 - o Reduction of term
 - o Fixed rent schedule with no performance measures
 - o A defined capital contribution by NYCEDC to complete base building fit out and decouple the BioBAT space from other common spaces within Building A at BAT
- BioBAT Entity
 - o Withdrawal of NYCEDC as a Member
 - o Resignation of NYCEDC-appointed Directors on the BioBAT Board of Directors
 - o NYCEDC no longer being involved with the operations of BioBAT or its Board.

Borough: Brooklyn

Lessor: The City of New York

Lessee and Sublessor: NYCEDC

Sublessee: BioBAT

Type of Contracts: Amendment to Sublease which may be in an Amended and Restated Sublease, Surrender Agreement, and Reconstitution Agreement

Current Sublease Terms

Subleased Property: Subleased property (the "2019 Premises") consists of approximately 206,400 square feet ("sf") located in the southern portion of Building A of BAT (including space for supporting mechanical systems) on the dock level and first through third floors and the adjacent garage.

Sublease Term: Expires no later than January 30, 2085, representing one day less than the total term remaining under the lease agreement between the City and NYCEDC.

Use: The premises are to be used primarily as a bioscience/life science facility. Uses may include, without limitation, commercial, academic, manufacturing, laboratory, research, training center and related product development uses and office space, and related uses such as for mechanical systems, electrical and parking. A small portion of the facility may be used for a pre-kindergarten.

Milestones:

- Subleasing milestones were provided

Rent Payments:

- **Base Rent**
 - \$11.00 per sf of sub-subleased space per lease year from the proceeds of the sub-subleased rent ("Deferred Rent"), such amount to be increased annually by 2%.
 - Deferred Rent is only payable if there are Net Proceeds (hereinafter defined) for any lease year. If there are Net Proceeds for any lease year, then up to 25% of the Net Proceeds shall be used to pay any unpaid Deferred Rent for such lease year and any prior year.
 - "Net Proceeds" for any lease year means the amount, if any, by which gross receipts from sub-subleased space exceed permitted expenses for such lease year.
- **Common Area Charges**
 - \$5.00 per sf which is leased prior to completing a specified leasing milestone (75,000 sf of sub-sub leased space within 5 years), with 2% escalation per year.
 - \$7.00 per sf which is leased after completing the specified leasing milestone, with 2% escalation per year.
- **Shared Costs**
 - BioBAT is responsible for 33% of the cost for operating certain components within Building A shared by NYCEDC and BioBAT (such as mechanical/electrical systems and water/plumbing service).
- **Fees**
 - Management Fee of 3% of all rent paid under any sub-sublease.
 - Construction Management Fee of 5% of the cost of construction work performed by or for BioBAT, and 2% of the cost of construction work performed by or for any sub-sub lessee.

o

Proposed Modifications to Sublease

Modified Subleased Property: BioBAT shall surrender (i) the dock level, 1st, and 3rd floors, and adjacent garage together consisting of approximately 162,400 sf of the 2019 Premises. Therefore, only approximately 44,000 sf, consisting of the 2nd floor, shall remain in the leasehold interest (the "New Premises"). BioBat and NYCEDC may enter into a Surrender Agreement related to such surrender. Although BioBAT will not be leasing roof space, it will have access to some roof space for its mechanical systems.

Modified Term: Ten years from commencement, with two 5-year renewal options.

Reconfiguration Work: NYCEDC to undertake capital improvement work required to re-configure the New Premises by decoupling the New Premises from other common elements at BAT and rerouting building systems ("Reconfiguration Work Phase 1"), and completing the whiteboxing of an approximately 12,000 sf unoccupied portion of the New Premises ("Reconfiguration Work Phase 2") (collectively, the "Reconfiguration Work"). NYCEDC is to fund up to \$5,000,000 for the Reconfiguration Work. It is anticipated that NYCEDC will undertake such work through one of the construction managers with which it has a contract using funds approved for such contract by NYCEDC's Board of Directors or Executive Committee.

Modified Payments:

- **Security Deposit:** Equivalent to 12 months Base Rent
- **Base Rent** – \$15 per sf for years 1-5, \$20 per sf for years 6-10. Base rent shall be reset at the beginning of each renewal option period based on a fair market rental appraisal.
- **Common Area Maintenance** – \$5.75 per sf for 44,000 sf for common facilities maintenance.
- **Escalations** – 3% per year for Base Rent and common area maintenance.
- **Rent Abatement Period** – Until twelve months after the completion date of Reconfiguration Work Phase 1. Should Reconfiguration Work Phase 2 not be completed prior to the conclusion of the abatement period, no rent will be owed on the 12,000 sf of unoccupied space until Reconfiguration Work Phase 2 is completed.

Performance Measures, Milestones, Shared Costs and Fees: Eliminated

Use: Unchanged, though there probably will not be any space used for a pre-kindergarten

Proposed Modifications to BioBAT Entity

Current BioBAT Members and Directors:

NYCEDC and SUNY RF are the Members of BioBAT. BioBAT has 10 Directors, 4 of whom are chosen by each of NYCEDC and SUNY RF and 2 of whom are jointly chosen. The 4 Directors currently chosen by NYCEDC are employees of NYCEDC.

Modified BioBAT Members and Directors:

Pursuant to a Reconstitution Agreement, NYCEDC will withdraw as a Member of BioBAT. It will no longer be involved with the operations of BioBAT and its Board.

Additional Conditions for BioBAT Entity Restructuring:

As part of the BioBAT Entity restructuring, NYCEDC and SUNY RF in the Reconstitution Agreement shall agree on amended by-laws and an amendment to the certificate of incorporation to reflect the currently proposed corporate structure, and shall receive audited financial statements and a memo from outside counsel confirming that there are no restrictions related to existing or past grants. In addition, NYCEDC no longer shall have any potential claim to BioBAT's assets, including approximately \$3,400,000 of cash on hand.

Proposed Resolution: The approval for NYCEDC to amend the Sublease between BioBAT and NYCEDC and to enter into the Surrender Agreement, the Reconstitution Agreement, and any related agreements and transactions, substantially as described herein

NYCEDC Staff: Jamie Horton, Senior Vice President, President's Office
Hazel Balaban, Vice President, Asset Management
Coco Mong, Associate, President's Office
Rick Elbaum, Senior Counsel, Legal

EXHIBIT C

**FINANCIAL REPORT PURSUANT TO SECTION 2800 OF THE
PUBLIC AUTHORITIES LAW
Board of Directors Meeting
September 30, 2025**

WHEREAS, the Public Authorities Accountability Act of 2005, as amended (the “PAAA”), includes NYCEDC in its definition of a local authority; and

WHEREAS, Section 2800 of the Public Authorities Law (a part of the PAAA) requires a local authority to submit to various City officials and the New York State Authorities Budget Office (“ABO”) audited financials with regard to the previous fiscal year; and

WHEREAS, ABO has also designated a form in which a financial report containing information from the financials is to be submitted; and

WHEREAS, the Board of Directors of the local authority is to approve the audited financials and the financial report that are submitted; and

WHEREAS, attached hereto are the audited financials and financial report that NYCEDC proposes to submit with regard to the fiscal year ended June 30, 2025; and

WHEREAS, there are certain blank dates in the attached reports of the auditors, which dates will be filled in after the Board approves the financial statements.

NOW, THEREFORE, RESOLVED that the Board approves (i) the attached financial report and audited financial statements and related documents with regard to NYCEDC’s fiscal year ended June 30, 2025, with the understanding that the blank dates in the reports of the auditors will be filled in after the Board approves the audited financial statements, and (ii) their submission, with the dates filled in, pursuant to Section 2800 of the Public Authorities Law.

STAFF: Spencer Hobson, Executive Vice President and Treasurer
Amy Chan, Senior Vice President and Assistant Treasurer
Leslie Escobar, Assistant Treasurer

FINANCIAL STATEMENTS, REQUIRED
SUPPLEMENTARY INFORMATION, AND
SUPPLEMENTARY INFORMATION

New York City Economic Development Corporation
(A Component Unit of The City of New York)
Years Ended June 30, 2025 and 2024
With Reports of Independent Auditors

DRAFT

PRELIMINARY AND TENTATIVE FOR DISCUSSION ONLY

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, 2025 and 2024

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PRELIMINARY AND TENTATIVE FOR DISCUSSION ONLY

I. Introductory Section

DRAFT



September 30, 2025

To the Members of the Board:

To follow are the audited financial statements of NYCEDC for the fiscal year ending June 30, 2025, with comparison to our financial position at the close of fiscal year ending June 30, 2024.

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 NYCEDC's continued financial stability with a \$1.6M increase in net position driven primarily by consistent performance in asset and property rental and operations, lease, and interest revenue.

Importantly, the financial results have allowed us to continue investing in strategic priorities that will have an enduring impact on the economic foundation of NYC and provide equitable and inclusive opportunities for New Yorkers.

To strengthen business confidence in NYC, we have invested in projects like the Fifth Avenue Corridor Public Realm and "Race for Space," a suite of programs to attract businesses to the city, create jobs, and fill vacant office space. To grow innovation sectors, focusing on equity, we launched our first Economic Mobility Networks and a Workforce Development Fund across neighborhoods; and we created opportunity for underrepresented New Yorkers through the LifeSci NYC and Venture Access NYC programs, and new Startup and Venture Capital Internship programs. In our work building neighborhoods where people live, learn, work, and play, we made great progress on the Willets Point transformation, and on construction at sites along the North Shore of Staten Island. We also advanced projects with a major impact on New Yorkers' quality of life: the renovation of the Bronx Museum, the reconstruction of the Orchard Beach Pavilion, and a new park on the Lower Concourse. Finally, we have continued to deliver sustainable infrastructure, including the Manhattan Greenway at 125th Street, Lower Manhattan Coastal Resiliency at the Battery, and ongoing efforts to make NYC Ferry more financially and environmentally sustainable.

I look forward to discussions and feedback about the fiscal year 2025 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 the name "Andrew Kimball".

Andrew Kimball

PRELIMINARY AND TENTATIVE FOR DISCUSSION ONLY

II. Financial Section

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PRELIMINARY AND TENTATIVE FOR DISCUSSION ONLY

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, 2025 and 2024, 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, 2025 and 2024, 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 _____, 2025 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.

_____, 2025

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

Management's Discussion and Analysis

June 30, 2025 and 2024

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, 2025. Please read it in conjunction with the financial statements and accompanying notes.

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.

Fiscal Year 2025 Financial Highlights

Net position was \$713,921 million at June 30, 2025:

- Cash, cash equivalents and investments decreased \$26.6 million (or 4%)
- Due from the City, net decreased \$29.3 million (or 18%)
- Loans receivables and mortgage receivables, net of allowance for uncollectible amounts, decreased \$7.2 million (or 44%)
- Leases receivable decreased \$238.1 million (or 10%)
- Accounts payable and accrued expenses decreased \$56.8 million (or 19%)
- Tenant security and deposits payable increased \$9.5 million (or 16%)
- Unearned revenue decreased \$26.7 million or (20%)
- Retainage payable decreased \$10.7 million or (11%)

PRELIMINARY AND TENTATIVE FOR DISCUSSION ONLY

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

Management's Discussion and Analysis (continued)

Fiscal Year 2025 Financial Highlights (continued)

Change in net position is an increase of \$1.6 million for the fiscal year ended June 30, 2025:

- Grant revenues decreased \$95.2 million (or 10%)
- Property rental, lease and interest revenue decreased \$29.3 million (or 10%)
- Other income increased \$10.5 million (or 36%)
- Project costs and program costs decreased \$94.0 million (or 10%)
- Property rentals and related operating expenses increased \$22.3 million (or 22%)
- Other general expenses increased \$7.0 million (or 31%)

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.

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

Condensed Statements of Net Position

The following table summarizes NYCEDC's financial position at June 30, 2025, 2024 and 2023 (dollars in thousands) and the percentage changes between June 30, 2025 and 2024:

	2025	2024	2023	% Change 2025-2024
Current assets	\$ 753,560	\$ 879,910	\$ 843,037	(14)%
Non-current assets	2,924,716	3,109,482	3,169,108	(6)%
Total assets	<u>3,678,276</u>	<u>3,989,392</u>	<u>4,012,145</u>	(8)%
Deferred outflows of resources	<u>3,983</u>	6,316	5,655	(37)%
Current liabilities	318,214	377,854	358,226	(16)%
Non-current liabilities	513,245	548,245	648,893	(6)%
Total liabilities	<u>831,459</u>	<u>926,099</u>	<u>1,007,119</u>	(10)%
Deferred inflows of resources	2,136,879	2,357,250	2,335,982	(9)%
Net position:				
Restricted	162,034	163,674	109,012	(1)%
Unrestricted	347,943	331,102	335,524	5%
Net investment in capital assets	<u>203,944</u>	217,583	230,163	(6)%
Total net position	<u>\$ 713,921</u>	<u>\$ 712,359</u>	<u>\$ 674,699</u>	-%

PRELIMINARY AND TENTATIVE FOR DISCUSSION ONLY

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, 2025 decreased by \$311.1 million or 8%, as compared to fiscal year ended 2024. Cash, cash equivalents, and investments decreased by \$26.6 million, largely reflecting payments made from NYCEDC's restricted funds for several projects. These payments included \$6.7 million for redevelopment and planning costs for the Red Hook Container Terminal at the Brooklyn Marine Terminal, \$5.9 million for the SBS managed Enhanced Construction Financing Loan Fund, and \$4.6 million for The High Line. Amounts due from The City, net, decreased by \$29.3 million, due to the timing of reimbursements made to NYCEDC for project and program costs incurred. Loan and mortgage receivables decreased by \$7.2 million, primarily due to the establishment of a \$7.0 million loan reserve for a loan related to a project in Staten Island. Leases receivable decreased \$238.1 million mainly due to the sale of property located at 5 Times Square and the termination of the associated lease agreement.

The Corporation's total liabilities decreased by \$94.6 million or 10%. Accounts payable and accrued expenses decreased by \$56.8 million, primarily due to the timing of payments made for programs conducted on behalf of The City. Unearned revenue decreased \$26.7 million, primarily due to costs incurred on several projects including the Red Hook Container Terminal, the Enhanced Construction Financing Loan Fund and The High Line, where advanced funding was received in prior years. Retainage payable decreased by \$10.7 million, consistent with several construction projects nearing completion, including Coney Island Hospital whereby \$6.6 million of retainage was released in fiscal year 2025. The decreases in liabilities were offset by an increase in tenant security and deposits payable of \$9.5 million, mainly due to deposits received into escrow from Con Edison for the Water Street streetscape improvement project.

Deferred inflows of resources decreased by \$220.4 million or 9% with the aforementioned termination of the 5 Times Square lease agreement.

The Corporation's overall net position during fiscal year 2025 increased by \$1.6 million, or 0%, as a result of the fiscal year operating and non-operating activities. This increase consisted of a \$16.8 million increase in unrestricted net position, offset by a \$1.6 million decrease in restricted net position, and a \$13.6 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, 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)

Operating Activities

The following table summarizes NYCEDC's change in net position for the fiscal years ended June 30, 2025, 2024 and 2023 (dollars in thousands) and the percentage changes between fiscal years 2025 and 2024:

	2025	2024	2023	% Change 2025–2024
Operating revenues:				
Grants	\$ 822,380	\$ 917,543	\$ 838,705	(10)%
Property rentals and lease revenues and real estates sales, net	227,153	249,697	203,943	(9)%
Fees and other income	53,071	40,250	52,168	32%
Total operating revenues	<u>1,102,604</u>	<u>1,207,490</u>	<u>1,094,816</u>	(9)%
Operating expenses:				
Project and program costs	827,786	921,792	840,711	(10)%
Property rentals and related operating expenses	123,142	100,793	91,467	22%
Ferry related expenses, net	52,905	55,196	41,190	(4)%
Personnel services	86,135	84,467	73,140	2%
Contract and other expenses to The City	28,441	27,277	28,124	4%
Other expenses	57,606	54,841	51,530	5%
Total operating expenses	<u>1,176,015</u>	<u>1,244,366</u>	<u>1,126,162</u>	(5)%
Operating loss	<u>(73,411)</u>	<u>(36,876)</u>	<u>(31,346)</u>	99%
Total non-operating income	<u>74,973</u>	<u>74,536</u>	<u>63,879</u>	1%
Change in net position	<u>1,562</u>	<u>37,660</u>	<u>32,533</u>	(96)%
Total net position, beginning of fiscal year	<u>712,359</u>	<u>674,699</u>	<u>642,166</u>	6%
Total net position, end of fiscal year	<u>\$ 713,921</u>	<u>\$ 712,359</u>	<u>\$ 674,699</u>	–%

PRELIMINARY AND TENTATIVE FOR DISCUSSION ONLY

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 2025, operating revenues decreased by \$104.9 million, or 9%. The decrease in operating revenues is largely due to a \$95.2 million decrease in reimbursable grants. NYCEDC incurred lower program costs for several construction projects as compared to prior year, including reductions of expenses incurred on behalf of the New York Public Library of \$52.1 million, Health+Hospitals Corporation (HHC) of \$30.8 million, and the Museum of Chinese in America of \$39.4 million. These decreases were partially offset by costs incurred for the DOH Public Health Lab of \$148.2 million, Manhattan Greenway of \$60.4 million and the Lower Manhattan Costal Resiliency project of \$54.9 million. Property rental and lease revenue decreased by \$30.5 million, largely due to a one-time accounting gain recognized in the prior year of \$30.9 million resulting from the effective termination of leases located at Howland Hook and Pier 11/12, which were replaced by the larger net lease entered into with the Port Authority for the Brooklyn Marine Terminal. Other income increased by \$10.5 million primarily due to a \$5 million payment for a conversion option exercised at 5 Times Square.

Operating expenses during the fiscal year ended 2025 decreased by \$68.4 million or 5%. Reimbursable program costs decreased \$112.3 million primarily due to lower costs incurred for the aforementioned capital projects for the New York Public Library, HHC, and the Museum of Chinese in America. These reductions were offset by increases in reimbursable project costs of \$18.3 million, including \$6.0 million incurred for the 2026 World Cup. Additionally, property rentals and related expenses increased by \$22.4 million primarily due to \$4.4 million for the planned redevelopment of the Hunts Point Produce Market, \$5.6 million of professional services at the Brooklyn Marine Terminal and higher insurance costs of \$2.7 million across NYCEDC's properties. Other general expenses increased by \$7.0 million due to establishment of a loan reserve for a loan related to a project in Staten Island.

Accordingly, operating income decreased by \$36.5 million as compared to fiscal year 2024, with the Corporation recognizing a net operating loss of \$73.4 million during fiscal year 2025.

Non-Operating Activities

Total non-operating revenues for fiscal years ended 2025 and 2024 totaled \$75.0 million and \$74.5 million, respectively. The fiscal year 2025 total was primarily made up of \$54.0 million of interest revenues earned on leases. Additionally, the Corporation recognized \$21.7 million of investment income during fiscal year 2025.

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 \$73.4 million and non-operating revenue of \$75.0 million, resulted in an increase in net position of \$1.6 million during fiscal year 2025. This constitutes a decrease of \$36.1 million or 96% as compared with the change in fiscal year 2024.

Prior Year

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 NYCEDC 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.

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)

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.

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.

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, 2025 and 2024, (dollars in thousands) and the percentage change between June 30, 2025 and 2024:

	2025	2024	% Change 2025–2024
Capital assets			
Leasehold improvements	\$ 92,247	\$ 92,106	–%
Equipment and computer software	19,749	19,271	2%
Vessels	239,045	239,045	–%
Work-in progress – other	119	–	100%
	<u>351,160</u>	<u>350,422</u>	–%
Less accumulated depreciation and amortization	<u>(108,403)</u>	<u>(93,409)</u>	16%
Net capital assets	<u>\$ 242,757</u>	<u>\$ 257,013</u>	(6)%
Right to use lease assets			
Vehicles and equipment	\$ 1,596	\$ 1,021	56%
Office space	<u>181,737</u>	<u>181,737</u>	–%
	<u>183,333</u>	<u>182,758</u>	–%
Less accumulated depreciation and amortization	<u>(41,451)</u>	<u>(31,101)</u>	33%
Net right to use lease assets	<u>\$ 141,882</u>	<u>\$ 151,657</u>	(6)%

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	
	2025	2024
Assets		
Current assets:		
Cash and cash equivalents – current	\$ 68,666	\$ 85,740
Restricted cash and cash equivalents – current	106,525	144,000
Unrestricted investments	56,584	79,662
Restricted investments	28,587	51,525
Current portion of loans and mortgage notes receivable	650	508
Due from The City, including \$230,643 and \$270,502 under contracts with The City, respectively	275,007	305,814
Tenant receivables, net of allowance for uncollectible amounts of \$47,039 and \$43,837, respectively	25,019	20,624
Current portion of leases receivable	168,987	167,496
Prepaid expenses and other current assets	2,492	6,942
Other receivables	21,043	17,599
Total current assets	753,560	879,910
Non-current assets:		
Restricted cash and cash equivalents	201,162	198,795
Unrestricted investments	116,106	68,480
Restricted investments	37,153	13,147
Loans and mortgage notes receivable, less current portion (less allowance for loan losses of \$9,339 and \$6,400), respectively	8,648	15,980
Leases receivable, less current portion	2,007,422	2,247,035
Right to use lease assets, net	141,882	151,657
Capital assets, net	242,757	257,013
Net OPEB asset	6,413	–
Land held for development, at cost	132,387	132,387
Other assets	30,786	24,988
Total non-current assets	2,924,716	3,109,482
Total assets	3,678,276	3,989,392
Deferred outflows of resources		
Deferred outflows of resources – OPEB	3,764	6,316
Accumulated decrease in fair value of hedging derivatives	219	–
Total deferred outflows of resources	3,983	6,316

PRELIMINARY AND TENTATIVE FOR DISCUSSION ONLY

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

Statements of Net Position (continued)
(In Thousands)

	June 30	
	2025	2024
Liabilities		
Current liabilities:		
Accounts payable and accrued expenses, including \$130,321 and \$183,545, respectively, under contracts with The City	\$ 238,825	\$ 295,611
Current portion of lease liabilities	13,286	13,296
Deposits received on pending sales of real estate	7,432	5,532
Due to The City: real estate obligations and other	17,080	18,545
Unearned revenue	37,134	41,257
Other liabilities	4,457	3,613
Total current liabilities	318,214	377,854
Non-current liabilities:		
Tenant security and escrow deposits payable	69,674	60,154
Due to The City: real estate obligations	125,021	125,021
Lease liabilities, less current portion	167,409	177,791
Net OPEB liability	–	315
Unearned revenue, including unearned grant revenue of \$5,044 and \$4,864, respectively, under contracts with The City	66,936	89,468
Retainage payable	82,860	93,558
Other liabilities	1,345	1,938
Total non-current liabilities	513,245	548,245
Total liabilities	831,459	926,099
Deferred inflows of resources		
Deferred inflows of resources – leases	2,131,996	2,351,558
Deferred inflows of resources – OPEB	4,883	5,439
Accumulated increase in fair value of hedging derivatives	–	253
Total deferred inflows of resources	2,136,879	2,357,250
Net position		
Restricted by law or under various agreements	162,034	163,674
Unrestricted	347,943	331,102
Net investment in capital assets	203,944	217,583
Total net position	\$ 713,921	\$ 712,359

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)

	Year Ended June 30	
	2025	2024
Operating revenues:		
Grants	\$ 822,380	\$ 917,543
Property rentals and lease revenues	219,153	249,697
Real estate sales, net	8,000	–
Fee income	13,447	11,122
Other income	39,624	29,128
Total operating revenues	1,102,604	1,207,490
Operating expenses:		
Project costs	130,800	112,498
Program costs	696,986	809,294
Property rentals and related operating expenses	123,142	100,793
Ferry related expenses, net	52,905	55,196
Personnel services	86,135	84,467
Contract and other expenses to The City	28,441	27,277
Interest expense – leases	2,390	4,013
Depreciation and amortization	25,698	28,286
Other general expenses	29,518	22,542
Total operating expenses	1,176,015	1,244,366
Operating loss	(73,411)	(36,876)
Non-operating revenues (expenses):		
Income from investments	21,659	22,128
Interest revenue – leases	54,030	52,744
Other non-operating expenses	(716)	(336)
Total non-operating revenues, net	74,973	74,536
Change in net position	1,562	37,660
Net position, beginning of fiscal year	712,359	674,699
Net position, end of fiscal year	\$ 713,921	\$ 712,359

See accompanying notes.

PRELIMINARY AND TENTATIVE FOR DISCUSSION ONLY

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

Statements of Cash Flow
(In Thousands)

	Year Ended June 30	
	2025	2024
Operating activities		
Property rentals and related leasing revenue	\$ 270,021	\$ 262,446
Grants from The City	830,312	919,362
Real estate sales	8,000	—
Fee income	13,445	11,148
Other income	38,726	30,901
Project costs	(137,412)	(118,037)
Program costs	(759,597)	(779,782)
Property rentals and related operating expenses	(116,826)	(92,586)
Ferry expenses	(53,329)	(51,367)
Personnel services	(87,684)	(81,074)
Office rent	(12,880)	(12,224)
Contract and other payments to The City	(28,394)	(26,668)
Other general and administrative expenses	(12,603)	(15,086)
Repayments of loans and mortgage receivable	4,061	20,801
Tenant security and escrow deposits	9,520	(7,654)
Other	(8,403)	(18,228)
Net cash (used in) provided by operating activities	(43,043)	41,952
Capital and related financing activities		
Purchase of capital assets	(1,092)	(237)
Net cash used in capital and related financing activities	(1,092)	(237)
Investing activities		
Sale of investments	162,347	154,397
Purchase of investments	(170,394)	(155,063)
Net cash used in investing activities	(8,047)	(666)
Net (decrease) increase in cash and cash equivalents	(52,182)	41,049
Cash and cash equivalents, beginning of fiscal year	428,535	387,486
Cash and cash equivalents, end of fiscal year	\$ 376,353	\$ 428,535

PRELIMINARY AND TENTATIVE FOR DISCUSSION ONLY

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

Statements of Cash Flow (continued)
(In Thousands)

	Year Ended June 30	
	2025	2024
Reconciliation of operating loss to net cash (used in) provided by operating activities		
Operating loss	\$ (73,411)	\$ (36,876)
Adjustments to reconcile operating loss to net cash (used in) provided by operating activities:		
Depreciation and amortization	25,698	28,286
Provision for bad debts	17,160	11,399
Interest revenue – leases	54,030	52,744
(Gain) loss on lease termination	3,742	(31,370)
Impairment loss	717	–
Other	(7,564)	1,131
Changes in operating assets, liabilities and deferred inflow/outflow of resources:		
Due to/from The City	29,342	1,297
Other non-current assets	(5,799)	1,005
Tenant receivables	(14,099)	(13,932)
Prepaid expenses and other receivables	1,006	11,179
Loans and mortgage notes receivable	160	23,270
Tenant security and escrow deposits payable	9,520	(7,654)
Accounts payable and accrued expenses	(56,438)	28,102
Deposits received on pending sales of real estate	1,900	(424)
Net OPEB liability	6,098	(3,409)
Unearned grant revenue	(26,655)	(2,288)
Deferred inflows of resources	1,996	(3,915)
Retainage payable	(10,698)	2,803
Other current liabilities	844	(1,147)
Other non-current liabilities	(592)	(18,249)
Net cash (used in) provided by operating activities	\$ (43,043)	\$ 41,952
Supplemental disclosures of noncash activities		
Unrealized gain on investments	\$ 4,091	\$ 4,603

See accompanying notes.

PRELIMINARY AND TENTATIVE FOR DISCUSSION ONLY

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

Statements of Fiduciary Net Position
(In Thousands)

	SSSM Sustainability Fund	OPEB Trust	June 30	
			2025	2024
Assets				
Cash and cash equivalents	\$ 2,094	\$ 118	\$ 2,212	\$ 12
Investments	36,409	22,357	58,766	20,972
Prepaid insurance premium	–	26	26	17
Due from NYCEDC	–	–	–	11
Accrued interest receivable	246	–	246	1
Total assets	38,749	22,501	61,250	21,013
Liabilities				
Accrued expenses	–	54	54	62
Due to NYCEDC	–	2	2	–
Total liabilities	–	56	56	62
Net position – restricted	\$ 38,749	\$ 22,445	\$ 61,194	\$ 20,951

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)

	SSSM		Year Ended June 30	
	Sustainability Fund	OPEB Trust	2025	2024
Additions				
Contributions	\$ 40,000	\$ –	\$ 40,000	\$ –
Interest and dividends	1,090	756	1,846	622
Net increase in fair value of investments	1,130	1,198	2,328	966
Other	619	–	619	–
Total additions	42,839	1,954	44,793	1,588
Deductions				
Benefit payments	–	351	351	356
Funding agreement distributions	3,998	–	3,998	–
Administrative expenses	92	109	201	120
Total deductions	4,090	460	4,550	476
Net increase in fiduciary net position	38,749	1,494	40,243	1,112
Net position – restricted				
Beginning of fiscal year	–	20,951	20,951	19,839
End of fiscal year	\$ 38,749	\$ 22,445	\$ 61,194	\$ 20,951

See accompanying notes.

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

Notes to Financial Statements

June 30, 2025 and 2024

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 17).

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 these 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 13), the Corporation has not been required to remit rental revenues from the 42nd 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.

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

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. 101, *Compensated Absences* (GASB 101). The objective of GASB 101 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 Corporation adopted GASB 101 as of July 1, 2024 and the adoption did not have a significant impact on the Corporation's financial statements.

In December 2023, GASB issued Statement No. 102, *Certain Risk Disclosures* (GASB 102). 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 GASB 102 are effective for fiscal years beginning after June 15, 2024, and all reporting periods thereafter. The Corporation adopted GASB 102 as of July 1, 2024 and the adoption did not have a significant impact on the Corporation's financial statements.

In April 2024, GASB issued Statement No. 103, *Financial Reporting Model Improvements* (GASB 103). 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. GASB 103 also addresses certain application issues. The requirements of GASB 103 are effective for fiscal years beginning after June 15, 2025. The Corporation is evaluating the impact GASB 103 will have on its financial statements.

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

Notes to Financial Statements (continued)

2. Summary of Significant Accounting Policies (continued)

In September 2024, GASB issued Statement No. 104, *Disclosure of Certain Capital Assets* (GASB 104). The primary objective of GASB 104 is to provide users of government financial statements with essential information about certain types of capital assets. GASB 104 also addresses certain application issues. The requirements of GASB 104 are effective for fiscal years beginning after June 15, 2025. The Corporation is evaluating the impact GASB 104 will have on its financial statements.

Accounting for Leases

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, *Leases*. 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.

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).

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 12. 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.

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

Notes to Financial Statements (continued)

2. Summary of Significant Accounting Policies (continued)

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.

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.

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

Notes to Financial Statements (continued)

2. Summary of Significant Accounting Policies (continued)

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 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.

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

Notes to Financial Statements (continued)

2. Summary of Significant Accounting Policies (continued)

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.

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.

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

Notes to Financial Statements (continued)

2. Summary of Significant Accounting Policies (continued)

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.

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 statements of fiduciary net position and the statements of changes in fiduciary net position provide information on the Corporation's fiduciary activities for two funds: the Other Post-Employment Benefits (OPEB) Trust Fund, which reports resources that are required to be held in trust for members and beneficiaries of the Corporation's OPEB plan and the SSSM Sustainability Fund, which reports resources held to provide a long-term source of funding for the operating expenses of the South Street Seaport Museum.

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

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.

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 \$7.0 million. At the direction of The City, NYCEDC remitted \$2.1 million and \$1.7 million from its unrestricted net position in fiscal years ended 2025 and 2024, 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.

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

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

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 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 13), 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 \$7.0 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 the fiscal year ended 2025 and 2024 was \$26.3 million and \$25.4 million, respectively (Note 1).

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

4. Grants

NYCEDC receives grants for specifically defined projects. For the years ended June 30, 2025 and 2024, grant revenue was \$822.4 million and \$917.5 million, of which \$779.2 million and \$869.7 million comprised of reimbursement grants from and through The City, and the remaining \$43.2 million and \$47.9 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 2025 and 2024, 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, 2025 and 2024, real estate obligations due to The City was \$125.0 million.

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):

	2025	2024
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	7,366	7,366
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	125,021	125,021
Total land held for development	\$ 132,387	\$ 132,387

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):

	2025	2024
Tenant reimbursements	\$ 14,402	\$ 9,683
Developer contributions	3,985	4,268
Bad debt recovery	2,908	3,242
5 Times Square conversion option	5,000	—
Other miscellaneous income	13,329	11,935
Total	\$ 39,624	\$ 29,128

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, 2025 and 2024, these mortgage notes totaled \$7.0 million and \$6.8 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.

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

7. Loans and Mortgage Notes Receivable (continued)

At June 30, 2025, 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, 2025 was as follows: real estate development 37.7% and other services 62.3%.

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

	Principal Maturity	Interest
Fiscal year:		
2026	\$ 650	\$ 720
2027	2,707	320
2028	404	313
2029	1,212	665
2030	419	298
2031–35	2,220	1,365
2036–40	8,548	871
2041–45	1,916	234
2046–50	561	11
	18,637	\$ 4,797
Less: allowance for uncollectible amounts	(9,339)	
Loans and mortgage notes receivable, net	\$ 9,298	

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, 2025 and 2024, amounted to \$17.1 million and \$18.5 million, respectively.

New York City Economic Development Corporation
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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 \$779.2 million and \$869.7 million during fiscal years 2025 and 2024, respectively, of which \$230.6 million and \$270.5 million in capital funds were unpaid by The City as of June 30, 2025 and 2024, 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, 2023 to June 30, 2025, consisted of the following (dollars in thousands):

	June 30, 2023	Additions/ Depreciation	Disposals	June 30, 2024	Additions/ Depreciation	Disposals	June 30, 2025
Capital assets							
Equipment	\$ 19,004	\$ 236	\$ (1,726)	\$ 17,514	\$ 832	\$ (354)	\$ 17,992
Leasehold improvements	92,100	6	–	92,106	141	–	92,247
Vessels	239,045	–	–	239,045	–	–	239,045
Computer software	2,510	–	(753)	1,757	–	–	1,757
Work-in-progress – other	376	(6)	(370)	–	119	–	119
Capital assets	353,035	236	(2,849)	350,422	1,092	(354)	351,160
Less: Accumulated depreciation/ amortization	(79,857)	(16,031)	2,479	(93,409)	(15,348)	354	(108,403)
Capital assets, net	\$ 273,178	\$ (15,795)	\$ (370)	\$ 257,013	\$ (14,256)	\$ –	\$ 242,757
Right to Use (RTU) lease assets							
Vehicles and equipment	\$ 863	\$ 158	\$ –	\$ 1,021	\$ 575	\$ –	\$ 1,596
Office space	181,737	–	–	181,737	–	–	181,737
Pier 11/12	73,166	–	(73,166)	–	–	–	–
RTU lease assets	255,766	158	(73,166)	182,758	575	–	183,333
Less: Accumulated amortization	(24,689)	(12,261)	5,849	(31,101)	(10,350)	–	(41,451)
RTU lease assets, net	\$ 231,077	\$ (12,103)	\$ (67,317)	\$ 151,657	\$ (9,775)	\$ –	\$ 141,882

Depreciation and amortization of capital assets and right to use lease assets for the fiscal years ended June 30, 2025 and 2024, totaled \$25.7 million and \$28.3 million, of which approximately zero and \$5,100 was reclassified to ferry related expenses, respectively.

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

10. Deposits and Investments

Deposits

At June 30, 2025, NYCEDC's cash and cash equivalents bank balance was \$377.0 million. Cash consists of \$131.1 million, of which \$14.3 million was insured and \$116.8 million was uncollateralized. Cash equivalents consist of money market funds amounting to \$245.9 million. To mitigate risk, the Corporation limits its deposits to highly rated institutions. Emergency funds on hand amounted to \$10,000. At June 30, 2024, NYCEDC's cash and cash equivalents bank balance was \$428.5 million.

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, 2025 and 2024, the Corporation had the following investments. Investments maturities are shown for June 30, 2025, only (dollars in thousands):

	Fair Value		Investment Maturities at June 30, 2025, in Years		
	2025	2024	Less Than 1	1 to 2	Greater Than 2
Money Market	\$ 245,919	\$ 218,568	\$ 245,919	\$ –	\$ –
FHLB notes	39,675	85,746	18,090	9,632	11,953
FFCB notes	141,668	52,391	26,990	88,496	26,182
FHLMC	16,876	25,763	6,863	10,013	–
FNMA	2,003	2,034	–	–	2,003
Commercial paper	20,829	32,914	20,829	–	–
U.S. Treasuries	17,164	13,759	12,184	4,980	–
Certificates of deposit	215	207	215	–	–
	<u>484,349</u>	<u>431,382</u>	<u>\$ 331,090</u>	<u>\$ 113,121</u>	<u>\$ 40,138</u>
Less: amount classified as cash equivalents	<u>(245,919)</u>	<u>(218,568)</u>			
Total investments	<u>\$ 238,430</u>	<u>\$ 212,814</u>			

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, 2025 and 2024, 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), Aa1 by Moody's Investor's Service (Moody's) and AA+ by Fitch Ratings (Fitch). Commercial papers held were rated A1/A1+ by S&P, P1 by Moody's and F1/F1+ by Fitch. The Money Market Funds were rated Aaa by Moody's Investor's Service (Moody's) and AAA 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 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, 2025 and 2024, the Corporation was not subject to custodial credit risk.

New York City Economic Development Corporation
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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, 2025 and 2024, (dollars in thousands):

Issuer	Dollar Amount and Percentage of Total Investments			
	June 30		June 30	
	2025	2024	2025	2024
Money Market Funds	\$ 245,919	51%	\$ 218,568	51%
FHLB	39,675	8	85,746	20
FFCB	141,668	29	52,391	12
FHLMC	—	—	25,763	6

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 \$21.7 million and \$22.1 million for the fiscal years ended June 30, 2025 and June 30, 2024 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.

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

11. Leases Receivable (continued)

The future minimum lease payments as of June 30, 2025, payable by the tenants under leases and subleases, is as follows (dollars in thousands):

	<u>Total Minimum Payments</u>
2026	\$ 168,987
2027	164,874
2028	154,372
2029	154,565
2030	144,527
2031–2035	648,099
2036–2040	625,428
2041–2045	631,803
2046–2050	658,098
2051–2055	678,951
Thereafter	<u>5,236,663</u>
Total	9,266,367
Less: present value adjustment	<u>(7,089,958)</u>
Leases receivable	<u><u>\$ 2,176,409</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 42 leases with expiration dates between September 13, 2055 and April 18, 2118.

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

12. Lease Liabilities

At June 30, 2025 and 2024, the Corporation held leases for vehicles, equipment and office space. 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 zero 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, 2025 are as follows:

	Vehicles and Equipment	Office Space	Total
2026	\$ 310	\$ 12,976	\$ 13,286
2027	288	12,980	13,268
2028	16	12,984	13,000
2029	–	13,082	13,082
2030	–	14,117	14,117
2031–2035	–	71,879	71,879
2036–2040	–	59,851	59,851
Total	<u>\$ 614</u>	<u>\$ 197,869</u>	198,483
Less: adjustment for present value			(17,788)
Lease liabilities			<u>\$ 180,695</u>

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

13. 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. The net cost of these operations, which excludes capital costs, as of June 30, 2025 and 2024, was \$52.9 million and \$55.2 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, 2025 and 2024.

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, 2025 and 2024, amounted to \$7.5 million and \$6.6 million, respectively, and is included in personnel services in the accompanying statements of revenues, expenses, and changes in net position.

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

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 NYCEDC, 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, 2023 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, retirees make contributions in the amount \$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.

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

15. Postemployment Benefits Other Than Pensions (continued)

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 statements of fiduciary net position and statements 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, 2025 and 2024, the average contribution rate was 0% of covered payroll.

Net OPEB Asset/Liability

The Corporation's net OPEB asset and total OPEB liability was determined as of June 30, 2025 based on a roll-forward of the June 30, 2024 valuation using data as of July 1, 2023.

New York City Economic Development Corporation
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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 5.58% and 5.26% at June 30, 2025 and 2024, 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.

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

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:

Asset Class	Target Allocation
US equity	20%
Non-US equity	10
Mult-Asset	10
Aggregate bond	60
Cash	–

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, 2025 and 2024. Investment maturities are shown for June 30, 2025, only (dollars in thousands):

Investment type	Level	Fair Value		Maturities		
		2025	2024	>1 Year	1–5 Years	6–10 Years
Money market fund	1	\$ 118	\$ 12	\$ 118	\$ –	\$ –
Mutual funds	1	22,357	20,972	22,357	–	–
Total investments by fair value level		22,475	20,984	\$ 22,475	\$ –	\$ –
Less: amounts reported as cash equivalents		(118)	(12)			
Total investments		\$ 22,357	\$ 20,972			

Custodial Credit Risk – For investments, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Trust 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.

New York City Economic Development Corporation
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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.

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, 2025 and 2024, 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, 2025 and 2024, 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 9.3% and 7.8% for the fiscal years ended June 30, 2025 and 2024, respectively. The calculation is based on investment performance, net of investment expense, adjusted for the changing amounts actually invested.

New York City Economic Development Corporation
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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, 2025 (dollars in thousands):

	Increase (Decrease)		
	Total OPEB Liability	Plan Fiduciary Net Position	Net OPEB Liability (Asset)
Balances at beginning of the year	\$ 21,266	\$ 20,951	\$ 315
Changes for the year:			
Service cost	290	—	290
Interest	1,125	—	1,125
Changes of benefit terms	(4,963)	—	(4,963)
Difference between expected and actual experience	(546)	—	(546)
Changes of assumptions	(789)	—	(789)
Net investment income	—	1,954	(1,954)
Benefit payments	(351)	(351)	—
Plan expense	—	(109)	109
Net changes	(5,234)	1,494	(6,728)
Net OPEB liability (asset) at end of year	\$ 16,032	\$ 22,445	\$ (6,413)

New York City Economic Development Corporation
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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 (4.58%) or 1 percentage point higher (6.58%) than the current discount rate (dollars in thousands):

	1% Decrease	Discount Rate (5.58%)	1% Increase
Net OPEB (asset) liability, June 30, 2025	\$ (4,541)	\$ (6,413)	\$ (8,005)

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):

	1% Decrease	Current Health Care Cost Trend Rates	1% Increase
Net OPEB (asset) liability, June 30, 2025	\$ (8,450)	\$ (6,413)	\$ (3,959)

New York City Economic Development Corporation
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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, 2025 and 2024, NYCEDC recognized OPEB income of \$4.7 million and OPEB expense of \$0.2 million, respectively. OPEB income and expense are reported in the Corporation's financial statements as part of personnel services expense. At June 30, 2025, NYCEDC reported deferred inflows and outflows of resources related to OPEB from the following sources (dollars in thousands):

	Deferred Inflows	Deferred Outflows
Difference between expected and actual experience	\$ 591	\$ 802
Changes in assumptions	3,408	1,832
Difference between projected and actual investment earnings/loss	884	1,130
	\$ 4,883	\$ 3,764

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

Fiscal year ended June 30:	
2026	\$ 89
2027	394
2028	376
2029	260
2030 and thereafter	—
	\$ 1,119

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

16. SSSM Sustainability Fund, LLC

Pursuant to a Deputy Mayor directive dated December 9, 2021, NYCEDC formed the SSSM Sustainability Fund, LLC (the SSSM LLC), a wholly owned special purpose entity, in May 2024, to retain \$40.0 million and earnings thereon, in proceeds from the sale of certain transferable development rights located at 250 Water Street. The sale proceeds, received in August 2024, are to be invested and used to support the operations of the South Street Seaport Museum (the Museum). The SSSM LLC and the Museum entered into a funding agreement for the purpose of making periodic disbursements to the Museum for qualified operating expenses of the Museum, defined as costs and expenses associated with carrying out its mission, including but not limited to: cultural activities and programming that is accessible to the public in The City. The investments and disbursements are structured with the goal of generating a reasonable rate of return while substantially preserving the principal balance of the invested funds. NYCEDC receives a fixed administrative fee for overseeing the SSSM LLC and its activities. For the year ended June 30, 2025, NYCEDC earned an administrative fee of \$25,000. Detailed information about SSSM LLC's fiduciary net position is presented in the Corporation's statements of fiduciary net position and statements of changes in fiduciary net position.

Investments

Investment Policy – The SSSM LLC's investments are made in accordance with the provisions of the SSSM LLC's investment policy (the SSSM LLC Investment Policy). The goals of the SSSM LLC Investment Policy are to invest for the sole purpose of funding the Museum's future operations and support to pay administrative expenses.

The SSSM LLC 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.

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

16. SSSM Sustainability Fund, LLC (continued)

Pursuant to the SSSM LLC Investment Policy, the SSSM LLC is currently invested in the following securities within the current investment policy limitations:

Asset Class	Maximum Allocation
Cash	10%
Fixed Income	70
Global Equities	50

The following summarizes the SSSM LLC's investments by type held at June 30, 2025. Investment maturities are shown for June 30, 2025, only (dollars in thousands):

	Level	Fair Value		Investment Maturities At June 30, 2025, in Years		
		2025	2024	Less than 1 Year	1–2 Years	Greater than 2
		Investment type				
Money market mutual funds	1	\$ 2,016	–	\$ 2,016	\$ –	\$ –
Exchange traded products	1	16,497	–	16,497	–	–
Corporate bonds	2	5,674	–	–	175	5,499
Municipal bonds	2	13,715	–	1,632	1,200	10,883
US Agency securities	2	523	–	–	–	523
Total investments by fair value level		38,425	–	\$ 20,145	\$ 1,375	\$ 16,905
Less: amounts reported as cash equivalents		(2,016)	–			
Total investments		\$ 36,409	\$ –			

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.

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

16. SSSM Sustainability Fund, LLC (continued)

The SSSM LLC manages custodial credit risk by limiting possession of investments to highly rated institutions.

Credit Risk – As of June 30, 2025, the SSSM LLC’s investments in Federal Home Loan Bank (FHLB) and Federal Farm Credit Bank (FFCB) were rated AA-/AA+ by Standard & Poor’s (S&P) and Aa2/Aa1 by Moody’s Investor’s Service (Moody’s). Corporate Bonds held were rated BBB/AAA by S&P and Baa2/Aaa by Moody’s. Municipal Bonds held were rated BBB/AAA by S&P and Baa2/Aaa by Moody’s.

Concentration of Credit Risk – Concentration of credit risk is the risk of loss that may be attributed to the magnitude of SSSM LLC investment in a single issuer. Investments of SSSM LLC assets are diversified in accordance with SSSM LLC’s investment policy, which defines guidelines for the investment holdings. The following table shows investments, including money market funds, that represent 5% or more of total investments as of June 30, 2025 and 2024, (dollars in thousands):

Issuer	Dollar Amount and Percentage of Total Investments					
	June 30					
	2025		2024			
Ishares Core S&P 500 ETF	\$	6,851	18%	\$	–	–%
Vanguard Developed Markets Index Fund ETF		4,534	12		–	–
Money Market Mutual Funds		2,016	5		–	–

Interest Rate Risk – Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. Interest rate risk is managed by investing in mutual funds that limit risk by diversifying holdings and purchasing companies of lower risk.

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

17. 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 directly provides 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 million and coinsurance protection of 80% for calendar year 2020 going forward.

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

17. 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):

	2025	2024
Total assets	\$ 6,498	\$ 5,448
Total liabilities	14	14
Total net position	\$ 6,484	\$ 5,434

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):

	2025	2024
Operating revenues	\$ 1,154	\$ 1,026
Operating expenses	104	105
Operating income	1,050	921
Change in net position	1,050	921
Total net position, beginning of fiscal year	5,434	4,513
Total net position, end of fiscal year	\$ 6,484	\$ 5,434

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

17. 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, 2025 and 2024 (dollars in thousands):

	2025	2024
Total assets	\$ 2,200	\$ 2,848
Total liabilities	800	800
Total net position	\$ 1,400	\$ 2,048

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):

	2025	2024
Operating revenues	\$ 73	\$ 77
Operating expenses	–	–
Operating income	73	77
Non-operating income (loss)	(717)	57
Interfund transfers	(4)	(1,618)
Change in net position	(648)	(1,484)
Total net position, beginning of fiscal year	2,048	3,532
Total net position, end of fiscal year	\$ 1,400	\$ 2,048

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

Notes to Financial Statements (continued)

17. 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):

	2025	2024
Total assets	\$ 200	\$ 200
Total liabilities	—	—
Total net position	\$ 200	\$ 200

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):

	2025	2024
Operating revenues	\$ —	\$ —
Operating expenses	—	—
Operating income (loss)	—	—
Non-operating income	—	—
Change in net position	—	—
Total net position, beginning of fiscal year	200	200
Total net position, end of fiscal year	\$ 200	\$ 200

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

Notes to Financial Statements (continued)

17. 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):

	2025	2024
Total assets	\$ 179,147	\$ 188,468
Total liabilities	—	—
Total net position	\$ 179,147	\$ 188,468

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):

	2025	2024
Operating revenues	\$ —	\$ —
Operating expenses	9,321	9,322
Operating loss	(9,321)	(9,322)
Change in net position	(9,321)	(9,322)
Total net position, beginning of year	188,468	197,790
Total net position, end of year	\$ 179,147	\$ 188,468

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

17. 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):

	2025	2024
Total assets	\$ 1,988	\$ 1,042
Total liabilities	1,871	971
Total net position	\$ 117	\$ 71

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):

	2025	2024
Operating revenues	\$ —	\$ —
Operating expenses	—	—
Operating income	—	—
Non-operating income	46	37
Change in net position	46	37
Total net position, beginning of fiscal year	71	34
Total net position, end of fiscal year	\$ 117	\$ 71

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

17. 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 facilitated 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. As of June 30, 2025 and 2024, all loans were repaid to NYCCR and no obligations are outstanding to the bank lender.

Statement of Net Position

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

	2025	2024
Total assets	\$ —	\$ —
Total liabilities	—	—
Total net position	\$ —	\$ —

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):

	2025	2024
Operating revenues	\$ —	\$ 643
Operating expenses	—	643
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	\$ —	\$ —

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

17. Blended Component Units (continued)

NYC Catalyst Fund, LLC

The NYC Catalyst Fund, LLC (Catalyst Fund LLC) was formed in May of 2024 to establish an impact investing program designed to make investments that generate positive, measurable social and environmental impact. As a limited partner, the Catalyst Fund LLC receives financial reports from the managing partner of the funds, copies of which may be obtained by contacting the Corporation. For the purpose of financial reporting, the ownership in equity interest in connection with impact investing activities, such as providing venture capital, does not meet the definition of an investment because the asset is held primarily to further the impact investment objectives of the Corporation. Accordingly, the Corporation uses the lower of cost or fair value method as the measurement basis of these special purpose investments.

Statement of Net Position

The following table summarizes the Catalyst Fund LLC's financial position at June 30 (dollars in thousands):

	<u>2025</u>
Total assets	\$ 4,009
Total liabilities	—
Total net position	<u>\$ 4,009</u>

Statement of Revenues, Expenses, and Changes in Net Position

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

17. Blended Component Units (continued)

The following table summarizes the Catalyst Fund LLC’s change in net position for the fiscal year ended June 30 (dollars in thousands):

	2025
Operating revenues	\$ 19
Operating expenses	488
Operating income (loss)	(469)
Interfund transfers	4,478
Change in net position	4,009
Total net position, beginning of fiscal year	–
Total net position, end of fiscal year	\$ 4,009

Cannabis NYC Fund, LLC

The Cannabis NYC Fund, LLC (Cannabis Fund LLC) was formed in August of 2024 to establish a program (Cannabis NYC Loan Fund) that aims to provide affordable and flexible capital to licensed pre-operational and early-stage cannabis businesses. As a limited partner, the Cannabis Fund LLC receives financial reports from the general partner of the funds, copies of which may be obtained by contacting the Corporation. For the purpose of financial reporting, the ownership in equity interest in connection with the Cannabis NYC Loan Fund, such as providing debt capital to NYC-based cannabis businesses, does not meet the definition of an investment because the asset is held primarily to promote the development of an equitable cannabis industry. Accordingly, the Corporation uses the lower of cost or fair value method as the measurement basis of these Cannabis NYC Loan Fund special purpose investments.

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

17. Blended Component Units (continued)

Statement of Net Position

The following table summarizes the Cannabis Fund LLC’s financial position at June 30 (dollars in thousands):

	2025
Total assets	\$ 2,000
Total liabilities	2,000
Total net position	\$ —

Statement of Revenues, Expenses, and Changes in Net Position

The following table summarizes Cannabis Fund LLC’s change in net position for the fiscal years ended June 30 (dollars in thousands):

	2025
Operating revenues	\$ 350
Operating expenses	350
Operating income (loss)	—
Change in net position	—
Total net position, beginning of fiscal year	—
Total net position, end of fiscal year	\$ —

18. 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, 2025 and 2024, \$4,198 and \$2,018, respectively, was provided to LDC for such expenses.

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

18. Other Related-Party Transactions (continued)

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 the fiscal years ended June 30, 2025 and 2024, the Corporation earned management fee income from IDA of \$4.9 million and \$4.4 million, respectively. At June 30, 2025 and 2024, the amount due from IDA totaled \$2.0 million and \$0.4 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, 2025 and 2024, NYCEDC earned management fee income from Build NYC of \$2.2 million. At June 30, 2025 and 2024, the amount due from Build NYC totaled \$7,726, and \$5,700, 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, 2025 and 2024, NYCEDC earned management fees of \$0.3 million from TCR. For each of the fiscal years ended June 30, 2025 and 2024, the amount due from TCR totaled zero.

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 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, 2025 and 2024. At June 30, 2025 and 2024, the amounts due from NCC for the reimbursement of costs paid by the Corporation on behalf of NCC totaled \$250 and \$590, respectively.

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

18. Other Related-Party Transactions (continued)

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, 2025 and 2024. At June 30, 2025 and 2024, the amounts due from PRIF for the reimbursement of costs paid by NYCEDC on behalf of PRIF, totaled \$65,746 and \$50,746, respectively.

19. Derivatives and Fuel Hedging Activity

As described in Note 13, 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).

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.

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

Notes to Financial Statements (continued)

19. Accounting for Derivatives and Fuel Hedging Activity (continued)

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, 2025 and 2024, NYCEDC did not own any swap or call option contracts.

As of June 30, 2025, 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.

Diesel Fuel	Notional Amount – Gallon	Number of Contracts	Maturity Date	Fair Value June 30, 2025	Average Futures Price \$/Gallon
	378,000	9	July-25	\$ (39,199)	\$ 2.2763
	336,000	8	August-25	(21,235)	2.2518
	336,000	8	September-25	(22,929)	2.2390
	252,000	6	October-25	(25,721)	2.2196
	294,000	7	November-25	(28,106)	2.1944
	252,000	6	December-25	(31,584)	2.1880
	252,000	6	January-26	(28,703)	2.1811
	294,000	7	February-26	(26,271)	2.1635
	336,000	8	March-26	(13,910)	2.1370
	336,000	8	April-26	(22,008)	2.1800
	378,000	9	May-26	(9,500)	2.1081
	378,000	9	June-26	(6,829)	2.1114
	378,000	9	July-26	(5,103)	2.1165
	336,000	8	August-26	4,570	2.1236
	336,000	8	September-26	13,507	2.1302
	294,000	7	October-26	19,089	2.1335
	294,000	7	November-26	24,667	2.1339
Total fair value				<u>\$ (219,265)</u>	

PRELIMINARY AND TENTATIVE FOR DISCUSSION ONLY

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

Notes to Financial Statements (continued)

19. Accounting for Derivatives and Fuel Hedging Activity (continued)

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, 2025, \$1.6 million was recognized as an offset to Ferry related expenses, net, for rebates earned.

20. Commitments and Contingencies

As of June 30, 2025, NYCEDC has an aggregate contractual commitment of \$316.9 million under different self-funded economic development initiatives and projects, including but not limited to the NYC Ferry system and life science initiatives.

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, 2025, NYCEDC's aggregate remaining commitments for these programs is \$60.2 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.

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

Notes to Financial Statements (continued)

20. Commitments and Contingencies (continued)

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. Management is aware of certain new litigation matters summarized below, which are in early stages, but to which NYCEDC believes it has meritorious defenses or positions but at this time, is unable to predict the outcomes.

NYCEDC has been named as a defendant in three lawsuits seeking damages from NYCEDC and co-defendants. In one matter, a current tenant of a ground lease administered by NYCEDC alleges breach of contract and fraudulent inducement claims against NYCEDC and landlord, NYC Health+Hospitals Corporation. A motion to dismiss this lawsuit was filed and is awaiting decision by the court. In another matter, a tenant under a NYCEDC ground lease alleges that NYCEDC breached the terms of the lease and also alleges claims against The City arising from its pre-lease condemnation of an unrelated site occupied by this tenant. A motion to dismiss this lawsuit was filed and is awaiting decision by the court. In the third matter, a former property owner and its tenant seek to recover the property taxes they paid to The City's Department of Finance during the course of a reverter litigation initiated by NYCEDC after the owner failed to meet its deed covenants and which resulted in NYCEDC successfully being awarded title to the property. They allege that NYCEDC was unjustly enriched by not paying real property taxes during the reverter litigation. NYCEDC and The City have not yet responded to the complaint.

21. 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

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PRELIMINARY AND TENTATIVE FOR DISCUSSION ONLY

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

Schedule of Changes in Net OPEB Liability
(In Thousands)

	2025	2024	2023	2022	2021	2020	2019	2018	2017
Total OPEB liability:									
Service cost	\$ 290	\$ 239	\$ 344	\$ 473	\$ 407	\$ 380	\$ 531	\$ 561	\$ 613
Interest	1,125	946	856	832	897	816	704	666	593
Changes of benefit terms	(4,963)	–	–	–	–	900	–	–	–
Difference between expected and actual experience	(546)	1,428	(185)	(277)	(99)	1,440	(206)	(103)	–
Changes in assumptions	(789)	2,579	(1,963)	(7,483)	2,379	(1,177)	(3,180)	(147)	(1,565)
Benefit payments	(351)	(356)	(375)	(408)	(330)	(208)	(201)	(225)	(225)
Net change in total OPEB liability	(5,234)	4,836	(1,323)	(6,863)	3,254	2,151	(2,352)	752	(584)
Total OPEB liability – beginning	21,266	16,430	17,753	24,616	21,362	19,211	21,563	20,811	21,395
Total OPEB liability – ending (a)	\$ 16,032	\$ 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	1,954	1,588	369	(3,470)	1,294	2,434	1,195	–	–
Administrative expenses paid by the Trust	(109)	(120)	(96)	(116)	(98)	(36)	–	–	–
Benefit payments	(351)	(356)	(375)	(408)	(330)	–	–	–	–
Benefits and expenses payable	–	–	–	–	–	(524)	–	–	–
Net change in fiduciary net position	1,494	1,112	(102)	(3,994)	866	1,874	1,195	20,000	–
Trust fiduciary net position – beginning	20,951	19,839	19,941	23,935	23,069	21,195	20,000	–	–
Trust fiduciary net position – ending (b)	\$ 22,445	\$ 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)	\$ (6,413)	\$ 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	140%	99%	121%	112%	97%	108%	110%	93%	–%

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

PRELIMINARY AND TENTATIVE FOR DISCUSSION ONLY

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. Discount rate was changed from 5.26% at June 30, 2024, to 5.58% at June 30, 2025.
2. The plan election assumption for future retirees and pre-65 retirees were updated from two-thirds selecting the MAPD plan and one-third electing the Active Plan to 100% electing the MAPD plan.

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

Schedule of OPEB Contributions
(In Thousands)

	2025	2024	2023	2022	2021	2020	2019	2018	2017
Actuarially determined contribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -
Contributions in relation to the actuarially determined contribution	-	-	-	-	-	-	-	-	-
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -
Covered-employee payroll	\$ 6,909	\$ 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, 2025
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 2025
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:	None

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

PRELIMINARY AND TENTATIVE FOR DISCUSSION ONLY

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

Schedule of Investment Returns

	2025	2024	2023	2022	2021	2020	2019	2018	2017
Annual money-weighted rate of return, net of investment expense	9.3%	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

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PRELIMINARY AND TENTATIVE FOR DISCUSSION ONLY

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, 2025	June 30, 2024
Operating revenues:																
Grants	\$ 121,702	\$ -	\$ 645	\$ -	\$ 645	\$ -	\$ -	\$ -	\$ -	\$ 696,142	\$ 3,891	\$ -	\$ 822,380	\$ -	\$ 822,380	\$ 917,543
Property rentals and lease revenues	58,947	97,903	-	-	97,903	-	38,845	4,877	-	-	-	88,298	288,870	(69,717)	219,153	249,697
Real estate sales, net	8,000	-	-	-	-	-	-	-	-	-	-	-	8,000	-	8,000	-
Ferry related revenues	-	-	24,495	(24,495)	-	-	-	-	-	-	-	-	-	-	-	-
Fee income	13,004	24	-	-	24	-	301	-	-	-	20	98	13,447	-	13,447	11,122
Other income	15,993	11,211	1,958	(1,958)	11,211	-	7,464	138	396	-	4,030	392	39,624	-	39,624	29,128
Other Income – 42nd Street	59,210	-	-	-	-	-	-	-	-	-	-	(59,210)	-	-	-	-
Total operating revenues	276,856	109,138	27,098	(26,453)	109,783	-	46,610	5,015	396	696,142	7,941	29,578	1,172,321	(69,717)	1,102,604	1,207,490
Operating expenses:																
Project costs	122,980	-	-	-	-	-	-	-	22	-	7,798	-	130,800	-	130,800	112,498
Program costs	-	-	-	-	-	-	-	-	494	696,142	350	-	696,986	-	696,986	809,294
Property rentals and related operating expenses	15,488	68,479	-	-	68,479	-	31,080	6,223	-	-	-	1,872	123,142	-	123,142	100,793
Ferry related expenses	-	-	79,358	(26,453)	52,905	-	-	-	-	-	-	-	52,905	-	52,905	55,196
Personnel services	73,358	8,925	-	-	8,925	-	2,346	608	-	-	74	824	86,135	-	86,135	84,467
Contract and other expenses to The City	2,118	-	-	-	-	-	-	-	-	-	-	26,323	28,441	-	28,441	27,277
Office rent	11,726	-	-	-	-	-	-	-	-	-	-	-	11,726	(11,726)	-	-
Interest expense – leases	-	-	-	-	-	-	-	-	-	-	-	-	-	2,390	2,390	4,013
Depreciation and amortization	4,820	354	-	-	354	9,322	852	-	-	-	-	-	15,348	-	25,698	28,286
Other general expenses	23,078	3,302	-	-	3,302	-	3,300	-	48	-	175	-	29,903	(385)	29,518	22,542
Total operating expenses	253,568	81,060	79,358	(26,453)	133,965	9,322	37,578	6,831	564	696,142	8,397	29,019	1,175,386	629	1,176,015	1,244,366
Operating income (loss)	23,288	28,078	(52,260)	-	(24,182)	(9,322)	9,032	(1,816)	(168)	-	(456)	559	(3,065)	(70,346)	(73,411)	(36,876)
Non-operating revenues (expenses):																
Income (loss) from investments	14,716	1,034	-	-	1,034	-	-	635	2,009	-	2,163	1,102	21,659	-	21,659	22,128
Interest revenue – leases	-	-	-	-	-	-	-	-	-	-	-	-	-	54,030	54,030	52,744
Other non-operating income/(expense)	(716)	-	-	-	-	-	-	-	-	-	-	-	(716)	-	(716)	(336)
Total non-operating revenues (expenses):	14,000	1,034	-	-	1,034	-	-	635	2,009	-	2,163	1,102	20,943	54,030	74,973	74,536
Income before transfers	37,288	29,112	(52,260)	-	(23,148)	(9,322)	9,032	(1,181)	1,841	-	1,707	1,661	17,878	(16,316)	1,562	37,660
Interfund transfers	10,098	(29,571)	29,112	-	(459)	-	(9,639)	-	-	-	-	-	-	-	-	-
Change in net position	47,386	(459)	(23,148)	-	(23,607)	(9,322)	(607)	(1,181)	1,841	-	1,707	1,661	17,878	(16,316)	1,562	37,660
Total net position, beginning 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
Unrestricted net position, end of fiscal year	481,430	7,000	(153,984)	-	\$(146,984)	-	-	-	-	-	-	-	334,446	13,497	347,943	331,103
Restricted net position, end of fiscal year	-	-	-	-	-	-	500	3,241	52,095	3,012	50,655	24,065	133,568	28,466	162,034	163,673
Net investment in capital assets, end of fiscal year	51,150	944	-	-	944	179,147	11,516	-	-	-	-	-	242,757	(38,813)	203,944	217,583
			\$		\$											
Net position, end of fiscal year	\$ 532,580	\$ 7,944	(153,984)	\$ -	(146,040)	\$ 179,147	\$ 12,016	\$ 3,241	\$ 52,095	\$ 3,012	\$ 50,655	\$ 24,065	\$ 710,771	\$ 33,150	\$ 713,921	\$ 712,359

PRELIMINARY AND TENTATIVE FOR DISCUSSION ONLY

III. Government Auditing Standards Section

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PRELIMINARY AND TENTATIVE FOR DISCUSSION ONLY

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, 2025, 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 _____, 2025.

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.

_____, 2025

Annual Report for New York City Economic Development Corporation

Fiscal Year Ending: 06/30/2025

Run Date: 09/22/2025

Status: UNSUBMITTED

Certified Date: N/A

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

		Amount
Assets		
Current Assets		
	Cash and cash equivalents	\$175,191,257.00
	Investments	\$85,171,642.00
	Receivables, net	\$490,705,505.00
	Other assets	\$2,491,860.00
	Total current assets	\$753,560,264.00
Noncurrent Assets		
	Restricted cash and investments	\$354,420,426.00
	Long-term receivables, net	\$2,016,070,872.00
	Other assets	\$41,181,840.00
Capital Assets		
	Land and other nondepreciable property	\$132,387,246.00
	Buildings and equipment	\$534,492,406.00
	Infrastructure	\$0.00
	Accumulated depreciation	\$149,853,762.00
	Net Capital Assets	\$517,025,890.00
	Total noncurrent assets	\$2,928,699,028.00
Total assets		\$3,682,259,292.00
Liabilities		
Current Liabilities		
	Accounts payable	\$66,274,106.00
	Pension contribution payable	\$0.00
	Other post-employment benefits	\$0.00
	Accrued liabilities	\$210,349,072.00
	Deferred revenues	\$37,133,866.00
	Bonds and notes payable	\$0.00
	Other long-term obligations due within one year	\$4,456,884.00
	Total current liabilities	\$318,213,928.00
Noncurrent Liabilities		

Annual Report for New York City Economic Development Corporation

Fiscal Year Ending: 06/30/2025

Run Date: 09/22/2025
 Status: UNSUBMITTED
 Certified Date: N/A

	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$0.00
	Long term leases		\$167,409,122.00
	Other long-term obligations		\$2,482,715,110.00
	Total noncurrent liabilities		\$2,650,124,232.00
Total liabilities			\$2,968,338,160.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$203,943,515.00
	Restricted		\$162,034,630.00
	Unrestricted		\$347,942,987.00
	Total net assets		\$713,921,132.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

		Amount
Operating Revenues		
	Charges for services	\$860,479,406.00
	Rental and financing income	\$234,124,749.00
	Other operating revenues	\$8,000,000.00
	Total operating revenue	\$1,102,604,155.00
Operating Expenses		
	Salaries and wages	\$71,379,000.00
	Other employee benefits	\$14,756,440.00
	Professional services contracts	\$1,031,353,681.00
	Supplies and materials	\$1,187,961.00
	Depreciation and amortization	\$25,697,922.00
	Other operating expenses	\$31,639,880.00
	Total operating expenses	\$1,176,014,884.00
Operating income (loss)		(\$73,410,729.00)
Nonoperating Revenues		
	Investment earnings	\$21,659,447.00
	State subsidies/grants	\$0.00
	Federal subsidies/grants	\$0.00
	Municipal subsidies/grants	\$0.00
	Public authority subsidies	\$0.00

Annual Report for New York City Economic Development Corporation

Fiscal Year Ending: 06/30/2025

Run Date: 09/22/2025

Status: UNSUBMITTED

Certified Date: N/A

	Other nonoperating revenues		\$54,029,986.00
	Total nonoperating revenue		\$75,689,433.00
Nonoperating Expenses			
	Interest and other financing charges		\$0.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$716,641.00
	Total nonoperating expenses		\$716,641.00
	Income (loss) before contributions		\$1,562,063.00
Capital contributions			\$0.00
Change in net assets			\$1,562,063.00
Net assets (deficit) beginning of year			\$712,359,069.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$713,921,132.00

EXHIBIT D

ANNUAL INVESTMENT REPORT
Board of Directors Meeting
September 30, 2025

WHEREAS, pursuant to the requirements of the Public Authorities Accountability Act of 2005, as amended, the Board of Directors of NYCEDC adopted investment policies, procedures and guidelines (the “investment guidelines”); and

WHEREAS, the adopted investment guidelines require the Board to approve an Annual Investment Report containing specified information and to submit the report to the City’s Mayor and Comptroller and the New York State Department of Audit and Control; and

WHEREAS, attached hereto is the Annual Investment Report for NYCEDC for the fiscal year ended June 30, 2025; and

WHEREAS, there are certain blank dates in the reports of the auditors included in the attached Schedule of Investments, which dates will be filled in after the Board approves the Annual Investment Report;

NOW, THEREFORE, RESOLVED that the Board approves the Annual Investment Report attached hereto, with the understanding that the blank dates in the reports of the auditors will be filled in after the Board approves the Annual Investment Report and that the Annual Investment Report will be submitted to the required officials with the dates filled in.

Staff: Spencer Hobson, Executive Vice President and Treasurer
Amy Chan, Senior Vice President and Assistant Treasurer

**NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
ANNUAL INVESTMENT REPORT
FOR THE YEAR ENDED JUNE 30, 2025**

Investment Guidelines and Amendments

Attached hereto as Schedule 1 is the current investment policies, procedures and guidelines (the “Investment Guidelines”) of New York City Economic Development Corporation (“NYCEDC”). In the fiscal year ended June 30, 2025, the Board did not approve any changes to the Investment Guidelines previously adopted.

Summary of Investment Guidelines

The portfolio is managed to accomplish the following objectives:

- A. Preservation of Principal – The single most important objective of NYCEDC’s investment program is the preservation of principal of funds within the portfolio.
- B. Maintenance of Liquidity – The portfolio shall be managed in such a manner that assures that funds are available as needed to meet immediate and/or future operating requirements of NYCEDC.
- C. Maximize Return – The portfolio shall be managed in such a fashion as to maximize income through the purchase of authorized investments, taking into account the other investment objectives.

The portfolio is structured to diversify investments to reduce risk of loss resulting from over-concentration of assets in a specific maturity, a specific issuer or a specific type of security. The types of investments permitted are based on those permitted for the investment of City funds.

Independent Audit Report

Attached hereto as Schedule 2 is the annual audit report on investments for the fiscal year ended June 30, 2025 by Ernst & Young LLP.

Investment Income Record

Investment income from interest earned on bank accounts, certificates of deposit and securities was approximately \$17,600,000 for the fiscal year ended June 30, 2025.

Fees, Commissions and Other Charges

NYCEDC did not pay any fees, commissions or other charges to an investment banker, broker, agent, dealer or advisor during the fiscal year.

SCHEDULE 1

NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION INVESTMENT GUIDELINES

I. Purpose

The purpose of this document is to establish policies, procedures and guidelines regarding the investing, monitoring and reporting of funds of the Corporation.

II. Scope of the Investment Policy

This policy applies to the funds of the Corporation, which for purposes of these guidelines consist of all moneys and other financial resources available for investment by the Corporation on its own behalf or on behalf of any other entity or individual.

III. Investment Objectives

The portfolio shall be managed to accomplish the following objectives:

- A. Preservation of Principal – The single most important objective of the Corporation’s investment program is the preservation of principal of funds within the portfolio.
- B. Maintenance of Liquidity – The portfolio shall be managed in such a manner that assures that funds are available as needed to meet immediate and/or future operating requirements of the Corporation.
- C. Maximize Return – The portfolio shall be managed in such a fashion as to maximize income through the purchase of authorized investments as stated below, taking into account the other investment objectives.

IV. Implementation of Guidelines

The Chief Financial Officer shall be responsible for the prudent investment of funds and for the implementation of the investment program and the establishment of investment procedures and a system of controls to regulate the activities of subordinate staff, consistent with these guidelines.

V. Authorized Investments

- A. The Treasurer or an Assistant Treasurer of the Corporation is authorized to invest funds of the Corporation as summarized and restricted below:
 - 1. U.S. Treasury Obligations. United States Treasury bills and notes, and any other obligation or security issued by the United States Treasury or

any other obligation guaranteed as to principal and interest by the United States.

2. Federal Agency Obligations. Bonds, notes, debentures, or other obligations or securities issued by any agency or instrumentality of the United States.
 3. Repurchase Agreements. The repurchase agreements must be collateralized by U.S. Government guaranteed securities, U.S. Government agency securities, or commercial paper (of a type defined below) in a range of 100% to 102% of the matured value of the repurchase agreements and have a term to maturity of no greater than ninety (90) days. They must be physically delivered for retention to the Corporation or its agent (which shall not be an agent of the party with whom the Corporation enters into such repurchase agreement), unless such obligations are issued in book-entry form, in which case the Corporation shall take such other action as may be necessary to obtain title to or a perfected security interest in such obligations.
 4. Commercial Paper. Commercial paper rated A1 or P1 by Standard & Poor's Corporation or Moody's Investor's Service, Inc. or Fitch.
 5. Bankers' Acceptances and Time Deposits of banks with worldwide assets in excess of \$50 million that are rated with the highest categories of the leading bank rating services and regional banks also rated within the highest categories.
 6. Certificates of Deposit with New York banks, including minority-owned banks. All such certificates of deposit in these banks must be Federal Deposit Insurance Corporation ("FDIC") insured, except when otherwise collateralized.
 7. Other investments approved by the Comptroller of New York City for the investment of City funds.
- B. In addition to the above investments, the Corporation may deposit funds in the following ("Deposit Accounts"), with respect to funds needed for operational expenses and funds awaiting investment or disbursement:
1. High quality no-load money market mutual funds that restrict their investments to short term, highly rated money market instruments.
 2. Other interest bearing accounts, if permitted by applicable laws, rules and regulations, with New York City financial institutions designated by the New York City Banking Commission or such other financial institutions

approved by the Deputy Mayor for Economic Development or his successor in function.

VI. Written Contracts

The Corporation shall enter into written contracts pursuant to which investments are made which conform with the requirements of these guidelines and Section 2925.3(c) of the Public Authorities Law unless the Board or Executive Committee determines by resolution that a written contract containing such provisions is not practical or that there is not a regular business practice of written contracts containing such provisions with respect to a specific investment or transaction, in which case the Board or Executive Committee shall adopt procedures covering such investment or transaction.

VII. Diversification

The portfolio shall be structured to diversify investments to reduce the risk of loss resulting from over-concentration of assets in a specific maturity, a specific issuer or a specific type of security. The maximum percentage of the total portfolio permitted in the indicated type of eligible security is as follows:

A.	U.S. Treasury	100% maximum
B.	Federal Agency	100% maximum
C.	Repurchase Agreements	5% maximum
D.	Commercial Paper	25% maximum
E.	Bankers Acceptances and Time Deposits	25% maximum
F.	Certificates of Deposit	20% maximum
G.	Other Investments Approved by Comptroller for City Funds	A percentage deemed prudent by CFO

VIII. Maximum Maturity

Maintenance of adequate liquidity to meet the cash flow needs of the Corporation is essential. Accordingly, the portfolio will be structured in a manner that ensures sufficient cash is available to meet anticipated liquidity needs. Selection of investment

maturities must be consistent with cash requirements in order to avoid the forced sale of securities prior to maturity.

For purposes of this investment policy, assets of the portfolio shall be segregated into two categories based on expected liquidity needs and purposes – Cash equivalents and Investments. Assets categorized as Cash equivalents will be invested in permitted investments maturing in ninety (90) days or less or deposited in Deposit Accounts. Generally, assets categorized as Investments will be invested in permitted investments with a stated maturity of no more than two (2) years from the date of purchase. However, up to twenty percent (20%) of assets categorized as Investments may be invested in permitted investments with a stated maturity of no more than seven (7) years from the date of purchase.

IX. Monitoring and Adjusting the Portfolio

Those responsible for the day-to-day management of the portfolio will routinely monitor the contents of the portfolio, the available markets and the relative values of competing instruments, and will adjust the portfolio as necessary to meet the investment objectives listed above. It is recognized and understood that the non-speculative active management of portfolio holdings may cause a loss on the sale of an owned investment.

X. Internal Controls

The Treasurer or an Assistant Treasurer, under the direction of the Chief Financial Officer, shall establish and be responsible for monitoring a system of internal controls governing the administration and management of the portfolio. Such controls shall be designed to prevent and control losses of the portfolio funds arising from fraud, employee error, misrepresentation by third parties, unanticipated changes in financial markets, or imprudent actions by any personnel.

XI. Eligible Brokers, Agents, Dealers, Investment Advisors, Investment Bankers and Custodians

The following are the standards for the qualifications of brokers, agents, dealers, investment advisors, investment bankers and custodians:

A. Brokers, Agents, Dealers

1. In Government Securities: any bank or trust company organized or licensed under the laws of any state of the United States of America or of the United States of America or any national banking association or any registered broker/dealer or government securities dealer.
2. In Municipal Securities: any broker, dealer or municipal securities dealer registered with the Securities and Exchange Commission (the "SEC").

- B. Investment Advisors: any bank or trust company organized under the laws of any state of the United States of America or any national banking association, and any firm or person which is registered with the SEC under the Investment Advisors Act of 1940.
- C. Investment Bankers: firms retained by the Corporation to serve as senior managing underwriters for negotiated sales must be registered with the SEC.
- D. Custodians: any bank or trust company organized under the laws of any state of the United States of America or any national banking association with capital and surplus of not less than \$50,000,000.

XII. Reporting

A. Quarterly

The Treasurer or an Assistant Treasurer, under the direction of the Chief Financial Officer, shall prepare and deliver to the Board of Directors once for each quarter of the Corporation's fiscal year a report setting forth a summary of new investments made during that quarter, the inventory of existing investments and the selection of investment bankers, brokers, agents, dealers, investment advisors and auditors.

B. Annually

1. Audit – the Corporation's independent accountants shall conduct an annual audit of the Corporation's investments for each fiscal year of the Corporation, the results of which shall be made available to the Board of Directors at the time of its annual review and approval of these Guidelines.
2. Investment Report – Annually, the Treasurer or an Assistant Treasurer, under the direction of the Chief Financial Officer, shall prepare and the Board of Directors shall review and approve an Investment Report, which shall include:
 - a. The Investment Guidelines and amendments thereto since the last report;
 - b. An explanation of the Guidelines and any amendments made since the last report;
 - c. The independent audit report required by Subsection (1) above;
 - d. The investment income record of the Corporation for the fiscal year; and
 - e. A list of fees, commissions or other charges paid to each investment banker, broker, agent, dealer and advisor rendering

investment associated services to the Corporation since the last report.

The Investment Report shall be submitted to the Mayor and the Comptroller of the City of New York and to the New York State Department of Audit and Control. Copies of the report shall also be made available to the public upon reasonable request.

XIII. Applicability

Nothing contained in these Guidelines shall be deemed to alter, affect the validity of, modify the terms of or impair any contract, agreement or investments of funds made or entered into in violation of, or without compliance with, the provisions of these Guidelines.

XIV. Conflict of Law

In the event that any portion of this policy is in conflict with any State, City or federal law, that law will prevail.

XV. No Conflict With Other Policies of the Corporation

These Investment Guidelines do not modify the powers given by the Corporation's Board of Directors which authorized and resolved that (i) officers of the Corporation are authorized and directed to obtain and maintain any bank, investment, securities and other financial accounts as may be necessary or useful to the Corporation in furtherance of the Corporation's operations (the "Accounts"); (ii) the Treasurer and Assistant Treasurer are authorized and directed to engage in trading or otherwise deal in securities and other investments on behalf of the Corporation and to the extent authorized pursuant to these Guidelines; (iii) the officers of the Corporation are authorized and directed to perform those tasks necessary or useful to ensure that the Corporation, acting through those authorized officers listed in the Bylaws of the Corporation, has access to and control over the Accounts; (iv) the Directors adopted the standard forms of banking resolutions and incumbency certificates ordinarily used by such financial institutions selected by the officers of the Corporation; and (v) any officer of the Corporation was authorized to certify, to the due adoption of such banking resolutions and incumbency certificates. Empowered officers may enter into agreements with banks and financial institutions for bank accounts and to purchase investments of the type indicated in these Investment Guidelines and other investments specifically approved by the Corporation's Board of Directors.

These Investment Guidelines do not modify any restriction, if any, otherwise imposed on various types of funds held by the Corporation, such as any restrictions set forth in any third party contracts with the City, or resulting from the source of funds (e.g. federal funds). Those other restrictions, to the extent inconsistent with these Investment Guidelines, shall govern. If possible, all sets of restrictions should be

complied with. Furthermore, by adopting these Investment Guidelines, the Board is not amending or superseding any approval given or hereafter given for investments related to particular projects.

Schedule 2

SCHEDULE OF INVESTMENTS

New York City Economic Development Corporation
(A Component Unit of The City of New York)
Years Ended June 30, 2025 and 2024
With Report of Independent Auditors

DRAFT

PRELIMINARY AND TENTATIVE FOR DISCUSSION ONLY

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

Schedule of Investments

Years Ended June 30, 2025 and 2024

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PRELIMINARY AND TENTATIVE FOR DISCUSSION ONLY

Report of Independent Auditors

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

Report on the Audit of the Schedule of Investments

Opinion

We have audited the Schedule of Investments of the New York City Economic Development Corporation (the Corporation), a component unit of The City of New York, as of June 30, 2025 and 2024, and the related notes (collectively referred to as the “schedule”).

In our opinion, the accompanying schedule presents fairly, in all material respects, the investments of the Corporation at June 30, 2025 and 2024 in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS) 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 Schedule 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 opinion.

Responsibilities of Management for the Schedule

Management is responsible for the preparation and fair presentation of the schedule 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 the schedule that is free of material misstatement, whether due to fraud or error.

PRELIMINARY AND TENTATIVE FOR DISCUSSION ONLY

Auditor's Responsibilities for the Audit of the Schedule

Our objectives are to obtain reasonable assurance about whether the schedule as a whole is free of material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS 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 schedule.

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 schedule, 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 schedule.
- 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 schedule.
- 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.

Report on Financial Statements as of June 30, 2025 and 2024

We have audited, in accordance with GAAS and *Government Auditing Standards*, the financial statements of the Corporation as of and for the years ended June 30, 2025 and 2024, and our report thereon, dated _____, 2025, expressed an unmodified opinion on those financial statements.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we also have issued our report dated _____, 2025, 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 with respect to the schedule. 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 with respect to the schedule.

_____, 2025

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

Schedule of Investments
(In Thousands of Dollars)

	June 30,	
	2025	2024
Operating	\$ 233,490	\$ 242,426
Restricted	250,859	188,956
Total investments	<u>\$ 484,349</u>	<u>\$ 431,382</u>

The accompanying notes are an integral part of this schedule.

DRAFT

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

Notes to Schedule of Investments

June 30, 2025

1. Background and Organization

New York City Economic Development Corporation (NYCEDC or the Corporation) 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 restricted assets 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 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.

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.

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

Notes to Schedule of Investments (continued)

1. Background and Organization (continued)

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 these 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, the Corporation has not been required to remit rental revenues from the 42nd 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.

2. Summary of Significant Accounting Policies

Investments

Investments held by NYCEDC are recorded at fair value.

3. 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.

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

Notes to Schedule of Investments (continued)

3. Investments (continued)

As of June 30, 2025 and 2024, the Corporation had the following investments. Investment maturities are shown for June 30, 2025, only (dollars in thousands):

	Fair Value		Investment Maturities at June 30, 2024 (In Years)		
	2025	2024	Less Than 1	1 to 2	Greater Than 2
Money Market	\$245,919	\$218,568	\$245,919	\$ –	\$ –
FHLB notes	39,675	85,746	18,090	9,632	11,953
FFCB notes	141,668	52,391	26,990	88,496	26,182
FHLMC	16,876	25,763	6,863	10,013	–
FNMA	2,003	2,034	–	–	2,003
Commercial paper	20,829	32,914	20,829	–	–
U.S. Treasuries	17,164	13,759	12,184	4,980	–
Certificates of deposit	215	207	215	–	–
	<u>\$484,349</u>	<u>\$431,382</u>	<u>\$331,090</u>	<u>\$113,121</u>	<u>\$40,138</u>

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.

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

Notes to Schedule of Investments (continued)

3. Investments (continued)

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, 2025 and 2024, 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), Aa1 by Moody’s Investor’s Service (Moody’s) and AA+ by Fitch Ratings (Fitch). Commercial papers held were rated A1/A1+ by S&P, P1 by Moody’s and F1/F1+ by Fitch. The Money Market Funds were rated Aaa by Moody’s Investor’s Service (Moody’s) and AAA 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 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. At June 30, 2025 and 2024, the Corporation was not subject to custodial credit risk.

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 that represent 5% or more of total investments as of June 30 (dollars in thousands):

Issuer	Dollar Amount and Percentage of Total Investments			
	June 30, 2025		June 30, 2024	
Money Market Funds	\$ 245,919	51%	\$ 218,568	51%
FHLB	39,675	8	85,746	20
FFCB	141,668	29	52,391	12
FHLMC	–	–	25,763	6

Report of Independent Auditors on Internal Control Over Financial Reporting
and on Compliance and Other Matters Based on an Audit of the
Schedule of Investments 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 Schedule of Investments of the New York City Economic Development Corporation (the Corporation), a component unit of The City of New York, as of June 30, 2024 and the related notes (collectively referred to as the “schedule”), and have issued our report thereon dated _____, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the schedule, 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 opinion on the schedule, 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 schedule 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 schedule is free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and the New York State Comptroller investment guideline requirements as presented in Section 201.3(c) of the *Accounting, Reporting and Supervision Requirements for Public Authorities*, noncompliance with which could have a direct and material effect on the schedule. 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.

_____, 2025

EXHIBIT E

PERFORMANCE MEASUREMENT REPORT
Board of Directors Meeting
September 30, 2025

The Public Authorities Law requires New York City Economic Development Corporation (“NYCEDC”) to annually review its mission statement and measurements by which the performance of NYCEDC and achievement of its goals may be evaluated and, on April 30, 2025, NYCEDC’s Board approved a mission statement and performance measures for Fiscal Year 2025.

The Authorities Budget Office requires that NYCEDC annually report on performance results with regard to the approved measures. Attached hereto as Attachment A is NYCEDC’s report with regard to the performance measures for Fiscal Year 2025 and a chart that includes definitions/explanations of how the information in the measurement report was determined. For comparison purposes, the measurements for the Fiscal Year 2025 and Fiscal Year 2024 are also included in Attachment A.

Attachment A

Authority Performance Measurement Report for Fiscal Years 2025 and 2024

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

<i>Performance Measurement</i>	<i>New</i>	<i>Updated</i>	<i>Trend</i>	<i>FY25 Actuals 7/1/24 – 6/30/25</i>	<i>FY24 Actuals 7/1/23 – 6/30/24</i>
Strengthen business confidence					
Private investment committed through NYCEDC for place-based development			Up	\$3,503,411,179	\$1,485,802,600
Capital expenditure on NYCEDC-managed assets*			Down	\$115,670,023	\$144,083,024
Occupancy rate of NYCEDC-managed assets			Stable	98.7%	99.1%
Square footage of NYCEDC-managed assets			Stable	67.0M SF	66.7M SF
Revenue generated by NYCEDC asset portfolio			Up	\$342,126,574	\$313,803,095
Number of companies supported through programs, tenancy at NYCEDC assets, and other tools	✓		-	5,232	-
Grow innovation sectors, focusing on equity					
Businesses served by industry-focused programmatic initiatives			Down	5,553	6,034
Number of people receiving skills training / work experience through NYCEDC programs	✓		-	25,616	-
Number of small businesses, M/WBE’s, and non-profits supported by / through NYCEDC	✓		-	4,000	-
Dollars committed by/through NYCEDC for small businesses, certified MWBE’s, and non-profits	✓		-	\$283,172,943	-
M/WBE participation rate			Down	30%	35%
M/WBE award rate			Stable	35%	36%
Construct NYC & Waterfront Pathways award value to cohort participants		✓	Up	\$34,085,221	\$19,685,606*
Build neighborhoods where New Yorkers live, learn, work, and play					
Capital expenditures on non-NYCEDC assets			Down	\$590,673,523	\$661,360,069
Community engagements facilitated by NYCEDC			Up	1,175	626
Cultivate dynamic, resilient, livable communities throughout the five boroughs					
Space to be (re)developed through NYCEDC			Up / Down	6.97M SF (building) and 23.12 acres (open space)	6.47M SF (building) and 81.24 acres (open space)
Ferry rides provided by NYCEDC			Up	7,404,998	7,116,233

* FY24 data have been revised to reflect NYCEDC’s audited financial statements or updates to available data.

Definitions/Explanations - Authority Performance Measurement Report for Fiscal Years 2025

Performance Measures	Definitions
Strengthen Business Confidence	
Private investment committed through NYCEDC for place-based development	Private investment made by non-government entities (e.g. private sector, philanthropy) through NYCEDC's place-based re/development (real estate and asset management) and financial incentive programs, measured at dollars committed at contract signing.
Capital expenditure on NYCEDC-managed assets	Based on an accrual basis, the amounts paid to firms (architecture, landscape architecture, engineering, resident engineering, etc.), construction managers, construction contractors, etc. for capital project related services on NYCEDC-managed property.
Occupancy rate of NYCEDC-managed assets	For NYCEDC-managed assets, the number of square feet leased as a percent of the total available space.
Square footage of NYCEDC-managed assets	The square footage of assets in which NYCEDC, on behalf of the City, is responsible for the day-to-day management and leasing of the property.
Revenue generated by NYCEDC asset portfolio	Revenue generated from NYCEDC's portfolio of assets.
Number of companies supported through programs, tenancy, at NYCEDC assets, and other tools	Reflects NYCEDC's effort – through programs, investments, incentives and assets – to help companies' growth, relocation to, and success in the City. Includes organizations supported by EDC funding agreements, companies supported via programming in contract requirements, and startups when residency is funded directly by EDC
Grow innovation sectors, focusing on equity	
Businesses served by industry-focused programmatic initiatives	The number of businesses engaged in NYCEDC's programmatic initiatives, including NYCEDC's incubator network and centers for excellence, technology competitions, partnership funds and programmatic ventures throughout the five boroughs.
Participants in innovative sector programming	The total number of participants benefitting from innovation sector (tech, life sciences, the green economy, offshore wind, and creative) programming funded directly through City programs or as a result of City investments in curriculum design, space, or other industry development activities. Examples of these programs are the Fullstack Cyber Bootcamp, LifeSci NYC Internship Program, and Venture Access programs. Does not include programming that is industry agnostic.
Number of small businesses, M/WBE's, and non-profits supported by / through EDC	Reflects the number of small businesses, certified M/WBEs, and nonprofits to which NYCEDC provides financial and programmatic support. Includes organizations supported by EDC funding agreements and by contract requirements. Does not include tenanted small businesses.
M/WBE participation rate	The ratio of MWBE contract expenditures to total contract expenditures with MWBE goals. Participation/attainment refers to payments.
M/WBE award rate	The ratio of MWBE contract awards to total contracts with MWBE goals. Awards are specific awards to MWBE firms. May or may not be known at contract execution (won't be with CM and retainer contracts, for example).
Construct NYC & Waterfront Pathways award value to cohort participants	Total dollar amount awarded to MWBE firms that participated in two construction capacity building programs, ConstructNYC and Waterfront Pathways during the reporting period.
Build neighborhoods where New Yorkers live, learn, work, and play	
Capital expenditures on non-NYCEDC assets	Based on an accrual basis, the amounts paid to firms (architecture, landscape architecture, engineering, resident engineering, etc.), construction managers, construction contractors, etc. for capital project related services. Including City capital funding disbursed in connection with active funding agreement contracts between NYCEDC and non-City entities.
Community engagements facilitated by NYCEDC	The number of community-based engagements facilitated by NYCEDC through programs, community outreach events and public affairs, including neighborhood-based community events, educational outreach, speaking engagements, ribbon cuttings, and one-off programmatic engagements. Sustained cohort-based programs (with consistent, selected attendees, i.e. Construct NYC, Founder Fellows, etc.) have been omitted.
Businesses operating in properties actively managed by NYCEDC	The number of businesses utilizing space in properties that EDC directly manages. The number does not include subtenants whose lease or other operating agreement is not directly managed by EDC.
Cultivate dynamic, resilient, livable communities throughout the five boroughs	
Space to be (re)developed through NYCEDC	For square footage, new or redeveloped building space committed through place-based programs, investments and development during the reporting period. Building space is comprised of mixed-use infrastructure including industrial, commercial and residential improvements. For acres, new or redeveloped public space (greenspace, open space, park space) committed through place-based programs, investments and development during the reporting period.
Ferry rides provided by NYCEDC	The cumulative ridership of passengers traveling on the NYC Ferry as reported to NYCEDC by Hornblower, Inc.

EXHIBIT F

REAL ESTATE AND FINANCE COMMITTEE: SIZE
Board of Directors Meeting
September 30, 2025

WHEREAS, on November 7, 2025 the NYCEDC Board of Directors determined that its Real Estate and Finance Committee (the "Committee") should have six members and it elected six members of the Committee; and

WHEREAS, one of the members, Mitch Draizin, has resigned from the Committee; and

WHEREAS, it is proposed that Mr. Draizin's position on the Committee not be filled and that the number of members of the Committee be reduced to five;

NOW, THEREFORE, be it resolved that the number of members of NYCEDC's Real Estate and Finance Committee be reduced to five and that the members of the Committee shall be the current remaining members of the Committee, Patrick O'Sullivan, Jr. (Chair), Paula Roy Carethers, James McSpirtt, Mark Russo and Betty Woo.