NOTICE OF
ANNUAL MEETING OF MEMBERS
AND
REGULAR MEETING OF DIRECTORS
OF
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
November 10, 2026

The annual meeting of the Members of New York City Economic Development Corporation ("NYCEDC") and a regular meeting of the Board of Directors of NYCEDC will be held on Tuesday, November 10, 2026, in Conference Center A/B, on the 14th Floor at the offices of NYCEDC at One Liberty Plaza, New York, New York. The Members meeting will begin at 8:30 a.m. and will be followed by the Directors meeting at approximately 8:35 a.m.

The agendas for the meetings are as follows:

Meeting of Members

I. Approval of Minutes of the September 30, 2026 Special Meeting of the Members
II. Election of Directors and Alternates
III. Annual Report of the Board of Directors of New York City Economic Development Corporation for the 12-Month Fiscal Period Ended June 30, 2026
IV. Such other business as may properly come before the meeting.

Meeting of Directors

I. Approval of Minutes of the September 30, 2026 Regular Meeting of the Board of Directors
II. Ratification of the Annual Report of the Board of Directors of NYCEDC
III. Report of NYCEDC's President
IV. N.Y.C. Groceries – The Peninsula Lease Agreement
V. Coney Island West Parcel A Disposition
VI. New York University: New York Quantum Fabrication Facility
VII. Governance Committee Chairperson Report on Board Self-Evaluation Results
VIII. Election of Officers
IX. Election of Committees
X. Property Disposition, Investment and Procurement Policies, Guidelines and Procedures
XI. Annual Investment Report
XII. Quarterly Report on Investments (for information only)
XIII. Such other business as may properly come before the meeting.

Mark Silversmith
Assistant Secretary

New York, New York
Dated: November 4, 2026

ANNUAL MEETING OF MEMBERS
AND
REGULAR MEETING OF DIRECTORS
OF
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
NOVEMBER 10, 2026

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DEFINITIONS

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

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

MINUTES OF A SPECIAL MEETING
OF THE MEMBERS
OF
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
September 30, 2026

A special meeting of the Members of New York City Economic Development Corporation ("NYCEDC"), called at the direction of the Interim President of NYCEDC, was held, pursuant to notice by an Assistant Secretary, on Wednesday, September 30, 2026, in Conference Center A/B, on the 14th Floor at the offices of NYCEDC at One Liberty Plaza, New York, New York.

The following Members of NYCEDC were present:

Mir Bashar
Eric Clement
Hector Cordero-Guzmán
Paul Fernandes
Adam Friedman
Jukay Hsu
Lina Khan
DeWayne Louis
James McSpiritt
Robert Miraglia
Patrick J. O'Sullivan, Jr.
Manny Pastreich
Anthony Shorris
Julie Su (by proxy to Nse Esema)
Elizabeth Velez
Betty Woo
Kathryn Wylde

Members of NYCEDC staff, the press and the public also were present.

The meeting was chaired by Lina Khan, Chairperson of NYCEDC, and called to order at 8:34 a.m. Mark Silversmith, a Special Counsel and Assistant Secretary of NYCEDC, served as secretary of the duly constituted meeting, at which a quorum was present.

DRAFT

1. Minutes of the June 16, 2026 Special Meeting of the Members

There being no questions or comments with respect to the minutes of the June 16, 2026 special meeting of the Members, as submitted, a motion was made to approve such minutes, as submitted. Such motion was seconded and unanimously approved.

2. Election of Directors

Under NYCEDC's Bylaws, NYCEDC's Members elect its Directors. Directors must be Members at the time of their election. Each of Lina Khan, Robert Miraglia and Anthony Shorris had recently been appointed as a Member of NYCEDC and it was proposed to elect each of them as a Director at this time. Ms. Khan had been appointed by the Mayor to serve as Chairperson of NYCEDC's Board of Directors as well as being appointed as a Member. Mr. Miraglia was appointed as a Member pursuant to a nomination by the Bronx Borough President to fill a Bronx Borough President nominee's vacancy.

A motion was then made to elect each of Lina Khan, Robert Miraglia and Anthony Shorris as a Director of NYCEDC. Such motion was seconded and unanimously approved.

3. Adjournment

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

_____
Assistant Secretary

Dated: _____
New York, New York

DRAFT

ELECTION OF DIRECTORS AND ALTERNATES
Members Meeting
November 10, 2026

Subject: Election of Members to be Directors of NYCEDC and alternates for Deputy Mayor Julie Su

Proposed Resolution: To elect (i) the persons listed in Attachment A to be Directors of NYCEDC, (ii) Nse Esema to be an alternate for Deputy Mayor Julie Su in her capacity as a Director of NYCEDC and (iii) Taylor Barnes Lord to be an alternate for Deputy Mayor Su in her capacity as a Director of NYCEDC at meetings that Nse Esema does not attend as her alternate.

Background: Under NYCEDC's Bylaws NYCEDC's Members elect its Directors at the annual meeting of the Members. Directors must be Members at the time of their election.

A Deputy Mayor of the City of New York may approve a person to be elected as his/her alternate as a Director. Previously, Edie Sharp and Nse Esema served as alternates for Depty Mayor Su. Deputy Mayor Su has indicated that Edie Sharp will no longer be serving as her alternate and has requested that Nse Esema be elected to serve as her alternate and that Taylor Barnes Lord be elected to serve as her alternate at meetings that Nse Esema does not attend as her alternate.

ATTACHMENT A

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

Mir Bashar
Paula Roy Carethers
Ramakrishna Cherukuri
Eric Clement
Costa Constantinides
Hector Cordero–Guzman
Mitch Draizin
Paul Fernandes
William Floyd
Matthew Hiltzik
Jukay Hsu
Laura Imperiale
Lina Khan
DeWayne Louis
James McSpiritt
Robert P. Miraglia
Ngozi Okaro
Patrick J. O'Sullivan, Jr.
Emanuel Pastreich
Tiffany Raspberry
Joseph Shamie
Anthony Shorris
Julie Su
Elizabeth Velez
Betty Woo
Kathryn Wylde

Annual Report of the Board of Directors
of New York City Economic Development Corporation ("NYCEDC")
for the 12-Month Fiscal Period Ended June 30, 2026

TO: The Members of NYCEDC

The Board of Directors of NYCEDC respectfully submits for your information the following report relating to NYCEDC. The report is for the twelve-month fiscal period ended June 30, 2026.

1. Attached hereto as Attachment A are the Financial Statements, Required Supplementary Information, and Supplementary Information of NYCEDC for the years ended June 30, 2026 and 2025, which includes Reports of Independent Auditors Ernst & Young LLP and financial information required to be provided to the Members of NYCEDC pursuant to Section 519 of the New York State Not-for-Profit Corporation Law.

2. As of November 3, 2026 the number of Members of NYCEDC is 26, there being one vacancy at such time.

3. The number of Members of NYCEDC was 25 on July 1, 2025, at which time there were two vacancies, and 24 on June 30, 2026, at which time there were three vacancies.

4. The names and addresses of the Members of NYCEDC as of November 3, 2026 may be found in the Members/Directors book of NYCEDC, which is kept at One Liberty Plaza, 13th Floor, New York, New York 10006.

Dated: November 3, 2026
New York, New York

President

Treasurer

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

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

Anthony Shorris

Sworn to before me this 4th
day of November, 2026

Notary Public

Jaan Kangur
Notary Public, State of New York
Reg. No. 01KA6310065
Qualified in Queens County
Certificate Filed in New York County
Commission Expires 11/04/2026

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

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

Spencer Hobson

Sworn to before me this 4th
day of November, 2026

Notary Public

Jaan Kangur
Notary Public, State of New York
Reg. No. 01KA6310065
Qualified in Queens County
Certificate Filed in New York County
Commission Expires 11/04/2026

Attachment A

Financial Statements, Required Supplementary Information, and Supplementary Information

Years Ended June 30, 2026 and 2025 With Reports of Independent Auditors

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

Financial Statements, Required Supplementary Information,
and Supplementary Information

Years Ended June 30, 2026 and 2025

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I. Introductory Section

NYC / EDC

September 30, 2026

To the Members of the Board:

To follow are the audited financial statements of NYCEDC for the fiscal year ending June 30, 2026, with comparison to our financial position at the close of fiscal year ending June 30, 2025.

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 for all New Yorkers. The attached financial statements reflect the overall financial health of the Corporation even while absorbing a $15.9 million decrease in net position for the fiscal year. This decrease was driven by significant increases in our project and programmatic expenses, as well as increased discretionary spending on managed properties. NYCEDC's substantial net position allows us to continue investing in the strategic priorities that will have an enduring impact on the economic foundation of NYC and provide equitable and inclusive opportunities for New Yorkers.

In our work to strengthen economic confidence in NYC, a major focus in FY26 was our effort to prepare the New York/New Jersey area to host and promote the FIFA World Cup 2026, as well as to have our region selected to host the final match of the tournament—a major generator of economic impact. To grow innovation sectors, focusing on equity, our first Economic Mobility Networks and a Workforce Development Fund got underway through partnerships with local nonprofits to connect New Yorkers to jobs in fast-growing sectors. And we continued to create 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 with the opening of over 800 affordable homes, and on construction at Stapleton and Tompkinsville along the North Shore of Staten Island. We also celebrated the reopening of the reconstructed Orchard Beach Pavilion in the Bronx. Finally, we have continued to deliver sustainable infrastructure, including a master plan for the future of the Manhattan Cruise Terminal and expansion of shore power at the Brooklyn Cruise Terminal, the completion of phase 1 of the Battery Coastal Resilience Project, progress along the Manhattan Greenway, and ongoing efforts to make NYC Ferry more financially and environmentally sustainable.

I look forward to discussions and feedback about the fiscal year 2026 results reflected in EDC'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,



Anthony Shorris

II. Financial Section

Ernst & Young LLP
One Manhattan West
New York, NY 10001

Tel: +1 212 773 0000
ey.com

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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 the fiduciary activities of the New York City Economic Development Corporation (the Corporation), as of and for the years ended June 30, 2026 and 2025, 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 the fiduciary activities, of the Corporation at June 30, 2026 and 2025, and the respective changes in 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.

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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 basic 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 audit was 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 sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

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

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated September 30, 2026 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

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the results of that testing, and not to provide an opinion on the effectiveness of the Corporation's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Corporation's internal control over financial reporting and compliance.

Ernst & Young LLP

September 30, 2026

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

Management's Discussion and Analysis

June 30, 2026 and 2025

Overview of the 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. The New York City Economic Development Corporation (NYCEDC or the Corporation) 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 is The City's primary engine for economic development and is charged with fostering a vibrant, inclusive, and globally competitive economy for all New Yorkers. Through its various divisions, NYCEDC seeks to strengthen confidence in The City; grow innovative sectors with a focus on equity; build neighborhoods, and deliver sustainable infrastructure. In order for NYCEDC to provide these services, the Corporation primarily generates revenues from property rentals and real estate sales, in addition to deploying City resources.

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.

This section of the Corporation's annual financial report presents our discussion and analysis of NYCEDC's financial performance during the fiscal year ended June 30, 2026. Please read it in conjunction with the financial statements and accompanying notes.

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.

Financial Summary

Condensed Statements of Net Position

The following table summarizes NYCEDC's financial position at June 30, 2026, 2025 and 2024 (dollars in thousands) and the percentage changes between June 30, 2026, 2025 and 2024:

	2026	2025	2024	% Change 2026 – 2025	% Change 2025 – 2024
Current assets	**$ 863,230**	$ 753,560	$ 879,910	15%	(14)%
Non-current assets	**2,856,151**	2,924,716	3,109,482	(2)%	(6)%
Total assets	**3,719,381**	3,678,276	3,989,392	1%	(8)%
Deferred outflows of resources	**3,920**	3,983	6,316	(2)%	(37)%
Current liabilities	**404,643**	318,214	377,854	27%	(16)%
Non-current liabilities	**499,901**	513,245	548,245	(3)%	(6)%
Total liabilities	**904,544**	831,459	926,099	9%	(10)%
Deferred inflows of resources	**2,120,808**	2,136,879	2,357,250	(1)%	(9)%
Net position:					
Restricted	**138,456**	162,034	163,674	(15)%	(1)%
Unrestricted	**367,759**	347,943	331,102	6%	5%
Net investment in capital assets	**191,734**	203,944	217,583	(6)%	(6)%
Total net position	**$ 697,949**	$ 713,921	$ 712,359	(2)%	–%

Financial Summary (continued)

Condensed Statement of Revenues, Expenses and Changes in Net Position

The following table summarizes NYCEDC's change in net position for the fiscal years ended June 30, 2026, 2025 and 2024 (dollars in thousands) and the percentage changes between fiscal years 2026, 2025 and 2024:

	2026	2025*	2024*	% Change 2026–2025	% Change 2025–2024
Operating revenues:					
Grants	**$ 830,736**	$ 822,380	$ 917,543	1%	(10)%
Property rentals and lease revenues and real estate sales	**256,258**	227,153	249,697	13%	(9)%
Fees and other income	**63,761**	53,071	40,250	20%	32%
Total operating revenues	**1,150,755**	1,102,604	1,207,490	4%	(9)%
Operating expenses:					
Project and program costs	**856,481**	827,786	921,792	3%	(10)%
Property rentals and related operating expenses	**134,151**	123,142	100,793	9%	22%
Ferry related expenses, net	**54,189**	52,905	55,196	2%	(4)%
Personnel services	**99,855**	86,135	84,467	16%	2%
Contract and other expenses to The City	**38,940**	28,441	27,277	37%	4%
Other expenses	**46,601**	55,216	50,828	(16)%	9%
Total operating expenses	**1,230,217**	1,173,625	1,240,353	5%	(5)%
Operating loss	**(79,462)**	(71,021)	(32,863)	12%	>100%
Total non-operating income, net	**63,490**	72,583	70,523	(13)%	3%
Change in net position	**(15,972)**	1,562	37,660	(>100)%	(96)%
Total net position, beginning of fiscal year	**713,921**	712,359	674,699	–%	6%
Total net position, end of fiscal year	**$ 697,949**	$ 713,921	$ 712,359	(2)%	–%

**Amounts reflect the adoption of GASB Statement No. 103, Financial Reporting Model Improvements, which resulted in certain reclassifications. See Note 2.*

Detailed Analysis

Financial Position

Fiscal Year 2026 Activities

The Corporation's total assets at June 30, 2026 increased by $41.1 million or 1%, as compared to fiscal year ended 2025. Cash, cash equivalents, and investments decreased by $19.3 million, primarily due to a $9.5 million investment in the NYC Catalyst Fund, which are recorded as other assets on NYCEDC's statement of net position, and payments totaling $5.0 million for the redevelopment and planning costs related to the Brooklyn Marine Terminal. Amounts due from The City, net, increased by $83.5 million, due to pending reimbursements to NYCEDC for project and program costs incurred for the Brooklyn Marine Terminal, Manhattan Greenway, Lower Manhattan Coastal Resiliency, and the Brooklyn Army Terminal. Capital assets, net, decreased by $12.7 million, primarily due to $15.4 million in depreciation expenses, partially offset by $2.7 million in leasehold improvements at Staten Island Ballpark. Right to use lease assets, net, decreased by $9.9 million, due to amortization expenses of $10.6 million. Tenant and lease receivables decreased $15.2 million primarily due to the early termination of the Gansevoort Market, Inc. lease.

The Corporation's total liabilities increased by $73.1 million or 9% as compared to fiscal year ended 2025. Accounts payable and accrued expenses increased by $76.9 million, primarily due to the timing of payments made for projects and programs conducted on behalf of The City as mentioned above. Lease liabilities decreased by $10.4 million, mainly due to lease payments made for NYCEDC's headquarters at One Liberty Plaza.

Deferred inflows of resources decreased by $16.1 million or 1%, primarily due to the early termination of the Gansevoort Market, Inc. lease.

The Corporation's overall net position during fiscal year 2026 decreased by $16.0 million, or 2%, due to the fiscal year operating and non-operating activities. This decrease consisted of a $19.8 million increase in unrestricted net position, offset by a $23.6 million decrease in restricted net position, and a $12.2 million reduction in net investment in capital assets.

Detailed Analysis (continued)

Fiscal Year 2025 Activities

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.

Detailed Analysis (continued)

Results of Operations

Fiscal Year 2026 Activities

During the fiscal year ended 2026, operating revenues increased by $48.2 million, or 4%. The increase was primarily driven by an $8.3 million increase in reimbursable grants, a $28.5 million increase in property rentals and lease revenues, and a $10.7 million increase in fee and other income. The increase in reimbursable grants was primarily due to costs incurred for the following programs and projects administered on behalf of The City: $26.2 million for the 2026 FIFA World Cup, $86.6 million for the Willets Point redevelopment, and $26.1 million for the Wildlife Conservation Society. These increases were offset by lower expenses for several projects, including reductions of $75.5 million for the DOH Public Health Lab, $14.3 million for the New York Public Library, and $5 million in reimbursements from The City for other operating costs. Property rental, lease, and interest revenues increased largely due to higher revenue from the 42DP properties and the Brooklyn Marine Terminal, which generated an additional $3.8 million and $4.9 million, respectively, compared with the prior year. Fee and other income increased by $10.7 million, mainly due to administrative fees received under pre-development agreements for projects located at Willets Point ($7 million) and 100 Gold Street ($2.5 million).

Operating expenses during the fiscal year ended 2026 increased by $56.6 million or 5%. The increase was primarily driven by a $28.7 million increase to project and program costs, $11.0 million increase in property rentals and related expenses, $13.7 million increase in personnel services, $10.5 million increase to contract and other expenses to the City, offset by a decrease in other expenses by $8.6 million. Project and program costs increased primarily due to costs associated with the aforementioned reimbursable projects and an increase of $6.9 million in NYCEDC-funded expenses incurred for the Brooklyn Marine Terminal. Property rentals and related expenses increased by $11.0 million primarily due to an increase in repairs and maintenance costs of $11.8 million, which includes $2.6 million incurred for the Staten Island Ballpark. Personnel services increased by $13.7 million, primarily due to rising fringe and medical rates driving an increase of $3.7 million, merit increases of $3.9 million, and a one-time accounting gain recognized in the prior year of $4.7 million resulting from changes in actuarial assumptions on NYCEDC's OPEB liability valuation. Contract and other expenses to the City increased by $10.5 million largely due to a $6.0 million payment to The City for the sale of the JFK North property located in the borough of Queens. Other expenses decreased by $8.9 million primarily due to a one-time $7.0 million loan reserve established in the prior year for a project located in Staten Island.

Detailed Analysis (continued)

Accordingly, operating income decreased by $8.4 million as compared to fiscal year 2025, with the Corporation recognizing a net operating loss of $79.5 million during fiscal year 2026.

Total non-operating revenues for fiscal years ended 2026 and 2025 totaled $63.5 million and $72.6 million, respectively. The fiscal year 2026 total was primarily made up of $47.3 million of interest revenues, net earned on leases. Additionally, the Corporation recognized $18.4 million of investment income during fiscal year 2026.

The Corporation's net operating loss of $79.5 million and non-operating revenue of $63.5 million, resulted in a decrease in net position of $16.0 million during fiscal year 2026. This constitutes a decrease of $17.5 million or greater than 100% as compared with the change in fiscal year 2025.

Fiscal Year 2025 Activities

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, New York City Health and 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 Coastal 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.

Detailed Analysis (continued)

Operating expenses during the fiscal year ended 2025 decreased by $66.7 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 $38.2 million as compared to fiscal year 2024, with the Corporation recognizing a net operating loss of $71.0 million during fiscal year 2025.

Total non-operating revenues for fiscal years ended 2025 and 2024 totaled $72.6 million and $70.5 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.

The Corporation's net operating loss of $71.0 million and non-operating revenue of $72.6 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.

Significant Capital and Right to Use Assets Activity

The following table summarizes NYCEDC's capital and right to use lease assets for the fiscal years ended June 30, 2026 and 2025, (dollars in thousands) and the percentage change between June 30, 2026 and 2025:

	2026	2025	% Change 2026–2025
Capital assets			
Leasehold improvements	**$ 94,990**	$ 92,247	3%
Equipment and computer software	**20,499**	19,749	4%
Vessels	**233,045**	239,045	(3)%
Work-in progress – other	**100**	119	(16)%
	348,634	351,160	(1)%
Less accumulated depreciation and amortization	**(118,591)**	(108,403)	9%
Net capital assets	**$ 230,043**	$ 242,757	(5)%
Right to use lease assets			
Vehicles and equipment	**$ 2,334**	$ 1,596	46%
Office space	**181,737**	181,737	–%
	184,071	183,333	–%
Less accumulated depreciation and amortization	**(52,064)**	(41,451)	26%
Net right to use lease assets	**$ 132,007**	$ 141,882	(7)%

Overall, the carrying value of capital assets – original cost minus accumulated depreciation – decreased by $12.7 million or 5%. The carrying value of right to use lease assets decreased by $9.9 million or 7%. The decreases in the carrying value of capital and right to use assets are primarily attributable to capital asset depreciation expense of $15.4 million and right to use lease asset amortization expense of $10.6 million. Additional information about NYCEDC's capital and right to use lease assets are presented in Note 9 to the financial statements.

Currently Known Facts, Decisions, or Conditions

Currently, management does not foresee any negative impacts on the Corporation's financial position or operations. As of the financial statement issuance date, the Corporation's operations are stable with no anticipated material changes. Management will monitor economic conditions, regulatory developments, and operational factors, disclosing any significant issues in future reports if they arise.

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

Statements of Net Position
(In Thousands)

	June 30 2026	2025
Assets		
Current assets:		
Cash and cash equivalents	**$ 106,110**	$ 68,666
Restricted cash and cash equivalents	**102,461**	106,525
Unrestricted investments	**37,677**	56,584
Restricted investments	**34,129**	28,587
Current portion of loans and mortgage notes receivable	**160**	650
Due from The City, including $321,200 and $230,643 under contracts with The City, respectively	**365,259**	275,007
Tenant receivables, net of allowance for uncollectible amounts of $45,231 and $47,039, respectively	**28,155**	25,019
Current portion of leases receivable	**160,502**	168,987
Prepaid expenses and other current assets	**4,417**	2,492
Other receivables	**24,360**	21,043
Total current assets	**863,230**	753,560
Non-current assets:		
Restricted cash and cash equivalents	**204,833**	201,162
Unrestricted investments	**86,203**	116,106
Restricted investments	**24,094**	37,153
Loans and mortgage notes receivable, less current portion (less allowance for loan losses of $1,938 and $9,339), respectively	**8,978**	8,648
Leases receivable, less current portion	**1,997,569**	2,007,422
Right to use lease assets, net	**132,007**	141,882
Capital assets, net	**230,043**	242,757
Net OPEB asset	**5,752**	6,413
Land held for development, at cost	**132,387**	132,387
Other assets	**34,285**	30,786
Total non-current assets	**2,856,151**	2,924,716
Total assets	**3,719,381**	3,678,276
Deferred outflows of resources		
Deferred outflows of resources – OPEB	**3,920**	3,764
Accumulated decrease in fair value of hedging derivatives	**–**	219
Total deferred outflows of resources	**3,920**	3,983

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

Statements of Net Position (continued)
(In Thousands)

	June 30 2026	2025
Liabilities		
Current liabilities:		
Accounts payable and accrued expenses, including $182,069 and $130,321, respectively, under contracts with The City	**$ 315,773**	$ 238,825
Current portion of lease liabilities	**13,461**	13,286
Deposits received on pending sales of real estate	**8,455**	7,432
Due to The City: real estate obligations and other	**23,844**	17,080
Unearned revenue	**38,979**	37,134
Other liabilities	**4,131**	4,457
Total current liabilities	**404,643**	318,214
Non-current liabilities:		
Tenant security and escrow deposits payable	**66,274**	69,674
Due to The City: real estate obligations	**125,021**	125,021
Lease liabilities, less current portion	**156,855**	167,409
Unearned revenue, including unearned grant revenue of $5,166 and $5,044, respectively, under contracts with The City	**69,745**	66,936
Retainage payable	**80,241**	82,860
Other liabilities	**1,765**	1,345
Total non-current liabilities	**499,901**	513,245
Total liabilities	**904,544**	831,459
Deferred inflows of resources		
Deferred inflows of resources – leases	**2,113,387**	2,131,996
Deferred inflows of resources – OPEB	**4,496**	4,883
Accumulated increase in fair value of hedging derivatives	**2,925**	–
Total deferred inflows of resources	**2,120,808**	2,136,879
Net position		
Restricted by law or under various agreements	**138,456**	162,034
Unrestricted	**367,759**	347,943
Net investment in capital assets	**191,734**	203,944
Total net position	**$ 697,949**	$ 713,921

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 2026	2025*
Operating revenues:		
Grants	**$ 830,736**	$ 822,380
Property rentals and lease revenues	**247,667**	219,153
Real estate sales	**8,591**	8,000
Fee income	**21,579**	13,447
Other income	**42,182**	39,624
Total operating revenues	**1,150,755**	1,102,604
Operating expenses:		
Project costs	**145,827**	130,800
Program costs	**710,654**	696,986
Property rentals and related operating expenses	**134,151**	123,142
Ferry related expenses, net	**54,189**	52,905
Personnel services	**99,855**	86,135
Contract and other expenses to The City	**38,940**	28,441
Depreciation and amortization	**25,937**	25,698
Other general expenses	**20,664**	29,518
Total operating expenses	**1,230,217**	1,173,625
Operating loss	**(79,462)**	(71,021)
Non-operating revenues (expenses):		
Income from investments	**18,421**	21,659
Interest revenue – leases	**49,558**	54,030
Interest expense – leases	**(2,284)**	(2,390)
Other non-operating expenses	**(2,205)**	(716)
Total non-operating revenues, net	**63,490**	72,583
Change in net position	**(15,972)**	1,562
Net position, beginning of fiscal year	**713,921**	712,359
Net position, end of fiscal year	**$ 697,949**	$ 713,921

See accompanying notes.

**Amounts reflect the adoption of GASB Statement No. 103, Financial Reporting Model Improvements, which resulted in certain reclassifications. See Note 2.*

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

Statements of Cash Flows
(In Thousands)

	Year Ended June 30 2026	2025*
Operating activities		
Property rentals and related leasing revenue	**$ 238,182**	$ 215,991
Grants from The City	**741,555**	830,312
Real estate sales	**7,978**	8,000
Fee income	**21,577**	13,445
Other income	**42,643**	38,726
Project costs	**(140,515)**	(137,412)
Program costs	**(662,098)**	(759,597)
Property rentals and related operating expenses	**(123,307)**	(116,826)
Ferry expenses	**(50,499)**	(53,329)
Personnel services	**(99,230)**	(87,684)
Office rent	**(10,496)**	(10,514)
Contract and other payments to The City	**(29,021)**	(28,394)
Other general and administrative expenses	**(12,240)**	(12,579)
Repayments of loans and mortgage receivable	**160**	4,061
Tenant security and escrow deposits	**(3,400)**	9,520
Other	**(701)**	(8,403)
Net cash used in operating activities	**(79,412)**	(94,683)
Noncapital financing activities		
Interest revenue – leases	**49,558**	54,030
Interest expense – leases	**(2,284)**	(2,390)
Net cash provided by noncapital financing activities	**47,274**	51,640
Capital and related financing activities		
Purchase of capital assets	**(4,656)**	(1,092)
Net cash used in capital and related financing activities	**(4,656)**	(1,092)
Investing activities		
Maturity or sale of investments	**259,525**	162,347
Purchases of investments	**(185,680)**	(170,394)
Net cash provided by (used in) investing activities	**73,845**	(8,047)
Net increase (decrease) in cash and cash equivalents	**37,051**	(52,182)
Cash and cash equivalents, beginning of fiscal year	**376,353**	428,535
Cash and cash equivalents, end of fiscal year	**$ 413,404**	$ 376,353

** Amounts reflect the adoption of GASB Statement No. 103, Financial Reporting Model Improvements, which resulted in certain reclassifications. See Note 2.*

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

Statements of Cash Flows (continued)
(In Thousands)

	Year Ended June 30 2026	2025
Reconciliation of operating loss to net cash (used in) provided by operating activities		
Operating loss	**$ (79,462)**	$ (71,021)
Adjustments to reconcile operating loss to net cash (used in) provided by operating activities:		
Depreciation and amortization	**25,937**	25,698
Provision for bad debts	**7,380**	17,160
Other	**4,138**	(3,105)
Changes in operating assets, liabilities and deferred inflow/outflow of resources:		
Due to/from The City	**(83,488)**	29,342
Other non-current assets	**(3,500)**	(5,799)
Tenant and lease receivables	**(11,283)**	(14,099)
Prepaid expenses and other receivables	**(2,475)**	1,006
Loans and mortgage notes receivable	**160**	160
Tenant security and escrow deposits payable	**(3,400)**	9,520
Accounts payable and accrued expenses	**77,493**	(46,046)
Lease liabilities	**(10,379)**	(10,392)
Deposits received on pending sales of real estate	**613**	1,900
Net OPEB liability	**(661)**	6,098
Unearned grant revenue	**4,699**	(26,655)
Deferred inflows of resources	**(2,601)**	1,996
Retainage payable	**(2,619)**	(10,698)
Other current liabilities	**(169)**	844
Other non-current liabilities	**205**	(592)
Net cash used in operating activities	**$ (79,412)**	$ (94,683)
Supplemental disclosures of noncash activities		
Unrealized gain on investments	**$ 903**	$ 4,091

See accompanying notes.

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

Statements of Fiduciary Net Position
(In Thousands)

	SSSM Sustainability Fund	OPEB Trust	June 30 2026	2025
Assets				
Cash and cash equivalents	$ 2,119	$ 70	**$ 2,189**	$ 2,212
Investments	40,813	24,179	**64,992**	58,766
Prepaid insurance premium	–	31	**31**	26
Accrued interest receivable	173	–	**173**	246
Total assets	43,105	24,280	**67,385**	61,250
Liabilities				
Accrued expenses	25	71	**96**	54
Due to NYCEDC	–	3	**3**	2
Total liabilities	25	74	**99**	56
Net position – restricted	$ 43,080	$ 24,206	**$ 67,286**	$ 61,194

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 Sustainability Fund	OPEB Trust	Year Ended June 30 2026	2025
Additions				
Contributions	$ –	$ –	**$ –**	$ 40,000
Interest and dividends	1,312	887	**2,199**	1,846
Net increase in fair value of investments	4,615	1,568	**6,183**	2,328
Other	–	–	**–**	619
Total additions	5,927	2,455	**8,382**	44,793
Deductions				
Benefit payments	–	566	**566**	351
Funding agreement distributions	1,424	–	**1,424**	3,998
Administrative expenses	172	128	**300**	201
Total deductions	1,596	694	**2,290**	4,550
Net increase in fiduciary net position	4,331	1,761	**6,092**	40,243
Net position – restricted				
Beginning of fiscal year	38,749	22,445	**61,194**	20,951
End of fiscal year	$ 43,080	$ 24,206	**$ 67,286**	$ 61,194

See accompanying notes.

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 in addition to deploying City financial resources. 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.

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.

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 Accounting Standards

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 adopted this statement for the year ended June 30, 2026 and interest expenses on leases were reclassified from operating expenses to non-operating expenses on the Statements of Revenues, Expenses and Changes in Net Position. There was no impact on changes in net position. On the Statements of Cash Flows, interest expense on leases were reclassified from cash flows from operating activities to cash flows from noncapital financing activities.

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 adoption of this statement did not have a significant impact on the Corporation's financial statements.

In December of 2025, GASB issued Statement No. 105, *Subsequent Events* (GASB 105). The primary objective of this statement is to improve the financial reporting requirements for subsequent events. The requirements of GASB 105 are effective for fiscal years beginning after June 15, 2026. The early adoption of this statement did not have a significant impact on the Corporation's financial statements.

2. Summary of Significant Accounting Policies (continued)

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 Statement No. 87, *Leases* (GASB 87). NYCEDC is contracted by The City to manage and maintain properties on behalf of The City, including certain City-owned properties that are leased to NYCEDC and City-owned properties that are leased to private parties. In the case of properties leased to the Corporation, NYCEDC, in turn, subleases the properties to commercial and industrial tenants.

The Corporation acts as either the property manager/lease administrator for The City or remits nominal rents to The City which are deemed non-exchange for The City-owned property. As such, there is no lessor-lessee relationship recognized in the accompanying financial statements between The City and NYCEDC. 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.

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. In accordance with GASB 103, operating revenues and expenses are all revenues and expenses other than non-operating revenues and expenses. 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, management and other fees 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. Non-operating revenues and expenses include investment income, interest revenue on leasing, and interest expense on leasing.

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.

2. Summary of Significant Accounting Policies (continued)

Property Rental and Lease Revenues

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

Real Estate Sales

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

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

Deferred Outflows and Inflows 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 leases receivable is 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.

2. Summary of Significant Accounting Policies (continued)

Loans and Mortgage Notes Receivable

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

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

Cash and Cash Equivalents

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

Investments

Investments held by NYCEDC are recorded at fair value.

Restricted Cash and Investments

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

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.

2. Summary of Significant Accounting Policies (continued)

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

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

Right to Use Lease Assets

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

Tax Status

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

Net Position

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

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.

2. Summary of Significant Accounting Policies (continued)

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.

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 $10.5 million and $2.1 million from its unrestricted net position in fiscal years ended 2026 and 2025, respectively, which is accounted for under contract and other expenses to The City in the statements of revenues, expenses, and changes in net position.

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

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

Maritime Contract

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

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

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

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

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 2026 and 2025 was $26.9 million and $26.3 million, respectively (Note 1).

4. Grants

NYCEDC receives grants for specifically defined projects. For the years ended June 30, 2026 and 2025, grant revenue was $830.7 million and $822.4 million, of which $800.1 million and $779.2 million comprised of reimbursement grants from and through The City, and the remaining $30.6 million and $43.2 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 2026 and 2025, 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, 2026 and 2025, real estate obligations due to The City was $125.0 million.

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

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

	2026	2025
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

6. Other Income

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

	2026	2025
Tenant reimbursements	**$ 12,181**	$ 14,402
Developer contributions	**1,557**	3,985
Bad debt recovery	**4,720**	2,908
NYCIDA project costs reimbursement	**8,854**	5,878
5 Times Square conversion option	**–**	5,000
Other miscellaneous income	**14,870**	7,451
Total	**$ 42,182**	$ 39,624

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, 2026 and 2025, these mortgage notes totaled zero and $7.0 million exclusive of any interest receivable, respectively.

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

At June 30, 2026, the loan portfolio consisted of 8 loans that bear interest at rates ranging from 0% to 9% and mature at various dates through May 21, 2039.

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:		
2027	$ 160	$ 408
2028	2,098	127
2029	960	487
2030	160	127
2031	160	127
2032–36	4,500	619
2037–41	3,038	262
	11,076	$ 2,157
Less: allowance for loan losses	1,938	
Loans and mortgage notes receivable, net	$ 9,138	

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, 2026 and 2025, amounted to $23.8 million and $17.1 million, respectively. Pursuant to the Master Contract with The City, NYCEDC recorded total grants from and through The City in the amount of $800.1 million and $779.2 million during fiscal years 2026 and 2025, respectively, of which $321.2 million and $230.6 million in capital funds were unpaid by The City as of June 30, 2026 and 2025, 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, 2024 to June 30, 2026, consisted of the following (dollars in thousands):

	June 30, 2024	Additions/ Depreciation	Disposals	June 30, 2025	Additions/ Depreciation	Disposals	June 30, 2026
Capital assets							
Equipment	$ 17,514	$ 832	$ (354)	$ 17,992	**$ 1,932**	**$ (1,049)**	**$ 18,875**
Leasehold improvements	92,106	141	–	92,247	**2,743**	**–**	**94,990**
Vessels	239,045	–	–	239,045	**–**	**(6,000)**	**233,045**
Computer software	1,757	–	–	1,757	**–**	**(133)**	**1,624**
Work-in-progress – other	–	119	–	119	**(19)**	**–**	**100**
Capital assets	350,422	1,092	(354)	351,160	**4,656**	**(7,182)**	**348,634**
Less: Accumulated depreciation/ amortization	(93,409)	(15,348)	354	(108,403)	**(15,354)**	**5,166**	**(118,591)**
Capital assets, net	$ 257,013	$ (14,256)	$ –	$ 242,757	**$ (10,698)**	**$ (2,016)**	**$ 230,043**

	June 30, 2024	Additions/ Depreciation	Disposals	June 30, 2025	Additions/ Depreciation	Disposals	June 30, 2026
Right to Use (RTU) lease assets							
Vehicles and equipment	$ 1,021	$ 575	$ –	$ 1,596	**$ 738**	**$ –**	**$ 2,334**
Office space	181,737	–	–	181,737	**–**	**–**	**181,737**
RTU lease assets	182,758	575	–	183,333	**738**	**–**	**184,071**
Less: Accumulated amortization	(31,101)	(10,350)	–	(41,451)	**(10,617)**	**4**	**(52,064)**
RTU lease assets, net	$ 151,657	$ (9,775)	$ –	$ 141,882	**$ (9,879)**	**$ 4**	**$ 132,007**

Depreciation and amortization of capital assets and right to use lease assets for the fiscal years ended June 30, 2026 and 2025, totaled $26.0 million and $25.7 million.

10. Deposits and Investments

Deposits

At June 30, 2026, NYCEDC's cash and cash equivalents bank balance was $414.0 million. Cash consists of $136.4 million, of which $15.7 million was insured and $120.7 million was uncollateralized. Cash equivalents consist of money market funds amounting to $277.6 million. To mitigate risk, the Corporation limits its deposits to highly rated institutions. Emergency funds on hand amounted to $9,450. At June 30, 2025, NYCEDC's cash and cash equivalents bank balance was $377.0 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, 2026 and 2025, the Corporation had the following investments. Investments maturities are shown for June 30, 2026, only (dollars in thousands):

	Fair Value		**Investment Maturities at June 30, 2026, in Years**		
	2026	**2025**	**Less Than 1**	**1 to 2**	**Greater Than 2**
Money Market Funds	**$ 277,656**	$ 245,919	$ 277,656	$ –	$ –
FHLB notes	**31,753**	39,675	9,645	10,429	11,679
FFCB notes	**80,409**	141,668	17,106	46,781	16,522
FHLMC	**33,436**	16,876	23,152	10,284	–
FNMA	**22,074**	2,003	7,472	12,599	2,003
Commercial paper	**8,961**	20,829	8,961	–	–
U.S. Treasuries	**5,246**	17,164	5,246	–	–
Certificates of deposit	**224**	215	224	–	–
	459,759	484,349	$ 349,462	$ 80,093	$ 30,204
Less: amount classified as cash equivalents	**(277,656)**	(245,919)			
Total investments	**$ 182,103**	$ 238,430			

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, 2026 and 2025, the Corporation's investments in 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), and Federal Home Loan Bank (FHLB) was rated AA+ by Standard & Poor's (S&P), Aa1 by Moody's Investor Services, Inc. (Moody's) and NR by Fitch Ratings; Commercial paper held were rated A1+ by S&P, P1 by Moody's and NR by Fitch. The Money Market Funds were rated Aaa by Moody's Investors 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.

10. Deposits and Investments (continued)

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, 2026 and 2025, 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, including money markets, that represent 5% or more of total investments as of June 30, 2026 and 2025, (dollars in thousands):

	Dollar Amount and Percentage of Total Investments			
	June 30			
	2026		**2025**	
Issuer				
Money Market Funds	**$ 277,656**	**60%**	$ 245,919	51%
FHLB	**31,753**	**7**	39,675	8
FFCB	**80,409**	**17**	141,668	29
FHLMC	**33,436**	**7**	–	–
FNMA	**22,074**	**5**	–	–

Investment Income

Investment income includes unrealized gains and losses on investments as well as interest earned on bank accounts, certificates of deposit and securities. Investment income amounted to $18.4 million and $21.7 million for the fiscal years ended June 30, 2026 and June 30, 2025 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.

The future minimum lease payments as of June 30, 2026, payable by the tenants under leases and subleases, are as follows (dollars in thousands):

	Total Minimum Payments
2027	$ 160,502
2028	153,728
2029	154,869
2030	143,531
2031	136,886
2032–2036	630,273
2037–2041	607,715
2042–2046	594,570
2047–2051	617,970
2052–2056	626,938
Thereafter	4,841,604
Total	8,668,586
Less: present value and reserve adjustment	6,510,515
Leases receivable	$ 2,158,071

11. Leases Receivable (continued)

The present value of minimum lease payments shown above is comprised of current and long-term amounts shown in the statement of net position. The thereafter category includes 43 leases with expiration dates between October 2, 2058 and December 21, 2124.

12. Lease Liabilities

At June 30, 2026 and 2025, 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 June 2031. 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.

The future minimum lease obligations and the net present value of the minimum lease payments as of June 30, 2026 are as follows:

	Vehicles and Equipment	Office Space	Total
2027	$ 481	$ 12,980	$ 13,461
2028	283	12,984	13,267
2029	151	13,082	13,233
2030	83	14,117	14,200
2031	4	14,122	14,126
2032–2036	–	73,029	73,029
2037–2039	–	44,579	44,579
Total	$ 1,002	$ 184,893	185,895
Less: adjustment for present value			(15,579)
Lease liabilities			$ 170,316

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, 2026 and 2025, was $54.2 million and $52.9 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, 2026 and 2025.

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 monthly 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, 2026 and 2025, amounted to $8.3 million and $7.5 million, respectively, and is included in personnel services in the accompanying statements of revenues, expenses, and changes in net position.

15. Postemployment Benefits Other Than Pensions

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

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.

15. Postemployment Benefits Other Than Pensions (continued)

Employees Covered by Benefit Terms – As of July 1, 2025, the following employees were covered by the benefit terms:

Active employees	54
Inactive employees and/or beneficiaries currently receiving benefit payments	46
Future retirees and beneficiaries not currently receiving benefit payments	6
Total participants	106

Contributions – NYCEDC has the right to establish and amend the contribution requirements. For the fiscal years ended June 30, 2026 and 2025, the average contribution rate was 0% of covered payroll.

Net OPEB Asset/Liability

The Corporation's net OPEB asset and total OPEB liability were determined as of June 30, 2026 using data as of July 1, 2025.

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	10.65% grading down to an ultimate rate of 4.85% for Non-Medicare 10.00% grading down to an ultimate rate of 4.85% for Medicare

Mortality rates were based on the Pub-2016 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.

15. Postemployment Benefits Other Than Pensions (continued)

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 5.75% and 5.58% at June 30, 2026 and 2025, 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 throughout the projection period.

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.

15. Postemployment Benefits Other Than Pensions (continued)

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
Multi-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.

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.

15. Postemployment Benefits Other Than Pensions (continued)

The following summarizes the Trust's investments by type held at June 30, 2026 and 2025. Investment maturities are shown for June 30, 2026, only (dollars in thousands):

		Fair Value		Maturities		
	Level	**2026**	**2025**	**<1 Year**	**1–5 Years**	**6–10 Years**
Investment type						
Money market fund	1	**$ 70**	$ 118	$ 70	$ –	$ –
Mutual funds	1	**24,179**	22,357	24,179	–	–
Total investments by fair value level		**24,249**	22,475	$ 24,249	$ –	$ –
Less: amounts reported as cash equivalents		**(70)**	(118)			
Total investments		**$ 24,179**	$ 22,357			

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.

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, 2026 and 2025, 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, 2026 and 2025, no more than 5% of the Trust's investments were in a single issuer.

15. Postemployment Benefits Other Than Pensions (continued)

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 10.5% and 9.3% for the fiscal years ended June 30, 2026 and 2025, respectively. The calculation is based on investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Changes in Net OPEB (Asset) Liability

For the fiscal year ended June 30, 2026 (dollars in thousands):

	Increase (Decrease)		
	Total OPEB Liability	**Plan Fiduciary Net Position**	**Net OPEB Liability (Asset)**
Balances at beginning of the year	$ 16,032	$ 22,445	$ (6,413)
Changes for the year:			
Service cost	174	–	174
Interest	916	–	916
Changes of benefit terms	–	–	–
Difference between expected and actual experience	(1,498)	–	(1,498)
Changes of assumptions	3,396	–	3,396
Net investment income	–	2,455	(2,455)
Benefit payments	(566)	(566)	–
Plan expense	–	(128)	128
Net changes	2,422	1,761	661
Net OPEB liability (asset) at end of year	$ 18,454	$ 24,206	$ (5,752)

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 (4.75%) or 1 percentage point higher (6.75%) than the current discount rate (dollars in thousands):

	1% Decrease	Discount Rate (5.75%)	1% Increase
Net OPEB (asset) liability, June 30, 2026	$ (3,514)	$ (5,752)	$ (7,656)

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 calculated 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, 2026	$ (7,990)	$ (5,752)	$ (3,066)

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, 2026 and 2025, NYCEDC recognized OPEB expense of $0.1 million and OPEB income of $4.7 million, respectively. OPEB income and expense are reported in the Corporation's financial statements as part of personnel services expense. At June 30, 2026, 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	$ (1,468)	$ 443
Changes in assumptions	(1,443)	3,355
Difference between projected and actual investment earnings/loss	(1,585)	122
	$ (4,496)	$ 3,920

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

Fiscal year ended June 30:	
2027	$ (132)
2028	(115)
2029	(92)
2030	(237)
	$ (576)

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

16. SSSM Sustainability Fund, LLC (continued)

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, 2026, NYCEDC earned an administrative fee of $25,500. 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.

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	50
Global Equities	70

16. SSSM Sustainability Fund, LLC (continued)

The following summarizes the SSSM LLC's investments by type held at June 30, 2026. Investment maturities are shown for June 30, 2026, only (dollars in thousands):

		Fair Value		Investment Maturities At June 30, 2026, in Years		
	Level	2026	2025	Less than 1 Year	1–2 Years	Greater than 2
Investment type						
Money market mutual funds	1	**$ 2,001**	$ 2,016	$ 2,001	$ –	$ –
Exchange traded products	1	**26,036**	16,497	26,036	–	–
Corporate bonds	2	**4,542**	5,674	50	156	4,336
Municipal bonds	2	**10,140**	13,715	804	452	8,884
US Agency securities	2	**95**	523	–	–	95
Total investments by fair value level		**42,814**	38,425	$ 28,891	$ 608	$ 13,315
Less: amounts reported as cash equivalents		**(2,001)**	(2,016)			
Total investments		**$ 40,813**	$ 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.

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

Credit Risk –As of June 30, 2026, the SSSM LLC's investments in Federal Home Loan Bank (FHLB) and Federal Farm Credit Bank (FFCB) were rated AA+ by Standard & Poor's (S&P) and Aa1 by Moody's Investor's Service (Moody's). Corporate bonds held were rated from BBB to AA+ by S&P, Baa2 to Aa1 by Moody's and BBB to AA by Fitch. Municipal bonds held were rated from BBB- to AAA by S&P, Baa2 to Aaa by Moody's and BBB- to AAA by Fitch.

16. SSSM Sustainability Fund, LLC (continued)

Concentration of Credit Risk – Concentration of credit risk is the risk of loss that may be attributed to the magnitude of SSSM LLC's 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, 2026 and 2025, (dollars in thousands):

	Dollar Amount and Percentage of Total Investments			
	June 30			
	2026		**2025**	
Issuer				
Ishares Core S&P 500 ETF	**$ 11,316**	**26%**	$ 6,851	18%
Ishares Core MSCI Emerging	**2,734**	**6**	–	–
Vanguard Developed Markets Index Fund ETF	**6,376**	**15**	4,534	12
Vanguard Index FDS Growth	**2,154**	**5**	–	–
Money Market Mutual Funds	**2,001**	**5**	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.

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.

17. Blended Component Units (continued)

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.

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):

	2026	**2025**
Total assets	**$ 7,564**	$ 6,498
Total liabilities	**15**	14
Total net position	**$ 7,549**	$ 6,484

17. Blended Component Units (continued)

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):

	2026	2025
Operating revenues	**$ 1,170**	$ 1,154
Operating expenses	**105**	104
Operating income	**1,065**	1,050
Change in net position	**1,065**	1,050
Total net position, beginning of fiscal year	**6,484**	5,434
Total net position, end of fiscal year	**$ 7,549**	$ 6,484

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, 2026 and 2025 (dollars in thousands):

	2026	2025
Total assets	**$ 2,382**	$ 2,200
Total liabilities	**800**	800
Total net position	**$ 1,582**	$ 1,400

17. Blended Component Units (continued)

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):

	2026	2025
Operating revenues	**$ 182**	$ 73
Operating expenses	**–**	–
Operating income	**182**	73
Non-operating income (loss)	**–**	(717)
Interfund transfers	**–**	(4)
Change in net position	**182**	(648)
Total net position, beginning of fiscal year	**1,400**	2,048
Total net position, end of fiscal year	**$ 1,582**	$ 1,400

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):

	2026	2025
Total assets	**$ –**	$ 200
Total liabilities	**–**	–
Total net position	**$ –**	$ 200

17. Blended Component Units (continued)

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):

	2026	2025
Operating revenues	**$ –**	$ –
Operating expenses	**–**	–
Operating income (loss)	**–**	–
Non-operating loss	**(189)**	–
Interfund transfers	**(11)**	–
Change in net position	**(200)**	–
Total net position, beginning of fiscal year	**200**	200
Total net position, end of fiscal year	**$ –**	$ 200

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):

	2026	2025
Total assets	**$ 169,825**	$ 179,147
Total liabilities	**–**	–
Total net position	**$ 169,825**	$ 179,147

17. Blended Component Units (continued)

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):

	2026	2025
Operating revenues	**$ –**	$ –
Operating expenses	**9,322**	9,321
Operating loss	**(9,322)**	(9,321)
Change in net position	**(9,322)**	(9,321)
Total net position, beginning of year	**179,147**	188,468
Total net position, end of year	**$ 169,825**	$ 179,147

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):

	2026	2025
Total assets	**$ 1,143**	$ 1,988
Total liabilities	**991**	1,871
Total net position	**$ 152**	$ 117

17. Blended Component Units (continued)

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):

	2026	2025
Operating revenues	**$ –**	$ –
Operating expenses	**–**	–
Operating income	**–**	–
Non-operating income	**35**	46
Change in net position	**35**	46
Total net position, beginning of fiscal year	**117**	71
Total net position, end of fiscal year	**$ 152**	$ 117

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.

17. Blended Component Units (continued)

Statement of Net Position

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

	2026	2025
Total assets	**$ 14,984**	$ 4,009
Total liabilities	**–**	–
Total net position	**$ 14,984**	$ 4,009

Statement of Revenues, Expenses, and Changes in Net Position

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

	2026	2025
Operating revenues	**$ 109**	$ 19
Operating expenses	**168**	488
Operating income (loss)	**(59)**	(469)
Interfund transfers	**11,034**	4,478
Change in net position	**10,975**	4,009
Total net position, beginning of fiscal year	**4,009**	–
Total net position, end of fiscal year	**$ 14,984**	$ 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

17. Blended Component Units (continued)

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.

Statement of Net Position

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

	2026	2025
Total assets	**$ 2,000**	$ 2,000
Total liabilities	**2,000**	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):

	2026	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. At June 30, 2026 and 2025, the amount due to LDC totaled $2,274 and $4,198, respectively.

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, 2026 and 2025, the Corporation earned management fee income from IDA of $4.8 million and $4.9 million, respectively. At June 30, 2026 and 2025, the amount due from IDA totaled $3.6 million and $2.0 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, 2026 and 2025, NYCEDC earned management fee income from Build NYC of $2.2 million. At June 30, 2026 and 2025, the amount due from Build NYC totaled $4,682 and $7,726, 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, 2026 and 2025, NYCEDC earned management fees of $0.3 million from TCR. For each of the fiscal years ended June 30, 2026 and 2025, the amount due from TCR totaled zero.

18. Other Related-Party Transactions (continued)

New York City Neighborhood Capital Corporation (NCC)

NCC is a not-for-profit corporation organized under the NPCL. NCC has all power and authority to make qualified low-income community investments in The City 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, 2026 and 2025. At June 30, 2026 and 2025, the amounts due from NCC for the reimbursement of costs paid by the Corporation on behalf of NCC totaled $750 and $250, respectively.

Public Realm Improvement Fund Governing Group Inc. (PRIF)

PRIF, which was incorporated under NPCL and commenced operation in 2017, was created to administer the Public Realm Improvement Fund (the Fund) for the exclusive charitable and public purpose of lessening the burdens of government for The City and acting in the public's interest. Specifically, this is done by allocating funds from the Fund to implement public realm improvement projects in East Midtown. The Corporation provided full management services to PRIF, and no fees were charged for these services for fiscal years ended June 30, 2026 and 2025. At June 30, 2026 and 2025, the amounts due from PRIF for the reimbursement of costs paid by NYCEDC on behalf of PRIF, totaled $16,085 and $65,746, respectively.

Brooklyn Marine Terminal Development Corporation (BMTDC)

On November 26, 2025, the Brooklyn Marine Terminal Development Corporation (BMTDC) was formed as a not-for-profit corporation for purposes that include lessening the burden of government by managing the transformation of the Brooklyn Marine Terminal site, which is in the neighborhoods of Red Hook and the Columbia Waterfront district in Brooklyn, New York. No fees were paid by BMTDC to NYCEDC in the fiscal year. During fiscal year ended June 30, 2026, NYCEDC incurred expenses of approximately $37,000 for BMTDC's start-up costs.

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.

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.

19. Derivatives and Fuel Hedging Activity (continued)

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, 2026 and 2025, NYCEDC did not own any swap or call option contracts.

As of June 30, 2026, 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, 2026	Average Futures Price $/Gallon
	420,000	10	July-26	$ 462,882	$ 2.1270
	378,000	9	August-26	397,778	2.1078
	336,000	8	September-26	339,629	2.0900
	294,000	7	October-26	284,012	2.0686
	294,000	7	November-26	268,246	2.0500
	294,000	7	December-26	225,410	2.1500
	294,000	7	January-27	213,914	2.1500
	336,000	8	February-27	231,403	2.1400
	336,000	8	March-27	243,096	2.0500
	378,000	9	April-27	259,119	2.0500
Total fair value				$ 2,925,489	

20. Commitments and Contingencies

As of June 30, 2026, NYCEDC has an aggregate contractual commitment of $264.3 million under different self-funded economic development initiatives and projects, including but not limited to the NYC Ferry system and life science initiatives.

20. Commitments and Contingencies (continued)

The Corporation's loan and loan guarantee finance programs are designed to provide financial assistance to certain eligible businesses with the expectation of spurring economic development benefits for The City. As of June 30, 2026, NYCEDC's aggregate remaining commitments for these programs is $55.6 million.

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

NYCEDC, and in certain situations as co-defendant with The City, LDC, NYC Ferry Fleet LLC and/or IDA is involved in personal injury, property damage, breach of contract, environmental and other miscellaneous claims and lawsuits in the ordinary course of business. NYCEDC believes it has meritorious defenses or positions with respect thereto.

Management is aware of certain other recent litigation matters summarized below, some of which are in early stages, but with respect to which management believes NYCEDC has meritorious defenses or positions.

Although the ultimate resolution of these matters could be material to NYCEDC's financial statements in a particular period, management does not currently believe that it is possible to reasonably estimate the amount or range of any potential loss. Accordingly, no liability has been recorded.

NYCEDC is a defendant in multiple civil claims arising from matters associated with an NYCEDC project and has sought defense and indemnification from a contractor and its insurer, which has accepted the tender subject to a reservation of rights. NYCEDC is also cooperating with a related governmental investigation.

20. Commitments and Contingencies (continued)

In another matter, a current tenant under a ground lease administered by NYCEDC commenced federal and state court proceedings against NYCEDC and related parties asserting claims concerning lease amendments, development rights, and alleged contractual and business tort claims, and seeking monetary, declaratory, and injunctive relief.

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 was filed, and the court dismissed the plaintiff's pre-lease condemnation claims. The plaintiff's remaining contract-based claims continue to be litigated. The plaintiff retains appellate rights with respect to the dismissed claims.

In another matter, a former property owner and its tenant seek to recover real property taxes allegedly paid to The City's Department of Finance over an approximately three-year period following NYCEDC's successful enforcement of deed reversion rights, which resulted in title to the property reverting to NYCEDC. The plaintiffs assert unjust enrichment and related claims. NYCEDC has asserted a counterclaim seeking recovery of use and occupancy charges following NYCEDC's acquisition of title.

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.

22. Subsequent Events

Management evaluated subsequent events through September 30, 2026, the date the financial statements were available to be issued. Management has determined that there are no subsequent events that require recognition or disclosure in these financial statements.

Required Supplementary Information

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

Schedule of Changes in Net OPEB Liability
(In Thousands)

	2026	2025	2024	2023	2022	2021	2020	2019	2018
Total OPEB liability:									
Service cost	**$ 174**	$ 290	$ 239	$ 344	$ 473	$ 407	$ 380	$ 531	$ 561
Interest	**916**	1,125	946	856	832	897	816	704	666
Changes of benefit terms	**–**	(4,963)	–	–	–	–	900	–	–
Difference between expected and actual experience	**(1,498)**	(546)	1,428	(185)	(277)	(99)	1,440	(206)	(103)
Changes in assumptions	**3,396**	(789)	2,579	(1,963)	(7,483)	2,379	(1,177)	(3,180)	(147)
Benefit payments	**(566)**	(351)	(356)	(375)	(408)	(330)	(208)	(201)	(225)
Net change in total OPEB liability	**2,422**	(5,234)	4,836	(1,323)	(6,863)	3,254	2,151	(2,352)	752
Total OPEB liability – beginning	**16,032**	21,266	16,430	17,753	24,616	21,362	19,211	21,563	20,811
Total OPEB liability – ending (a)	**$ 18,454**	$ 16,032	$ 21,266	$ 16,430	$ 17,753	$ 24,616	$ 21,362	$ 19,211	$ 21,563
Total fiduciary net position:									
Contributions – employer	**$ –**	$ –	$ –	$ –	$ –	$ –	$ –	$ –	$ 20,000
Net investment income	**2,455**	1,954	1,588	369	(3,470)	1,294	2,434	1,195	–
Administrative expenses paid by the Trust	**(128)**	(109)	(120)	(96)	(116)	(98)	(36)	–	–
Benefit payments	**(566)**	(351)	(356)	(375)	(408)	(330)	–	–	–
Benefits and expenses payable	**–**	–	–	–	–	–	(524)	–	–
Net change in fiduciary net position	**1,761**	1,494	1,112	(102)	(3,994)	866	1,874	1,195	20,000
Trust fiduciary net position – beginning	**22,445**	20,951	19,839	19,941	23,935	23,069	21,195	20,000	–
Trust fiduciary net position – ending (b)	**$ 24,206**	$ 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)	**$ (5,752)**	$ (6,413)	$ 315	$ (3,409)	$ (2,188)	$ 681	$ (1,707)	$ (1,984)	$ 1,563
Trust fiduciary net position as a percentage of the total OPEB liability	**131%**	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.

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 5.58% at June 30, 2025, to 5.75% at June 30, 2026.

2. Per capita claims costs were updated based on the revised census and 2026 plan self-funded budget and fully insured premium rates.

3. Participation assumptions, including spouse election rates and spousal age difference assumptions, were updated to better reflect expected future experience.

4. Health care cost trend rates were updated to reflect 10.65% grading down to an ultimate rate of 4.85% for Non-Medicare, 10.00% grading down to an ultimate rate of 4.85% for Medicare

5. The mortality assumption was updated to reflect the latest public sector mortality table published by the Society of Actuaries.

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

Schedule of OPEB Contributions
(In Thousands)

	2026	2025	2024	2023	2022	2021	2020	2019	2018
Actuarially determined contribution	**$ –**	$ –	$ –	$ –	$ –	$ –	$ –	$ –	$ –
Contributions in relation to the actuarially determined contribution	**–**	–	–	–	–	–	–	–	20,000
Contribution deficiency (excess)	**$ –**	$ –	$ –	$ –	$ –	$ –	$ –	$ –	$ (20,000)
Covered-employee payroll	**$ 7,459**	$ 6,909	$ 7,478	$ 7,380	$ 7,903	$ 8,031	$ 8,405	$ 8,018	$ 8,231
Contributions as a percentage of covered-employee payroll	**–%**	–%	–%	–%	–%	–%	–%	–%	243%

Valuation dates:	June 30, 2026
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 2026
Health care trend rates:	10.65% grading down to an ultimate rate of 4.85% for Non-Medicare, 10.00% grading down to an ultimate rate of 4.85% for Medicare
Mortality:	Based on the Pub-2016 Above Median Headcount Weighted General Mortality table with application of the MP-2021 improvement scale on a fully generational basis.
Benefit changes:	None

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

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

Schedule of Investment Returns

	2026	2025	2024	2023	2022	2021	2020	2019	2018
Annual money-weighted rate of return, net of investment expense	**10.5%**	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

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, 2026	June 30, 2025
Operating revenues:																
Grants	$ 115,333	$ –	$ 4,020	$ –	$ 4,020	$ –	$ –	$ –	$ –	$ 709,002	$ 2,381	$ –	$ 830,736	$ –	$ 830,736	$ 822,380
Property rentals and lease revenues	58,096	101,509	–	–	101,509	–	34,741	5,114	–	–	–	91,463	290,923	(43,256)	247,667	219,153
Real estate sales, net	8,591	–	–	–	–	–	–	–	–	–	–	–	8,591	–	8,591	8,000
Ferry related revenues	–	–	25,041	(25,041)	–	–	–	–	–	–	–	–	–	–	–	–
Fee income	21,292	33	–	–	33	–	129	–	3	–	24	98	21,579	–	21,579	13,447
Other income	18,692	13,372	1,970	(1,970)	13,372	–	7,556	65	245	–	1,603	649	42,182	–	42,182	39,624
Other Income – 42nd Street	57,934	–	–	–	–	–	–	–	–	–	–	(57,934)	–	–	–	–
Total operating revenues	279,938	114,914	31,031	(27,011)	118,934	–	42,426	5,179	248	709,002	4,008	34,276	1,194,011	(43,256)	1,150,755	1,102,604
Operating expenses:																
Project costs	136,441	–	–	–	–	–	–	–	–	–	9,386	–	145,827	–	145,827	130,800
Program costs	–	–	–	–	–	–	–	–	1,652	709,002	–	–	710,654	–	710,654	696,986
Property rentals and related operating expenses	19,361	74,747	–	–	74,747	–	32,533	5,626	–	–	–	1,884	134,151	–	134,151	123,142
Ferry related expenses	–	–	81,200	(27,011)	54,189	–	–	–	–	–	–	–	54,189	–	54,189	52,905
Personnel services	82,004	14,047	–	–	14,047	–	2,951	572	–	–	49	232	99,855	–	99,855	86,135
Contract and other expenses to The City	11,997	–	–	–	–	–	–	–	–	–	–	26,943	38,940	–	38,940	28,441
Office rent	11,726	–	–	–	–	–	–	–	–	–	–	–	11,726	(11,726)	–	–
Depreciation and amortization	4,858	303	–	–	303	9,322	830	7	–	–	–	–	15,320	10,617	25,937	25,698
Other general expenses	17,841	3,191	–	–	3,191	–	–	–	24	–	46	–	21,102	(438)	20,664	29,518
Total operating expenses	284,228	92,288	81,200	(27,011)	146,477	9,322	36,314	6,205	1,676	709,002	9,481	29,059	1,231,764	(1,547)	1,230,217	1,173,625
Operating income (loss)	(4,290)	22,626	(50,169)	–	(27,543)	(9,322)	6,112	(1,026)	(1,428)	–	(5,473)	5,217	(37,753)	(41,709)	(79,462)	(71,021)
Non-operating revenues (expenses):																
Income (loss) from investments	11,744	922	–	–	922	–	–	587	1,297	–	1,677	2,194	18,421	–	18,421	21,659
Interest revenue – leases	–	–	–	–	–	–	–	–	–	–	–	–	–	49,558	49,558	54,030
Interest expense – leases	–	–	–	–	–	–	–	–	–	–	–	–	–	(2,284)	(2,284)	(2,390)
Other non-operating income/(expense)	(2,205)	–	–	–	–	–	–	–	–	–	–	–	(2,205)	–	(2,205)	(716)
Total non-operating revenues (expenses)	9,539	922	–	–	922	–	–	587	1,297	–	1,677	2,194	16,216	47,274	63,490	72,583
Income before transfers	5,249	23,548	(50,169)	–	(26,621)	(9,322)	6,112	(439)	(131)	–	(3,796)	7,411	(21,537)	5,565	(15,972)	1,562
Interfund transfers	8,378	(23,276)	23,548	–	272	–	(6,961)		(1,689)	–	–	–	–	–	–	–
Change in net position	13,627	272	(26,621)	–	(26,349)	(9,322)	(849)	(439)	(1,820)	–	(3,796)	7,411	(21,537)	5,565	(15,972)	1,562
Total net position, beginning 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	3,150	713,921	712,359
Unrestricted net position, end of fiscal year	498,652	7,000	(181,255)	–	(174,255)	–	–	–	–	–	–	–	324,397	43,362	367,759	347,943
Restricted net position, end of fiscal year	–	–	–	–	–	–	500	2,672	50,275	3,012	46,859	31,476	134,794	3,662	138,456	162,034
Net investment in capital assets, end of fiscal year	47,555	1,216	650	–	1,866	169,825	10,667	130	–	–	–	–	230,043	(38,309)	191,734	203,944
Net position, end of fiscal year	$ 546,207	$ 8,216	$ (180,605)	$ –	$ (172,389)	$ 169,825	$ 11,167	$ 2,802	$ 50,275	$ 3,012	$ 46,859	$ 31,476	$ 689,234	$ 8,715	$ 697,949	$ 713,921

III. Government Auditing Standards Section

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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, 2026, and the related notes to the financial statements which collectively comprise the Corporation's basic financial statements, (collectively referred to as the "basic financial statements") and have issued our report thereon dated September 30, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the basic 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 opinion 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 basic 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 basic 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*.

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Purpose of This Report

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

Ernst & Young LLP

September 30, 2026

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS
OF
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
September 30, 2026

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 Wednesday, September 30, 2026, in Conference Center A/B, on the 14th Floor at the offices of NYCEDC at One Liberty Plaza, New York, New York.

The following Directors of NYCEDC were present:

Mir Bashar
Paula Roy Carethers
Eric Clement
Hector Cordero-Guzmán
Nse Esema (as alternate for Julie Su)
Paul Fernandes
William Floyd
Adam Friedman
Matthew Hiltzik
Jukay Hsu
Lina Khan
DeWayne Louis
James McSpiritt
Robert Miraglia
Patrick J. O'Sullivan, Jr.
Manny Pastreich
Joseph Shamie
Anthony Shorris
Elizabeth Velez
Betty Woo
Kathryn Wylde

Members of NYCEDC staff, a member of the press, and a member of the public also were present.

The meeting was chaired by Lina Khan, Chairperson of NYCEDC, and called to order at 8:37 a.m. Mark Silversmith, a Special Counsel and Assistant Secretary of NYCEDC, served as secretary of the duly constituted meeting, at which a quorum was

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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 June 16, 2026 Regular Meeting of the Board of Directors

There being no questions or comments with respect to the minutes of the June 16, 2026 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. Approval of the Minutes of the July 23, 2026 Special Meeting of the Board of Directors

There being no questions or comments with respect to the minutes of the July 23, 2026 special 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.

3. Remarks of the Chairperson of NYCEDC

At this time, Ms. Khan addressed the Directors and stated that it was a great honor to be joining NYCEDC and serving in the role as Chairperson. She discussed the vital role that NYCEDC, as the entity focused on strengthening the economy of The City of New York (the "City") and shaping its growth, will play in advancing Mayor Mamdani's mandate for his administration to ensure that New York is a place where working people can thrive. She stated that NYCEDC had an opportunity and an obligation to rethink how the City pursues economic development, and she discussed how economic diversification can build economic resilience and the dynamism generated by an economy where startups, entrepreneurs and small and medium-sized businesses can also thrive. Lastly, Ms. Khan noted that she and Mr. Shorris were committed to using NYCEDC's full capabilities to advance affordability, real opportunity, and widespread prosperity. NYCEDC's success will be measured by New York City's growing affordability and shared prosperity. NYCEDC had an obligation to ensure that the public is getting the best deal it can, be it when considering tax incentives or the use of City land. NYCEDC must deploy the full scope of NYCEDC's tools to build state capacity, unlock bottlenecks and pursue more resilient, innovative, and effective models of growth.

Mr. Floyd and Mr. Hiltzik joined the meeting at this time.

4. Election of President and Other Officers

Under NYCEDC's Bylaws, the Board shall elect the President and such Executive Vice Presidents and Senior Vice Presidents as it may from time to time determine. At this time, it was proposed that Anthony Shorris be elected as President of

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NYCEDC, that Amy Chan be promoted from being a Senior Vice President to being an Executive Vice President of NYCEDC, and that each of Leslie Escobar, Diana Franco, Aileen Gorsuch, Waverly Neer and Max Scherzer be elected as a Senior Vice President of NYCEDC. A description of certain responsibilities of the President, Executive Vice Presidents and Senior Vice Presidents may be found in Article IV of NYCEDC's Bylaws. Ms. Chan and Ms. Escobar shall also remain as Assistant Treasurers.

Mr. Shorris will serve as the chief executive officer ("CEO") of NYCEDC. It was anticipated that Ms. Chan would act as NYCEDC's Chief Financial Officer, Ms. Escobar would act as NYCEDC's Controller, Ms. Franco would oversee the Women. NYC Department under the Economic Mobility and Social Impact Division, Ms. Gorsuch would oversee aspects of the Land Use Department, Ms. Neer would oversee NYCEDC's NYC Groceries Department and Mr. Scherzer would oversee certain City Budget and Revenue matters. Ms. Chan, Ms. Escobar, Ms. Franco, Ms. Gorsuch, Ms. Neer and Mr. Scherzer shall each perform such duties as are assigned to her/him by NYCEDC's President.

A motion was made to elect Anthony Shorris as President of NYCEDC, Amy Chan as an Executive Vice President of NYCEDC, in place of her being a Senior Vice President, and each of Leslie Escobar, Diana Franco, Aileen Gorsuch, Waverly Neer and Max Scherzer as a Senior Vice President of NYCEDC, provided that the position of each of Amy Chan, Leslie Escobar, Diana Franco, Aileen Gorsuch, Waverly Neer, Max Scherzer and Anthony Shorris as an officer shall be conditioned upon the continuance of her/his employment by NYCEDC. Such motion was seconded and unanimously approved.

5. Report and Remarks of NYCEDC's President

At this time, Mr. Shorris, President of NYCEDC, stated that it was a joy and an honor to be attending his first NYCEDC Board of Directors meeting as President and CEO, and he welcomed Ms. Khan as NYCEDC's new Chairperson. A report of his on NYCEDC activities had been provided to the Directors prior to this meeting of the Board. Mr. Shorris then highlighted some updates on activities and events related to some key projects and initiatives of NYCEDC and the City since the Board's previous meeting in June, which included NYCEDC joining the Mayor to launch the N.Y.C. Groceries initiative, advancing the request for proposals ("RFP") for the disposition and development of a mixed-use residential building known as "B-East" in East Harlem, beginning the public review for the 100 Gold Street project, opening the People's Theatre in Inwood, announcing the operator for the production, delivery and maintenance of 17 modular public bathrooms across the City, breaking ground on JFK Park to advance one of the City's largest publicly-accessible electric vehicle fast-charging stations, and bringing in partners on life sciences learning and career experiences for K-8 students as part of the SPARC Project in Kips Bay.

Mr. Shorris then discussed that in many ways the City's economy was moving in a great direction and that the unemployment rate fell for the sixth consecutive month.

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He stated that government can try and remedy some of the injustices that fall upon too many people. Lastly, Mr. Shorris noted that economic development was about creating opportunity and making sure that it was broadly shared, and that the measure of NYCEDC's and the City's work would be whether it left communities and the City stronger, made progress that endured, and showed that growth and fairness could go hand-in-hand in building a New York that works for more New Yorkers.

Ms. Carethers joined the meeting at this time.

6. Property Sale to HPD

At this time, Sharmaine Belton, an Assistant Vice President of NYCEDC, presented a proposal for NYCEDC (i) to sell to The City of New York (the "City") Block 1790, Lot 12 on the Tax Map of the Borough of Manhattan (the "Site"), which Site is neighboring certain other lots currently owned by the City proposed to be sold to 125 MEC Center LLC or an affiliated entity ("MEC") by and through the New York City Department of Housing Preservation and Development ("HPD") with the Site (collectively, including the Site, "B-Center"), to facilitate the development of B-Center by MEC, which development is expected to yield approximately 500 units of housing, 100% affordable, including 79 affordable homeownership co-ops, and (ii) to enter into any related agreements to effectuate this project, on substantially the terms set forth in Exhibit A hereto.

A motion then was made to (i) approve the matters set forth for approval in the Proposed Resolutions section of Exhibit A hereto, and (ii) further resolve that there was no reasonable alternative to the proposed transfer of the Site to HPD that would achieve the same purpose as the transfer. Such motion was seconded and approved. Ms. Khan abstained from voting on this matter.

7. Bathgate Industrial Park Subleases to Fieldston for Solar Rooftop Project

Ahmed Marzook, a Senior Associate of NYCEDC, then presented a proposal for NYCEDC to enter into two subleases (the "Subleases") with Fieldston Power LLC or an affiliated entity ("Fieldston") for a total of approximately 143,983 square feet of rooftop space at two buildings in Bathgate Industrial Park ("Bathgate") in the Bronx that NYCEDC leases from the City – i.e. approximately 70,509 square feet of rooftop space at 1625 Bathgate Avenue ("Bathgate 1625 Rooftop Space") and approximately 73,474 square feet of rooftop space at 1701 Bathgate Avenue ("Bathgate 1701 Rooftop Space") (collectively, the two rooftop spaces are referred to as the "Bathgate Rooftop Spaces") – to provide for Fieldston to (i) install a solar photovoltaic ("Solar PV") system at each of the Bathgate Rooftop Spaces, (ii) repair and rehabilitate the existing roof structures at each of the Bathgate Rooftop Spaces, with a 20-year roof warranty, and (iii) implement a community solar program ("Community Solar") that will provide discounted energy to the Bathgate community and nearby neighborhoods, all on substantially the terms set forth in Exhibit B hereto.

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In answer to questions from Mr. Clement, Mr. Marzook stated that Fieldston would be hiring 65 prevailing wage construction jobs during the initial fit-out of the roofs as well as 2 full-time operation and distribution management jobs, that the discounted energy would go to 161 households, and that if the rent were to increase NYCEDC would capture that in the form of the provision for 5% of applicable annual gross revenue. In answer to another question from Mr. Clement, Matthew Landin, a Vice President of NYCEDC, stated that the minimum rent was based on Fieldston's revenue projections at 5%, and that essentially in order to meet the appraised value of the $0.60 per square foot NYCEDC was taking the value of the roof repairs and then making sure that the additional rent gets to that threshold. In answer to a question from Mr. Louis, Mr. Landin explained that the predicted 161 households benefitting from the application of the solar panels number was based off of the average energy consumption of a household in that region compared to the total projected generation of the system over the course of a year. He added that the energy would be sold into the grid to Consolidate Edison of New York ("Con Ed") through a program administered at the State level, by the New York State (the "State") Energy Research and Development Authority, where the subscribers were receiving that particular generation as their supply.

A motion then was made to approve the matter set forth for approval in the Proposed Resolution section of Exhibit B hereto. Such motion was seconded and approved. Ms. Khan abstained from voting on this matter.

8. Whitehall Ferry Terminal and St. George Ferry Terminal Retail Space Subleases

At this time, William Zheng, an Assistant Vice President of NYCEDC, presented a proposal (i) for NYCEDC's subleasing of approximately 7,500 square feet of retail space at Whitehall Ferry Terminal and approximately 18,800 square feet of retail space at St. George Ferry Terminal and approximately 700 square feet of storage and ancillary kitchen space at St. George Ferry Terminal (together, the "S.I. Ferry Terminal Retail Site") to various users, and (ii) to provide that future subleases at the S.I. Ferry Terminal Retail Site that substantially meet or exceed the specified parameters set forth in Exhibit C hereto would be authorized and would not have to be presented to the Board for approval, all on substantially the terms set forth in Exhibit C hereto.

A motion was made to approve the matters set forth for approval in the Proposed Resolution section of Exhibit C hereto. Such motion was seconded and approved. Ms. Khan abstained from voting on this matter.

Mr. Shamie joined the meeting at this time.

9. NYC Ferry – Fare Policy Modifications

At this time, James Wong, an Executive Vice President of NYCEDC, and Matthew Petric, a Senior Vice President of NYCEDC, presented an update on the NYC

Ferry system and summarized the success of the system's 2025 Route Optimization Plan (the "Optimization Plan"), which plan was approved by the Board in November 2025. Mr. Wong discussed the goals of the Optimization Plan and how NYCEDC achieved such goals, which were to expand rider destinations to Midtown and Lower Manhattan, speed up commutes, make more seats available, operate more efficiently, and reduce the subsidy per rider by increasing ridership with limited new costs. Mr. Petric then discussed NYC Ferry's broader goal of operating as efficiently and sustainably as possible, as well as NYCEDC's fiscal stewardship of the system and the system's financial performance, making sure that NYCEDC was cost-effectively delivering NYC Ferry to New Yorkers.

Mr. Petric then presented a proposal that (i) NYCEDC shall require HNY Ferry II, LLC (the "Operator") to implement certain changes to the NYC Ferry fare policy, effective October 19, 2026, including (a) to increase the fare for one-way tickets from $4.50 to $5.00, (b) to increase the fare for ten-trip passes from $29.00 to $30.00, (c) to increase the fare for discounted one-way tickets from $1.45 to $1.50, and (d) to make permanent the unlimited two-day ticket, which NYCEDC introduced as a pilot product in late 2025, and retain its price at $15.00, and (ii) it was required and approved that, as of September 1, 2026, the Operator had to expand the NYC Ferry Discount Program to include all New York City middle school students, all on substantially the terms set forth in Exhibit D hereto.

10. NYC Ferry – Official Marine Education Partner Agreement

At this time, Catherine Luchars, a Senior Associate of NYCEDC, presented a proposal for NYCEDC to enter into an Official Marine Education Partner Agreement with Billion Oyster Project, Inc. ("BOP") that designates BOP as the "Official Marine Education Partner of NYC Ferry" and allows BOP to bring New York City students aboard NYC Ferry vessels for STEM (science, technology, engineering and mathematics) and marine education-focused class trips during off-peak periods, thereby creating a revenue-positive, community-based partnership for the establishment of a citywide marine education program (the "BOP Program") that uses NYC Ferry vessels as 'Floating Classrooms' throughout the year, on substantially the terms set forth in Exhibit E hereto.

In answer to a question from Mr. Hiltzik, Ms. Luchars stated that the BOP Program would serve kids across elementary, middle school and high school, and that it was a Citywide program. Mr. Wong additionally noted that the BOP Program was targeted a bit more heavily to middle school age groups, that BOP currently had programming located on Governor's Island, and that this proposal allowed for the use of any of the NYC Ferry landings and thereby greatly expanded access across the City for the BOP Program. In answer to a question from Mr. Hsu, Mr. Wong explained that the 'left behind' rate was calculated from estimates by a mix of captains and guest agents on the number of 'left behind' riders, when applicable, and he then discussed the times and locations that posed the most challenges with 'left behind' riders and NYCEDC's efforts to increase capacity to mitigate those particular challenges. In answer to a

second question from Mr. Hsu, Mr. Wong explained that NYC Ferry did not make changes on a month-to-month basis, that the system had 4 to 5 seasonal changes throughout the year that were planned to meet the ridership for different seasons, and that it was not dynamic where NYC Ferry could choose to add or remove vessels on a daily or short term basis.

In answer to a third question from Mr. Hsu, Mr. Wong discussed subsidies and the differences between different modes of transportation, NYCEDC's efforts to keep fares low and try to narrow the subsidy per rider, as well as differences in terms of the benefits of NYC Ferry versus other modes of transportation, such as the fact that the ferries could go places other forms of public transportation could not. He added that NYCEDC was starting to explore internally more on the economic impact side to gain a better understanding of such impact in a quantitative way. Mr. Petric then noted that NYCEDC worked hard with NYC Ferry to connect communities as the system served waterfront communities and over 80% of its trips were inter borough, that NYC Ferry also offered riders things like travel time savings, and that factors like travel time savings and others would be in the impact analysis that NYCEDC and the NYC Ferry team were working on as well. In answer to a fourth question from Mr. Hsu, Mr. Wong stated that within the scope of NYC Ferry NYCEDC continued to look at the things discussed in today's presentations, such as ridership and travel time, among others, and that on a broader scale NYCEDC was looking at impacts compared relative to dollars spent on other strategic initiatives, and that there also were metrics that NYCEDC was using to look at things across the board in terms of how NYCEDC's impact was measured. In answer to a fifth question from Mr. Hsu, Mr. Petric stated that NYCEDC entered into its current contract for NYC Ferry 3 years ago, that it was a 5-year contract, and that NYCEDC had the option to renew for two additional 3-year terms. He added that NYCEDC would likely begin considering a renewal decision later in 2026. In answer to another question from Mr. Hsu, Mr. Petric stated that he thought that the authorization for the contract's initial 5-year term was approximately $400 million, and that NYCEDC had subsequently added a bit to that amount to support things like the Optimization Plan and some other initiatives focused on sustainability. Mr. Hsu then noted that it would be helpful to get a better understanding of relative investment against other things and sizing around the expected impact.

At this time, Mr. Clement noted that the policy choice made when the NYC Ferry program was started nearly 10 years ago was largely to reduce traffic within Manhattan, and he stated that social impacts and relative investment were broader administration type of questions. Ms. Wylde then stated that in the early stages of NYC Ferry it was suggested that a differential rate between residents and tourists be considered, that it was perhaps too technical at that time, and that at this stage it seemed a differential rate may be more of a possibility. She also asked whether there had been any conversation with the MTA about transfers to its facilities. Mr. Wong explained that there were operational constraints with respect to differential pricing, but that the NYC Ferry team came up with the Single-Trip ticket and 10-Trip Packs and it was a very good differentiator as regular riders, groups, families and commuters had been and continue to be able to benefit from that lower pricing, and that it was a very effective revenue

driver for the system as well. In answer to a question from Ms. Wylde, Mr. Wong explained that NYC Ferry relied on fare revenue as an important part of funding the system and that, while the NYC Ferry team was certainly interested in how to make it easier for folks to change between ferries, subways and buses, a direct transfer would also cut revenue for many trips made and would have a dramatic impact on the fare box revenue.

In answer to a question from Ms. Velez, Mr. Wong stated that seniors, people with disabilities, high school students, middle school students, and anyone eligible for the Fair Fares NYC program were eligible for discounted NYC Ferry tickets. Mr. Petric additionally noted that over the last year about 3-to-4% of NYC Ferry tickets were discount program tickets, that year-over-year that had increased by about 30%, and that discount participation had more than doubled over the last two years. In answer to additional questions from Mr. Hsu, Mr. Wong suggested that the conversations about the Operator and about the policy choices around fares should be separate. He explained that NYCEDC built a contract for NYC Ferry that gave NYCEDC a lot of latitude and complete control over fare box revenue, and that NYCEDC, as authorized by the Board, therefore makes fare decisions, but that any major and fare decisions are brought to the Board. At this time, Mr. Shorris discussed that the tension between the public good being provided and the value of the subsidy – i.e. the sort of self-sustaining objective – was one that every fare-setting body constantly dealt with, and that it was always about striking a balance. He stated that NYCEDC would like to see some cohesion among the transit systems and was trying to help achieve that, and that NYCEDC was mindful of trying to maintain some amount of fiscal stewardship of NYC Ferry, but that this constant rebalancing of the public good versus the need to have fiscal sustainability was a conversation that would continue. Being explicit as possible about the benefits would help NYCEDC evaluate the public good achieved. Lastly, Mr. Shorris noted that the question of who was the operator was a very different question than what the fare structure was, that they were separable questions, and that both would come to the Board and be considered.

Approval of Section 9 and Section 10 Matters

At this time, a motion was made to approve the matters set forth for approval in the Proposed Resolution section of Exhibit D hereto. Such motion was seconded and approved. Ms. Khan abstained from voting on this matter.

Then, a separate motion was made to approve the matter set forth for approval in the Proposed Resolution section of Exhibit E hereto. Such motion was seconded and approved. Ms. Khan abstained from voting on this matter.

11. Election of Members of Executive Committee

At this time, it was proposed to elect each of Lina Khan and Anthony Shorris as a member of the Executive Committee of NYCEDC's Board of Directors and Ms. Khan to serve as chairperson of the Executive Committee. These proposed Executive

Committee positions were being filled due to vacancies on such Committee arising from Lina Khan replacing Margaret Anadu and Anthony Shorris replacing Andrew Kimball on the NYCEDC Board of Directors.

A motion was made to elect each of Lina Khan and Anthony Shorris as a member of the Executive Committee of NYCEDC's Board of Directors and Ms. Khan to serve as chairperson of the Executive Committee. Such motion was seconded and unanimously approved.

12. 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 28, 2026, NYCEDC's Board approved a mission statement and performance measures for Fiscal Year ("FY") 2026 ("FY2026").

The New York State Authorities Budget Office ("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 FY2026 and a chart that includes definitions/explanations of how the information in the measurement report was determined are included in Exhibit F attached hereto. For comparison purposes, the measurements for FY2026 and FY2025 are included in Exhibit F. Shin Mitsugi, a Senior Vice President of NYCEDC, and Andrew Leung, an Assistant Vice President of NYCEDC, presented the report and summarized the results.

At this time, Mr. Mitsugi stated that because the FY2026 report looked back at results largely achieved under the prior mayoral administration, it did not yet capture NYCEDC's contribution to economic justice or affordability challenges. He further stated that NYCEDC had an opportunity to develop future measures that better reflect NYCEDC's role in promoting inclusive growth and addressing the affordability crisis, and that later this year NYCEDC would present to the Board new performance measures aligned with NYCEDC's current strategic priorities and goals. Mr. Leung then summarized the results in NYCEDC's report with regard to the performance measures for FY2026.

At this time, Mr. Friedman recommended that the notion of how NYCEDC builds community wealth and the capacity of community organizations to carry on their economic development missions should be woven into these metrics. Ms. Wylde then suggested that contracting out with intermediaries or local groups for community outreach and development was an alternative model that should be considered. Mr. Shorris then stated that it was definitely possible to consider an alternative model of intermediary engagement for community outreach and development, and he highlighted the Kingsbridge Armory as an example of a project that became successful largely because of the partnership with a local community-based organization. At this time, Ms. Velez pointed out with respect to community development that this report showed CapEx on NYCEDC-managed assets was up over double, but that then there was a

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concerning trend where small business participation was down 6% with awards and participation but the dollars committed was down 23% in one year, and she stated that NYCEDC should keep a close eye on this trend. Ms. Khan then noted that there was a new Office of Mass Engagement ("OME") that was thinking seriously about how to have sustained community engagement and feedback and how to mitigate blind spots, and that it would be interesting to see if there were lessons and strategies that NYCEDC could glean from the OME's work.

In answer to a question from Mr. Cordero-Guzmán, Mr. Shorris stated with respect to the process for new and/or additional metrics, that NYCEDC was first beginning an internal process to reset and create alignment, that NYCEDC anticipated fairly substantial structural changes to the metrics both in what it reports to the State and to the City, that NYCEDC expected such realignment to take place over the next few months, and that NYCEDC would then come back to the Board on that. In answer to a question from Mr. Hsu, Mr. Shorris explained that at the end of the day everything that NYCEDC does should be in pursuit of the goals of economic growth and justice, that more specifically NYCEDC should be in pursuit of metrics that it will try to tie to those goals, and that the portfolio then should clearly be built mindful of those objectives. He stated that the process was to set the goals, then determine what the metrics are, then measure performance against those metrics, and then cycle and readjust, and that this was what NYCEDC planned to do.

Mr. Louis left the meeting at this time.

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

At this time, Leslie Escobar, a Senior Vice President, Assistant Treasurer and Controller of NYCEDC, presented the proposed audited financial statements of NYCEDC for FY2026, which, pursuant to Section 2800 of the Public Authorities Law, are to be submitted to various City officials and to 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. A draft of the financial report and audited financials are attached in Exhibit G hereto. Ms. Escobar 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 significant deficiencies or material weakness. Ms. Escobar then 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. NYCEDC's Annual Investment Report (the "Annual Investment Report") for FY2026 was summarized and presented to and approved by NYCEDC's Audit Committee on September 28, 2026. Ms. Escobar

then orally summarized the Annual Investment Report for FY2026, as presented to the Audit Committee.

At this time, Mr. McSpiritt, a member of NYCEDC's Audit Committee, 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 FY2026, and that EY had presented its audit results during the meeting. He stated that NYCEDC would be receiving a clean opinion on its FY2026 financials report and schedule of investments, and that no significant deficiencies or material weakness were identified during the audit. In conclusion, Mr. McSpiritt stated that the Audit Committee recommended to the Board that it approve the statements in Exhibit G, as well as the Annual Investment Report for FY2026 as presented to the Audit Committee and presented orally to the Board.

Approval of Section 13 Matters

A motion was then made to adopt the resolutions set forth in Exhibit G and to approve NYCEDC's Annual Investment Report for FY2026 as so presented. Such motion was seconded and approved.

14. 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.

15. 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 10:04 a.m.

_____
Assistant Secretary

Dated:_____
New York, New York

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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
ESD …… …	New York State Urban Development Corporation d/b/a Empire State Development
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

PROPERTY SALE TO HPD
Board of Directors Meeting
September 30, 2026

SELLER:	NYCEDC
PURCHASER:	HPD
PURCHASE PRICE:	$1
SITE LOCATION:	Block 1790, Lot 12 (the "Site") Borough of Manhattan 225 East 125th Street East Harlem Community Board 11
SITE DESCRIPTION:	The Site is approximately 1,665 square feet, is owned by NYCEDC and is currently vacant. The Site is depicted in Attachment A and is a portion of B-Center, described below.
BACKGROUND:	On November 12, 2009, the NYCEDC Board approved the sale of certain parcels ("E125") to 125 MEC Center LLC or an affiliated entity ("MEC") to facilitate a multi-phased development. Accordingly, MEC purchased certain of those parcels – in 2010 MEC purchased Phase I ("Parcel C") and built a 49-unit affordable housing development on Parcel C, and in 2018, MEC purchased a portion of Phase II ("B-West") and built a 404-unit housing development with 295 affordable units on B-West. Around the time of the B-West closing, the parties determined that MEC would no longer purchase the remaining E125 parcels (including the Site) from NYCEDC. Instead HPD was considering selling another portion of Phase II ("B-Center"), which includes the Site, directly to MEC. Currently, HPD is in pre-closing discussions with MEC for B-Center which is expected to yield approximately 500 units, 100% affordable, including 79 affordable homeownership co-ops. The Site is a portion of B-Center, and HPD has requested that the Site be transferred to HPD in advance of HPD's sale of the entire B-Center to MEC. B-Center is to be comprised of (i) the Site and (ii) lots currently owned by the City by and through HPD. HPD intends to dispose of B-Center to MEC. As such, the Site must be conveyed from NYCEDC to the City before the MEC closing.

PURPOSE OF THE DISPOSITION/BENEFIT TO THE PUBLIC:	The disposition of the Site will enable the delivery of B-Center by HPD to MEC and the development of B-Center by MEC, which is expected to yield approximately 500 units, 100% affordable, including 79 affordable homeownership co-ops.
APPRAISED VALUE:	An independent appraisal of the Site was commissioned in August 2026. The appraisal valued the Site at $0, accounting for the specific development requirements and restrictions pertaining to the use and transfer of the Site. The appraisal also valued the highest and best use of the Site at $2,250,000.
EXISTING ZONING:	The Site is located in a C6-3 zoned district.
PUBLIC APPROVALS:	Public approvals to be obtained by HPD.
PROPOSED RESOLUTIONS:	Approval for NYCEDC to (i) sell the Site to the City substantially as described herein, and (ii) enter into any related agreements to effectuate the project substantially as described herein. The Board of Directors further resolves that there is no reasonable alternative to the proposed transfer of the Site to HPD that would achieve the same purpose as the transfer.
NYCEDC PROJECT CODE:	2119
NYCEDC STAFF:	Christina Rausch, Executive Vice President, Real Estate Transaction Services Lauren Wolf, Senior Vice President, Real Estate Transaction Services Gabe Seidel, Vice President, Real Estate Transaction Services Sharmaine Belton, Assistant Vice President, Real Estate Transaction Services Juan Giraldo, Fellow, Real Estate Transaction Services Randi Cohen, Senior Counsel, Legal

Attachment A

Site Location Map



EXHIBIT B

BATHGATE INDUSTRIAL PARK
SUBLEASES TO FIELDSTON FOR SOLAR ROOFTOP PROJECT
Board of Directors Meeting
September 30, 2026

OVERVIEW: NYCEDC proposes to enter into two subleases (each a "Sublease" and collectively, the "Subleases") for a total of approximately 143,983 square feet of rooftop space at two buildings in Bathgate Industrial Park in the Bronx that NYCEDC leases from the City: rooftop space at 1625 Bathgate Avenue, approximately 70,509 ("Bathgate 1625 Rooftop Space") and rooftop space at 1701 Bathgate Avenue, approximately 73,474 square feet ("Bathgate 1701 Rooftop Space")(collectively, the two rooftop spaces are referred to as the "Bathgate Rooftop Spaces"). The Subleases for each of the two Bathgate Rooftop Spaces shall be with Fieldston Power LLC or an affiliated entity ("Fieldston") and shall require Fieldson to (i) install a solar photovoltaic system (the "Solar PV System") at each of the Bathgate Rooftop Spaces; (ii) repair and rehabilitate the existing roof structures at each of the Bathgate Rooftop Spaces, with a 20-year roof warranty; and (iii) implement a Community Solar program that will provide discounted energy to the Bathgate community and nearby neighborhoods (collectively, the "Project").

Fieldston will be responsible for all necessary roof rehabilitation work and for installing, managing, operating, and maintaining the Solar PV System on each of the Bathgate Rooftop Spaces. Fieldston will finance the roof improvements and solar installations and assume the associated development, construction, financing, and operating risks and provide a 20-year roof warranty and implement a Community Solar program.

The terms of the proposed Subleases are substantially as follows:

SUBLESSOR: NYCEDC

SUBLESSEE: Fieldston, a Bronx-based distributed energy resources developer

Fieldston has completed and placed into operation a 3.5 MW community solar portfolio across 73 multifamily properties, principally in the Bronx, expanded its New York City development pipeline, and acquired and financed solar equipment sufficient to support approximately 38 MW of future development. Fieldston has represented that this equipment position reduces procurement, tariff, and supply-chain risk and that it remains prepared to advance the Project on an approximately 10-to-12-month schedule, subject

principally to Con Edison interconnection review and the timing of applicable incentive programs.

SUBLEASED PREMISES: The premises subject to these two Subleases for the Bathgate Rooftop Spaces shall consist of: (i) the rooftop area consisting of approximately 70,509 square feet on the roof of the warehouse building located at 1625 Bathgate Avenue, and (ii) the rooftop area consisting of approximately 73,474 square feet on the roof of the warehouse building located at 1701 Bathgate Avenue. The underlying buildings below the proposed Bathgate Rooftop Spaces are both leased to Perrigo New York, Inc. through October 19, 2040.

SUBLEASES TERM: The term of each of the Subleases shall be up to 25 years plus a rent-free abatement period of up to 18 months (described further below) related to rooftop work and Solar PV System installation.

NYCEDC, at any time after the completion of the eleventh (11^{th}) lease year after the rent abatement period described below, shall have the option to terminate, without cause or reason, and buy out (the "Buy-Out Option") one or both of the Subleases for the amounts indicated in Attachment A ("Buy-Out Amounts"). If NYCEDC exercises its option to terminate and buy out one or both of the Subleases, NYCEDC will have the option, at NYCEDC's sole discretion, to retain the Solar PV System for that Bathgate Rooftop Space, or to have Fieldston remove all or part of the Solar PV System from the applicable Bathgate Rooftop Space(s) with regard to which the Sublease(s) has been terminated.

If NYCEDC wishes to exercise its option to buy out one or both of the Subleases including Solar PV Systems on one or both of the Bathgate Rooftop Spaces, NYCEDC will request NYCEDC Board approval to exercise the Buy-Out Option.

BASE RENT: Annual base rent for the Bathgate 1625 Rooftop Space to be paid by Fieldston shall be the greater of (i) 5% of the applicable annual gross revenue for the Bathgate 1625 Rooftop Space or (ii) $5,961.90 (the "1625 Minimum Annual Base Rent") for the first lease year, which is equivalent to approximately $0.08 per square foot. The 1625 Minimum Annual Base Rent shall increase by 2% each lease year, on a compounding basis.

Annual base rent for the Bathgate 1701 Rooftop Space to be paid by Fieldston shall be the greater of (i) 5% of the applicable gross revenue for the Bathgate 1701 Rooftop Space or (ii) $7,026.95 (the "1701 Minimum Annual Base Rent") for the first lease year, which is equivalent to approximately $0.10 per square foot. The 1701 Minimum Annual Base Rent shall increase by 2% each lease year, on a compounding basis.

RENT ABATEMENT PERIOD: A rent-free abatement period for the Subleases shall commence upon the applicable Sublease commencement date and shall expire with regard to each rooftop space upon the date which is the earlier of (i) the completion of the Sublessee rooftop work for that rooftop space and completion of installation of the Solar PV System for that rooftop space as demonstrated by the permission to operate ("PTO") from Con Edison and (ii) up to eighteen months after the applicable Sublease commencement date.

ROOF WORK: Fieldston agrees to perform and pay for work on the Bathgate Rooftop Spaces for the repair and rehabilitation of the two Bathgate Rooftop Spaces, and to provide a 20-year roof warranty ("Rooftop Costs"). Fieldston shall expend at least $600,000 for Rooftop Costs for Bathgate 1625 Rooftop Space and at least $608,000 for Rooftop Costs for Bathgate 1701 Rooftop Space. If the costs incurred by Fieldston is less than the above specified amount for the rooftop work for either of the two Bathgate Rooftop Spaces, then Fieldston shall pay as "Additional Rent" the difference between the above specified amount and the amount actually incurred for the Rooftop Costs pertaining to the applicable Bathgate Rooftop Space. However, if Fieldston exceeds the above specified amount for either Rooftop Space and spends less than the above specified amount on the other Rooftop Space (the "Other Rooftop Space"), for purposes of calculating the amount of the Additional Rent for the Other Rooftop Space the amount of the excess cost on one Rooftop Space shall be counted as if it was a cost for work on the Other Rooftop Space.

APPRAISED VALUE: An appraisal by BBG Inc., dated December 5, 2025, estimates the fair market rental value for each of the two rooftops at the Bathgate Rooftop Spaces is $0.60 per square foot, with the rooftops having been repaired and rehabilitated. The appraisal report identifies solar panel systems as the highest and best use for the Bathgate

Rooftop Spaces' rooftop space, aligning with the Project's intended scope. Adding the net present value of the amount spent by Fieldston for the two Bathgate Rooftop Spaces plus the annual rent paid over the Subleases term plus any Additional Rent to be paid will result in a net present value equal to or above the appraised Fair Market Value for the combined Subleases at the Bathgate Rooftop Spaces.

PURPOSE OF DISPOSITION/ BENEFIT TO THE PUBLIC:

Fieldston will repair and rehabilitate the entire roofs of two City-owned properties, pay rent to NYCEDC, and implement a Community Solar program that will provide discounted energy to the Bathgate community and nearby neighborhoods.

Fieldston will commit to 60% low-income participation at a minimum 20% discount to low-income subscribers and will allow Hunts Point and Bathgate businesses to participate at a 5% discount.

The Project will leverage private capital to fund roof improvements and renewable energy infrastructure while advancing the City's clean energy and decarbonization objectives.

It is anticipated that Fieldston will use a combination of sponsor equity, project-level equity, construction financing, NYSERDA incentives, federal tax-credit monetization, equipment financing, and revenues from the operations of a Community Solar business model to finance the roof rehabilitation and renewable energy improvements.

The Project is expected to support jobs across roofing, electrical work, solar installation, engineering, project management, inspection, commissioning, and long-term operations and maintenance.

PRIOR RESOLUTION:

The Subleases for the two Bathgate Rooftop Spaces shall be with Fieldston. Zuvan Renewables LLC had been approved at the February 3, 2026 Board of Directors meeting for a similar project; however, it withdrew in the beginning of September 2026.

PROPOSED RESOLUTION:

The approval of NYCEDC entering into the Subleases for the Bathgate 1625 Rooftop Space and Bathgate 1701 Rooftop Space

with Fieldston Power LLC or an affiliated entity substantially as described herein

NYCEDC STAFF: Ahmed Marzook, Senior Associate, Asset Management
Sean Freas, Vice President, Asset Management
Jinquan Liang , Vice President, Asset Management
Matthew Landin, Vice President, Asset Management Design and Construction – Energy
Shijoy Varughese, Senior Vice President, Asset Management Design and Construction – Energy
Giacomo Landi, Executive Vice President, Asset Management
Scott Shostak, Senior Counsel, Legal

Attachment A: Buy-Out Amounts
(The years indicated are the lease years after the Rent Abatement Period)

Year	12-14	15-17	18-20	21-24	25
1625 Bathgate	$959,202.32	$926,554.41	$836,099.22	$654,390.49	$179,456.67
1701 Bathgate	$1,133,697.73	$1,095,110.60	$988,200.05	$773,435.38	$212,102.93

EXHIBIT C

WHITEHALL FERRY TERMINAL AND ST. GEORGE FERRY TERMINAL
RETAIL SPACE SUBLEASES
Board of Directors Meeting
September 30, 2026

LESSOR: The City of New York (the "City")

LESSEE AND SUBLESSOR: NYCEDC

SUBLESSEES: Subtenants of retail space at Whitehall Ferry Terminal and retail and storage space at St. George Ferry Terminal (collectively "Staten Island Ferry Terminals") leased by NYCEDC from the City

PERMITTED USES: Retail, food and beverage, and related commercial uses permitted under applicable zoning, including related storage in storage spaces

SITE: Approximately 7,500 square feet of retail space at Whitehall Ferry Terminal and approximately 18,800 square feet of retail space at St George Ferry Terminal and approximately 700 square feet of storage and ancillary kitchen space at the St. George Ferry Terminal (together, the "Site").

PROJECT DESCRIPTION: The City is the owner of the Whitehall and St. George Ferry Terminals and, through City DOT, leases portions of the Ferry Terminals to NYCEDC for retail purposes. St. George Ferry Terminal in Staten Island contains eleven retail spaces, one storage space, and one ancillary kitchen/storage space. Whitehall Ferry Terminal, located in Manhattan contains nine retail spaces.

At this time, staff seeks Board approval of the terms under which subleases may be entered into without further Board approval. Approved subleasing terms for the Site are proposed to establish minimum acceptable base rents and certain other sublease terms and conditions under which subleases may be entered into during a period of approximately five years after NYCEDC Board of Directors approval of such terms. The proposed minimum base rents for rental spaces within the Staten Island Ferry Terminals are based upon the fair market rental rates determined by a market rental study appraisal performed in July 2026 by real estate appraiser BBG. It is the intent to capture fair market rental value in base rent for all subleases, whenever possible. However, in some cases, NYCEDC may propose to enter into certain subleases for

below fair market value when undertaken for economic development or other permitted purposes. In such cases, separate Board approval will be sought for those subleases.

NYCEDC will provide NYCDC's Real Estate and Finance Committee (the "Committee") with a report on subleasing pursuant to the subleasing plan approximately thirty-six months after the subleasing plan is approved by NYCEDC's Board of Directors, at which time the Committee may determine, subject to the approval of the Board of Directors, that the approximately five year period of the subleasing plan should be extended or that modifications should be made to the subleasing terms prior to the end of the five year period.

PROPOSED NEW SUBLEASE TERMS:

Rent-Free Period: Given that an allowance is not being provided by NYCEDC to sublessees for improvements, an initial rent-free period for any portion of the Site may be proposed by a prospective tenant and will be considered in context with the overall rental proposed. The rent-free period shall not exceed twelve months.

Minimum Acceptable Base Rent:

The minimum base rent for the retail space during the initial term after a rent free period, if any, shall start at no less than the amounts set forth below, based on the appraisal. Beginning July 1 of each subsequent year, the minimum base rent shall increase in the initial and any renewal term by up to 3% annually, or by such lower annual escalation as may be determined appropriate based on market conditions. Any initial rent-free period shall be excluded when determining compliance with the applicable minimum base rent.

Ferry Terminal	Unit #	Rent/SF
Whitehall Ferry Terminal	WH1	$244
	WH3	$244
	WH4	$244
	201	$244
	201A	$220
	202	$232
	203	$195
	204	$220
	206	$183
St. George Ferry Terminal	101	$63
	102	$66

	103	$63
	104	$63
	105	$57
	106	$227
	107A	$227
	107B	$38
	108	$239
	109	$72
	110	$69
	SG1	$63
	SR12	$32

Term: Initial term: a maximum of 10 years. Renewal terms may be offered that, combined with the initial term, shall not exceed 15 years.

Utilities and Property Condition: Electricity, heat, and water charges will be paid by tenants. Spaces in the Staten Island Ferry Terminals generally will be delivered in "as is" condition, which will be "vanilla box" condition for the initial tenants.

Storage Space: A storage space and an ancillary kitchen/storage space may be sublet in connection with sublease of retail space. NYCEDC staff will determine on a case by case basis how much to charge for the storage space and any rent free period, though the amount of the rent charged shall be at least equal to $38 per square foot for Unit 107B ancillary kitchen/storage space and $32 per square foot for Unit SR12 storage space after the rent free period, which is the appraised fair market value for such space as determined by the above July appraisal. The minimum base rent shall increase in the initial and any renewal term by up to 3% annually, or by such lower annual escalation as may be determined appropriate based on market conditions.

PROPOSED RESOLUTION: The approval of NYCEDC's subleasing of space at the Site to various users on terms substantially consistent with those described above. Future subleases that substantially meet or exceed the specified parameters would be authorized and would not have to be presented to the Board for approval.

NYCEDC STAFF: Eric Gardiner, Vice President, Asset Management
Alyana Roxas, Vice President, Asset Management
William Zheng, Assistant Vice President, Asset Management
Kyle Joyce, Counsel, Legal

EXHIBIT D

NYC / EDC

NYC FERRY FARE POLICY MODIFICATIONS
NYCEDC Board of Directors Meeting
September 30, 2026

Overview: In 2023, NYCEDC entered into an Operating Agreement (as amended, the "Agreement") with HNY Ferry II, LLC (the "Operator") to operate the NYC Ferry system. The Agreement will expire on September 30, 2028 (with 2 possible three-year renewal periods). Under the Agreement, NYCEDC has the exclusive right to set all fares for NYC Ferry service, including any discounts, and receives revenue from ticket sales.

On August 20, 2024, the Board of Directors approved the most recent modifications to the NYC Ferry fare policy, which included raising the fare for the one-way ticket from $4.00 to $4.50, the ten-trip pass from $27.50 to $29.00, and the discounted one-way ticket from $1.35 to $1.45, effective September 9, 2024, and expanded the NYC Ferry discount program to include all NYC high school students instead of just NYC Harbor School students effective September 1, 2024.

NYCEDC continues to monitor and evaluate its fare policy as part of its core strategy to improve financial sustainability. In early 2026, NYCEDC conducted a fare study to assess the impact of the September 2024 modifications on travel behavior and inform a proposal for new fare adjustments.

NYCEDC proposes to change the fares with the aim to increase farebox revenue while maintaining the system's overall growth and accessibility to all riders.

Proposed Resolution: NYCEDC shall require the Operator to implement the following changes to the NYC Ferry fare policy, effective October 19, 2026:

- Increase fare for one-way tickets from $4.50 to $5.00
- Increase fare for ten-trip passes from $29.00 to $30.00
- Increase fare for discounted one-way tickets from $1.45 to $1.50
- Make permanent the unlimited two-day ticket, which NYCEDC introduced as a pilot product in late 2025, and retain its price at $15.00

In addition, it is required and approved that, as of September 1, 2026, the Operator had to expand the NYC Ferry Discount Program to include all NYC middle school students.

Relevant Staff: Joshua Kraus, Executive Vice President and Chief Infrastructure Officer
James Wong, Executive Vice President and Executive Director, Ferry Department
Matthew Petric, Senior Vice President, Finance and Contracts, Ferry Department
Nina Verzosa, Assistant Vice President, Transportation Planner, Ferry Department
Anthony Brown, Senior Counsel, Legal

Project Code: 6154

EXHIBIT E

OFFICIAL MARINE EDUCATION PARTNER AGREEMENT
NYCEDC Board of Directors Meeting
September 30, 2026

Project:

In Spring 2026, Billion Oyster Project, Inc. ("BOP") approached NYCEDC with a revenue-positive, community-based partnership proposal to establish a citywide marine education program that uses NYC Ferry vessels as 'Floating Classrooms' throughout the year. BOP is a local harbor restoration and marine education not- for-profit corproation with a mission to restore approximately one billion oysters to New York Harbor and engage approximately one million students in hands-on marine science and environmental stewardship by 2030.

NYCEDC has negotiated an Official Marine Education Partner Agreement (the "Agreement") with BOP that designates BOP as the "Official Marine Education Partner of NYC Ferry" and allows BOP to bring New York City students aboard NYC Ferry vessels for STEM (science, technology, engineering and mathematics) and marine education-focused class trips ("Classroom Charter") during off-peak periods. BOP will pay NYCEDC $1 million over four years through annual payments of $250,000.

The Agreement can be easily operationalized by NYCEDC under its current Operating Agreement with HNY Ferry II LLC (the "Operator"). The Operator will crew and operate each Classroom Charter vessel, retaining exclusive command and control of the vessel at all times, while BOP retains full responsibility for the educational programming, supervision, and management of students. The Agreement will remain subordinate to NYC Ferry service and will not disrupt regular ferry service. NYCEDC will direct the Operator to perform activities associated with the Agreement under pre-negotiated terms and compensation in the NYC Ferry Operating Agreement. BOP payments to NYCEDC will cover NYCEDC's payments to the Operator and result in a net revenue positive agreement for NYCEDC.

The Agreement does not preclude NYCEDC from pursuing other revenue-geneating partnerships or sponsorships for NYC Ferry. BOP will only be granted exclusivity over the designation of "Official Marine

	Education Partner of NYC Ferry" matters and NYCEDC may continue to seek out lower-level, mission-aligned sponsorship for NYC Ferry assets (e.g., onboard Wi-Fi or concession sponsors).
Borough:	Citywide
Amount to be Approved:	Up to $1,000,000 from BOP
Procurement Method:	Sole source; BOP possesses unique capabilities and specialized experience in marine education and harbor restoration. NYCEDC evaluated the market and did not identify any other organization with BOP's harbor restoration mission, focus on citywide educational programming, and overall financial capacity to deliver a program at this scale.

Agreement to be Approved: An Official Marine Education Partner Agreement between NYCEDC and BOP for a program substantially as described herein

Proposed Resolution: To authorize the President and any empowered officer to enter into the Official Marine Education Partner Agreement with BOP substantially as described herein

Relevant Staff: Joshua Kraus, Executive Vice President and Chief Infrastructure Officer
James Wong, Executive Vice President and Executive Director, Ferry Department
Matthew Petric, Senior Vice President, Finance and Contracts, Ferry Department
Catherine Luchars, Senior Associate, Ferry Department
Anthony Brown, Counsel, Legal

Project Code: 11864

EXHIBIT F

PERFORMANCE MEASUREMENT REPORT
Board of Directors Meeting
September 30, 2026

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 28, 2026, NYCEDC's Board approved a mission statement and performance measures for Fiscal Year 2026.

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 2026 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 are also included in Attachment A.

Attachment A

Authority Performance Measurement Report for Fiscal Years 2026 and 2025

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

Performance Measurements	*Trend*	*FY26 Actuals 7/1/25 – 6/30/26*	*FY25 Actuals 7/1/24 – 6/30/25*
Strengthen business confidence			
Private investment committed through NYCEDC for place-based development	Up	$5,020,345,494	$3,503,411,179
Capital expenditures on NYCEDC-managed assets	Up	$282,568,167	$115,670,023
Occupancy rate of NYCEDC-managed assets	Stable	98.7%	98.7%
Square footage of NYCEDC-managed assets	Stable	68.1M SF	67.0M SF
Billed revenue generated by NYCEDC asset portfolio	Stable	$355,269,469	$342,126,574
# of companies supported through programs, tenancy at NYCEDC assets, and other tools	Down	4,437	5,232
Grow innovation sectors, focusing on equity			
Businesses served by industry-focused programmatic initiatives	Down	3,190	5,553
# of people receiving skills training / work experience through NYCEDC programs	Up	16,929	10,090*
# of small businesses, M/WBE's, and non-profits supported by / through NYCEDC	Down	1,151	4,000
Dollars committed by/through NYCEDC for small businesses, certified MWBE's, and non-profits	Down	$218,077,546	$283,172,943
M/WBE participation rate	Stable	29%	30%
M/WBE award rate	Down	29%	35%
Construct NYC & Waterfront Pathways award value to cohort participants	Up	$50,121,784	$34,085,221
Build neighborhoods where people live, learn, work, and play			
Capital expenditures on non-NYCEDC assets	Down	$362,495,461	$590,673,523
Community engagements facilitated by NYCEDC	Up	1,466	1,175
Deliver sustainable infrastructure			
Space to be (re)developed through NYCEDC	Down / Down	6.22M SF (building) / 14.63 acres (open space)	6.97M SF (building) / 23.12 acres (open space)
Ferry rides provided by NYCEDC	Stable	7,347,281	7,404,998

* Restated to correct a reporting error. Previously reported FY25 figure of 25,616 has been revised to 10,090.

Definitions/Explanations - Authority Performance Measurement Report for Fiscal Years 2026

Performance Measurements	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 expenditures 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.
Billed 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 the City and their long-term success. Includes organizations supported by NYCEDC funding agreements, companies supported through programming in contract requirements, and startups whose residency is directly funded by NYCEDC
Grow innovation sectors, focusing on equity	
Businesses served by industry-focused programmatic initiatives	The number of businesses participating in NYCEDC programmatic initiatives, including incubator networks and centers for excellence, technology competitions, partnership funds and programmatic ventures throughout the five boroughs.
Number of people receiving skills training / work experience through NYCEDC programs	Total participants served by innovation sector programming – including technology, life sciences, the green economy, offshore wind, and creative industries - funded directly through City programs or supported by City investments in curriculum design, space, or other industry-development activities. Examples of these programs include Civic Hall, LifeSci NYC Internship Program, and Venture Access programs.
Number of small businesses, M/WBE's, and non-profits supported by / through EDC	The number of small businesses, certified M/WBEs, and nonprofits supported through NYCEDC financial assistance, programmatic support, funding agreements, or contract requirements. Excludes tenanted small businesses.
M/WBE participation rate	MWBE contract expenditures as a share of total contract expenditures subject to MWBE goals. Participation is measured by payments.
M/WBE award rate	MWBE contract awards as a share of total contracts subject to MWBE goals. Awards reflect specific awards to MWBE firms and may not be known at contract execution, such as for construction management and retainer contracts.
Construct NYC & Waterfront Pathways award value to cohort participants	Total dollar amount awarded during the reporting period to MWBE firms participating in ConstructNYC and Waterfront Pathways, NYCEDC's construction capacity-building programs.
Build neighborhoods where New Yorkers live, learn, work, and play	
Capital expenditures on non-NYCEDC assets	Accrual-based amounts paid to firms, construction managers, and construction contractors for capital project-related services, including architecture, landscape architecture, engineering, and resident engineering. Includes City capital funding disbursed under 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, outreach events, and public affairs, including neighborhood events, educational outreach, speaking engagements, ribbon cuttings, and one-time programmatic engagements. Excludes sustained cohort-based programs with consistent, selected participants, such as Construct NYC and Founder Fellows.
Businesses operating in properties actively managed by NYCEDC	The number of businesses occupying space in properties directly managed by NYCEDC. Excludes subtenants whose leases or operating agreements are 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, including mixed-use infrastructure such as industrial, commercial, and residential improvements. For acres, new or redeveloped public space, including greenspace, open space, and park space, committed through place-based programs, investments, and development.
Ferry rides provided by NYCEDC	Total NYC Ferry passenger ridership, as reported to NYCEDC by Hornblower, Inc.

EXHIBIT G

FINANCIAL REPORT PURSUANT TO SECTION 2800 OF THE PUBLIC AUTHORITIES LAW
Board of Directors Meeting
September 30, 2026

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, 2026, 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: Amy Chan, Chief Financial Officer
Spencer Hobson, Executive Vice President and Treasurer
Leslie Escobar, Interim Controller and 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, 2026 and 2025
With Reports of Independent Auditors

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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)

Financial Statements, Required Supplementary Information, and Supplementary Information

Years Ended June 30, 2026 and 2025

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PRELIMINARY AND TENTATIVE FOR DISCUSSION ONLY

I. Introductory Section

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NYC/EDC

September __, 2026

To the Members of the Board:

To follow are the audited financial statements of NYCEDC for the fiscal year ending June 30, 2026, with comparison to our financial position at the close of fiscal year ending June 30, 2025.

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 for all New Yorkers. The attached financial statements reflect the overall financial health of the Corporation even while absorbing a $15.9 million decrease in net position for the fiscal year. This decrease was driven by significant increases in our project and programmatic expenses, as well as increased investments in managed properties. NYCEDC's substantial net position allows us to continue investing in the strategic priorities that will have an enduring impact on the economic foundation of NYC and provide equitable and inclusive opportunities for New Yorkers.

In our work to strengthen economic confidence in NYC, a major focus in FY26 was our effort to prepare the New York/New Jersey area to host and promote the FIFA World Cup 2026, as well as to have our region selected to host the final match of the tournament—a major generator of economic impact. To grow innovation sectors, focusing on equity, our first Economic Mobility Networks and a Workforce Development Fund got underway through partnerships with local nonprofits to connect New Yorkers to jobs in fast-growing sectors. And we continued to create 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 with the opening of over 800 affordable homes, and on construction at Stapleton and Tompkinsville along the North Shore of Staten Island. We also celebrated the reopening of the reconstructed Orchard Beach Pavilion in the Bronx. Finally, we have continued to deliver sustainable infrastructure, including a master plan for the future of the Manhattan Cruise Terminal and expansion of shore power at the Brooklyn Cruise Terminal, the completion of phase 1 of the Battery Coastal Resilience Project, progress along the Manhattan Greenway, and ongoing efforts to make NYC Ferry more financially and environmentally sustainable.

I look forward to discussions and feedback about the fiscal year 2026 results reflected in EDC'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,

Anthony Shorris

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II. Financial Section

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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 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 years ended June 30, 2026 and 2025, 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 the fiduciary activities of the Corporation at June 30, 2026 and 2025, and the respective changes in 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.

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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.

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- 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 basic 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 audit was 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

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the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the combining statement of revenues, expenses and changes in fund net position is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

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

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

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated September XX, 2026 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.

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September __, 2026

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

Management's Discussion and Analysis

June 30, 2026 and 2025

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Overview of the 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. The New York City Economic Development Corporation (NYCEDC or the Corporation) 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 is The City's primary engine for economic development and is charged with fostering a vibrant, inclusive, and globally competitive economy for all New Yorkers. Through its various divisions, NYCEDC seeks to strengthen confidence in The City; grow innovative sectors with a focus on equity; build neighborhoods, and deliver sustainable infrastructure. In order for NYCEDC to provide these services, the Corporation primarily generates revenues from property rentals and real estate sales, in addition to deploying City resources.

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.

This section of the Corporation's annual financial report presents our discussion and analysis of NYCEDC's financial performance during the fiscal year ended June 30, 2026. Please read it in conjunction with the financial statements and accompanying notes.

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.

Financial Summary

Condensed Statements of Net Position

The following table summarizes NYCEDC's financial position at June 30, 2026, 2025 and 2024 (dollars in thousands) and the percentage changes between June 30, 2026, 2025 and 2024:

	2026	2025	2024	% Change 2026 – 2025	% Change 2025 – 2024
Current assets	**$ 863,230**	$ 753,560	$ 879,910	15%	(14)%
Non-current assets	**2,856,151**	2,924,716	3,109,482	(2)%	(6)%
Total assets	**3,719,381**	3,678,276	3,989,392	1%	(8)%
Deferred outflows of resources	**3,920**	3,983	6,316	(2)%	(37)%
Current liabilities	**404,643**	318,214	377,854	27%	(16)%
Non-current liabilities	**499,901**	513,245	548,245	(3)%	(6)%
Total liabilities	**904,544**	831,459	926,099	9%	(10)%
Deferred inflows of resources	**2,120,808**	2,136,879	2,357,250	(1)%	(9)%
Net position:					
Restricted	**138,456**	162,034	163,674	(15)%	(1)%
Unrestricted	**367,759**	347,943	331,102	6%	5%
Net investment in capital assets	**191,734**	203,944	217,583	(6)%	(6)%
Total net position	**$ 697,949**	$ 713,921	$ 712,359	(2)%	–%

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Financial Summary (continued)

Condensed Statement of Revenues, Expenses and Changes in Net Position

The following table summarizes NYCEDC's change in net position for the fiscal years ended June 30, 2026, 2025 and 2024 (dollars in thousands) and the percentage changes between fiscal years 2026, 2025 and 2024:

	2026	2025*	2024*	% Change 2026–2025	% Change 2025–2024
Operating revenues:					
Grants	**$ 830,736**	$ 822,380	$ 917,543	1%	(10)%
Property rentals and lease revenues and real estate sales	**256,258**	227,153	249,697	13%	(9)%
Fees and other income	**63,761**	53,071	40,250	20%	32%
Total operating revenues	**1,150,755**	1,102,604	1,207,490	4%	(9)%
Operating expenses:					
Project and program costs	**856,481**	827,786	921,792	3%	(10)%
Property rentals and related operating expenses	**134,151**	123,142	100,793	9%	22%
Ferry related expenses, net	**54,189**	52,905	55,196	2%	(4)%
Personnel services	**99,855**	86,135	84,467	16%	2%
Contract and other expenses to The City	**38,940**	28,441	27,277	37%	4%
Other expenses	**46,601**	55,216	50,828	(16)%	9%
Total operating expenses	**1,230,217**	1,173,625	1,240,353	5%	(5)%
Operating loss	**(79,462)**	(71,021)	(32,863)	12%	>100%
Total non-operating income, net	**63,490**	72,583	70,523	(13)%	3%
Change in net position	**(15,972)**	1,562	37,660	(>100)%	(96)%
Total net position, beginning of fiscal year	**713,921**	712,359	674,699	–%	6%
Total net position, end of fiscal year	**$ 697,949**	$ 713,921	$ 712,359	(2)%	–%

**Amounts reflect the adoption of GASB Statement No. 103, Financial Reporting Model Improvements, which resulted in certain reclassifications. See Note 2.*

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Detailed Analysis

Financial Position

Fiscal Year 2026 Activities

The Corporation's total assets at June 30, 2026 increased by $41.1 million or 1%, as compared to fiscal year ended 2025. Cash, cash equivalents, and investments decreased by $19.3 million, primarily due to a $9.5 million investment in the NYC Catalyst Fund , which are recorded as other assets on NYCEDC's statement of net position, and payments totaling $5.0 million for the redevelopment and planning costs related to the Brooklyn Marine Terminal. Amounts due from The City, net, increased by $83.5 million, due to pending reimbursements to NYCEDC for project and program costs incurred for the Brooklyn Marine Terminal, Manhattan Greenway, Lower Manhattan Coastal Resiliency, and the Brooklyn Army Terminal. Capital assets, net, decreased by $12.7 million, primarily due to $15.4 million in depreciation expenses, partially offset by $2.7 million in leasehold improvements at Staten Island Ballpark. Right to use lease assets, net, decreased by $9.9 million, due to amortization expenses of $10.6 million. Tenant and lease receivables decreased $15.2 million primarily due to the early termination of the Gansevoort Market, Inc. lease.

The Corporation's total liabilities increased by $73.1 million or 9% as compared to fiscal year ended 2025. Accounts payable and accrued expenses increased by $76.9 million, primarily due to the timing of payments made for projects and programs conducted on behalf of The City as mentioned above. Lease liabilities decreased by $10.4 million, mainly due to lease payments made for NYCEDC's headquarters at One Liberty Plaza.

Deferred inflows of resources decreased by $16.1 million or 1%, primarily due to the early termination of the Gansevoort Market, Inc. lease.

The Corporation's overall net position during fiscal year 2026 decreased by $16.0 million, or 2%, due to the fiscal year operating and non-operating activities. This decrease consisted of a $19.8 million increase in unrestricted net position, offset by a $23.6 million decrease in restricted net position, and a $12.2 million reduction in net investment in capital assets.

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Detailed Analysis (continued)

Fiscal Year 2025 Activities

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.

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Detailed Analysis (continued)

Results of Operations

Fiscal Year 2026 Activities

During the fiscal year ended 2026, operating revenues increased by $48.2 million, or 4%. The increase was primarily driven by an $8.3 million increase in reimbursable grants, a $28.5 million increase in property rentals and lease revenues, and a $10.7 million increase in fee and other income. The increase in reimbursable grants was primarily due to costs incurred for the following programs and projects administered on behalf of The City: $26.2 million for the 2026 FIFA World Cup, $86.6 million for the Willets Point redevelopment, and $26.1 million for the Wildlife Conservation Society. These increases were offset by lower expenses for several projects, including reductions of $75.5 million for the DOH Public Health Lab, $14.3 million for the New York Public Library, and $5 million in reimbursements from The City for other operating costs. Property rental, lease, and interest revenues increased largely due to higher revenue from the 42DP properties and the Brooklyn Marine Terminal, which generated an additional $3.8 million and $4.9 million, respectively, compared with the prior year. Fee and other income increased by $10.7 million, mainly due to administrative fees received under pre-development agreements for projects located at Willets Point ($7 million) and 100 Gold Street ($2.5 million).

Operating expenses during the fiscal year ended 2026 increased by $56.6 million or 5%. The increase was primarily driven by a $28.7 million increase to project and program costs, $11.0 million increase in property rentals and related expenses, $13.7 million increase in personnel services, $10.5 million increase to contract and other expenses to the City, offset by a decrease in other expenses by $8.6 million. Project and program costs increased primarily due to costs associated with the aforementioned reimbursable projects and an increase of $6.9 million in NYCEDC-funded expenses incurred for the Brooklyn Marine Terminal. Property rentals and related expenses increased by $11.0 million primarily due to an increase in repairs and maintenance costs of $11.8 million, which includes $2.6 million incurred for the Staten Island Ballpark. Personnel services increased by $13.7 million, primarily due to rising fringe and medical rates driving an increase of $3.7 million, merit increases of $3.9 million, and a one-time accounting gain recognized in the prior year of $4.7 million resulting from changes in actuarial assumptions on NYCEDC's OPEB liability valuation. Contract and other expenses to the City increased by $10.5 million largely due to a $6.0 million payment to The City for the sale of the JFK North property located in the borough of Queens. Other expenses decreased by $8.6 million primarily due to a one-time $7.0 million loan reserve established in the prior year for a project located in Staten Island.

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Detailed Analysis (continued)

Accordingly, operating income decreased by $8.4 million as compared to fiscal year 2025, with the Corporation recognizing a net operating loss of $79.5 million during fiscal year 2026.

Total non-operating revenues for fiscal years ended 2026 and 2025 totaled $63.5 million and $72.6 million, respectively. The fiscal year 2026 total was primarily made up of $47.3 million of interest revenues, net earned on leases. Additionally, the Corporation recognized $18.4 million of investment income during fiscal year 2026.

The Corporation's net operating loss of $79.5 million and non-operating revenue of $63.5 million, resulted in a decrease in net position of $16.0 million during fiscal year 2026. This constitutes a decrease of $17.5 million or greater than 100% as compared with the change in fiscal year 2025.

Fiscal Year 2025 Activities

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, New York City Health and 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 $66.7 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.

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Detailed Analysis (continued)

Accordingly, operating income decreased by $38.2 million as compared to fiscal year 2024, with the Corporation recognizing a net operating loss of $71.0 million during fiscal year 2025.

Total non-operating revenues for fiscal years ended 2025 and 2024 totaled $72.6 million and $70.5 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.

The Corporation's net operating loss of $71.0 million and non-operating revenue of $72.6 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.

Significant Capital and Right to Use Assets Activity

The following table summarizes NYCEDC's capital and right to use lease assets for the fiscal years ended June 30, 2026 and 2025, (dollars in thousands) and the percentage change between June 30, 2026 and 2025:

	2026	2025	% Change 2026–2025
Capital assets			
Leasehold improvements	**$ 94,990**	$ 92,247	3%
Equipment and computer software	**20,499**	19,749	4%
Vessels	**233,045**	239,045	(3)%
Work-in progress – other	**100**	119	(16)%
	348,634	351,160	(1)%
Less accumulated depreciation and amortization	**(118,591)**	(108,403)	9%
Net capital assets	**$ 230,043**	$ 242,757	(5)%
Right to use lease assets			
Vehicles and equipment	**$ 2,334**	$ 1,596	46%
Office space	**181,737**	181,737	–%
	184,071	183,333	–%
Less accumulated depreciation and amortization	**(52,064)**	(41,451)	26%
Net right to use lease assets	**$ 132,007**	$ 141,882	(7)%

Significant Capital and Right to Use Assets Activity

Overall, the carrying value of capital assets – original cost minus accumulated depreciation – decreased by $12.7 million or 5%. The carrying value of right to use lease assets decreased by $9.9 million or 7%. The decreases in the carrying value of capital and right to use assets are primarily attributable to capital asset depreciation expense of $15.4 million and right to use lease asset amortization expense of $10.6 million. Additional information about NYCEDC's capital and right to use lease assets are presented in Note 9 to the financial statements.

Currently Known Facts, Decisions, or Conditions

Currently, management does not foresee any negative impacts on the Corporation's financial position or operations. As of the financial statement issuance date, the Corporation's operations are stable with no anticipated material changes. Management will monitor economic conditions, regulatory developments, and operational factors, disclosing any significant issues in future reports if they arise.

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

Statements of Net Position
(In Thousands)

	June 30 2026	2025
Assets		
Current assets:		
Cash and cash equivalents – current	**$ 106,110**	$ 68,666
Restricted cash and cash equivalents – current	**102,461**	106,525
Unrestricted investments	**37,677**	56,584
Restricted investments	**34,129**	28,587
Current portion of loans and mortgage notes receivable	**160**	650
Due from The City, including $321,200 and $230,643 under contracts with The City, respectively	**365,259**	275,007
Tenant receivables, net of allowance for uncollectible amounts of $48,861 and $47,039, respectively	**28,155**	25,019
Current portion of leases receivable	**160,502**	168,987
Prepaid expenses and other current assets	**4,417**	2,492
Other receivables	**24,360**	21,043
Total current assets	**863,230**	753,560
Non-current assets:		
Restricted cash and cash equivalents	**204,833**	201,162
Unrestricted investments	**86,203**	116,106
Restricted investments	**24,094**	37,153
Loans and mortgage notes receivable, less current portion (less allowance for loan losses of $1,938 and $9,339), respectively	**8,978**	8,648
Leases receivable, less current portion	**1,997,569**	2,007,422
Right to use lease assets, net	**132,007**	141,882
Capital assets, net	**230,043**	242,757
Net OPEB asset	**5,752**	6,413
Land held for development, at cost	**132,387**	132,387
Other assets	**34,285**	30,786
Total non-current assets	**2,856,151**	2,924,716
Total assets	**3,719,381**	3,678,276
Deferred outflows of resources		
Deferred outflows of resources – OPEB	**3,920**	3,764
Accumulated decrease in fair value of hedging derivatives	**–**	219
Total deferred outflows of resources	**3,920**	3,983

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

Statements of Net Position
(In Thousands)

	June 30 2026	2025
Liabilities		
Current liabilities:		
Accounts payable and accrued expenses, including $182,069 and $130,321, respectively, under contracts with The City	**$ 315,773**	$ 238,825
Current portion of lease liabilities	**13,461**	13,286
Deposits received on pending sales of real estate	**8,455**	7,432
Due to The City: real estate obligations and other	**23,844**	17,080
Unearned revenue	**38,979**	37,134
Other liabilities	**4,131**	4,457
Total current liabilities	**404,643**	318,214
Non-current liabilities:		
Tenant security and escrow deposits payable	**66,274**	69,674
Due to The City: real estate obligations	**125,021**	125,021
Lease liabilities, less current portion	**156,855**	167,409
Unearned revenue, including unearned grant revenue of $5,166 and $5,044, respectively, under contracts with The City	**69,745**	66,936
Retainage payable	**80,241**	82,860
Other liabilities	**1,765**	1,345
Total non-current liabilities	**499,901**	513,245
Total liabilities	**904,544**	831,459
Deferred inflows of resources		
Deferred inflows of resources – leases	**2,113,387**	2,131,996
Deferred inflows of resources – OPEB	**4,496**	4,883
Accumulated increase in fair value of hedging derivatives	**2,925**	–
Total deferred inflows of resources	**2,120,808**	2,136,879
Net position		
Restricted by law or under various agreements	**138,456**	162,034
Unrestricted	**367,759**	347,943
Net investment in capital assets	**191,734**	203,944
Total net position	**$ 697,949**	$ 713,921

See accompanying notes.

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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)

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	Year Ended June 30	
	2026	**2025**
Operating revenues:		
Grants	**$ 830,736**	$ 822,380
Property rentals and lease revenues	**247,667**	219,153
Real estate sales	**8,591**	8,000
Fee income	**21,579**	13,447
Other income	**42,182**	39,624
Total operating revenues	**1,150,755**	1,102,604
Operating expenses:		
Project costs	**145,827**	130,800
Program costs	**710,654**	696,986
Property rentals and related operating expenses	**134,151**	123,142
Ferry related expenses, net	**54,189**	52,905
Personnel services	**99,855**	86,135
Contract and other expenses to The City	**38,940**	28,441
Depreciation and amortization	**25,937**	25,698
Other general expenses	**20,664**	29,518
Total operating expenses	**1,230,217**	1,173,625
Operating loss	**(79,462)**	(71,021)
Non-operating revenues (expenses):		
Income from investments	**18,421**	21,659
Interest revenue – leases	**49,558**	54,030
Interest expense – leases	**(2,284)**	(2,390)
Other non-operating expenses	**(2,205)**	(716)
Total non-operating revenues, net	**63,490**	72,583
Change in net position	**(15,972)**	1,562
Net position, beginning of fiscal year	**713,921**	712,359
Net position, end of fiscal year	**$ 697,949**	$ 713,921

See accompanying notes.

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

Statements of Cash Flows
(In Thousands)

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	Year Ended June 30 2026	2025
Operating activities		
Property rentals and related leasing revenue	**$ 238,182**	$ 215,991
Grants from The City	**741,555**	830,312
Real estate sales	**7,978**	8,000
Fee income	**21,577**	13,445
Other income	**42,643**	38,726
Project costs	**(140,515)**	(137,412)
Program costs	**(662,098)**	(759,597)
Property rentals and related operating expenses	**(123,307)**	(116,826)
Ferry expenses	**(50,499)**	(53,329)
Personnel services	**(99,230)**	(87,684)
Office rent	**(10,496)**	(10,514)
Contract and other payments to The City	**(29,021)**	(28,394)
Other general and administrative expenses	**(12,240)**	(12,579)
Repayments of loans and mortgage receivable	**160**	4,061
Tenant security and escrow deposits	**(3,400)**	9,520
Other	**(701)**	(8,403)
Net cash used in operating activities	**(79,412)**	(94,683)
Noncapital financing activities		
Interest revenue – leases	**49,558**	54,030
Interest expense – leases	**(2,283)**	(2,390)
Net cash provided by noncapital financing activities	**47,275**	51,640
Capital and related financing activities		
Purchase of capital assets	**(4,657)**	(1,092)
Net cash used in capital and related financing activities	**(4,657)**	(1,092)
Investing activities		
Sale of investments	**259,525**	162,347
Purchase of investments	**(185,680)**	(170,394)
Net cash provided by (used in) investing activities	**73,845**	(8,047)
Net increase (decrease) in cash and cash equivalents	**37,051**	(52,182)
Cash and cash equivalents, beginning of fiscal year	**376,353**	428,535
Cash and cash equivalents, end of fiscal year	**$ 413,404**	$ 376,353

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 2026	2025
Reconciliation of operating loss to net cash (used in) provided by operating activities		
Operating loss	**$ (79,462)**	$ (71,021)
Adjustments to reconcile operating loss to net cash (used in) provided by operating activities:		
Depreciation and amortization	**25,937**	25,698
Provision for bad debts	**7,380**	17,160
Other	**4,138**	(3,105)
Changes in operating assets, liabilities and deferred inflow/outflow of resources:		
Due to/from The City	**(83,488)**	29,342
Other non-current assets	**(3,500)**	(5,799)
Tenant and lease receivables	**(11,283)**	(14,099)
Prepaid expenses and other receivables	**(2,475)**	1,006
Loans and mortgage notes receivable	**160**	160
Tenant security and escrow deposits payable	**(3,400)**	9,520
Accounts payable and accrued expenses	**77,493**	(46,046)
Lease liabilities	**(10,379)**	(10,392)
Deposits received on pending sales of real estate	**613**	1,900
Net OPEB liability	**(661)**	6,098
Unearned grant revenue	**4,699**	(26,655)
Deferred inflows of resources	**(2,601)**	1,996
Retainage payable	**(2,619)**	(10,698)
Other current liabilities	**(169)**	844
Other non-current liabilities	**205**	(592)
Net cash (used in) provided by operating activities	**$ (79,412)**	$ (94,683)
Supplemental disclosures of noncash activities		
Unrealized gain on investments	**$ 903**	$ 4,091

See accompanying notes.

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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 2026	2025
Assets				
Cash and cash equivalents	**$ 2,119**	**$ 70**	**$ 2,189**	$ 2,212
Investments	**40,813**	**24,179**	**64,992**	58,766
Prepaid insurance premium	**–**	**31**	**31**	26
Due from NYCEDC	**–**	**–**	**–**	–
Accrued interest receivable	**173**	**–**	**173**	246
Total assets	**43,105**	**24,280**	**67,385**	61,250
Liabilities				
Accrued expenses	**25**	**71**	**96**	54
Due to NYCEDC	**–**	**3**	**3**	2
Total liabilities	**25**	**74**	**99**	56
Net position – restricted	**$ 43,080**	**$ 24,206**	**$ 67,286**	$ 61,194

See accompanying notes.

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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 Sustainability Fund	OPEB Trust	Year Ended June 30 2026	2025
Additions				
Contributions	**$ –**	**$ –**	**$ –**	$ 40,000
Interest and dividends	**1,312**	**887**	**2,199**	1,846
Net increase in fair value of investments	**4,615**	**1,568**	**6,183**	2,328
Other	**–**	**–**	**–**	619
Total additions	**5,927**	**2,455**	**8,382**	44,793
Deductions				
Benefit payments	**–**	**566**	**566**	351
Funding agreement distributions	**1,424**	**–**	**1,424**	3,998
Administrative expenses	**172**	**128**	**300**	201
Total deductions	**1,596**	**694**	**2,290**	4,550
Net increase in fiduciary net position	**4,331**	**1,761**	**6,092**	40,243
Net position – restricted				
Beginning of fiscal year	**38,749**	**22,445**	**61,194**	20,951
End of fiscal year	**$ 43,080**	**$ 24,206**	**$ 67,286**	$ 61,194

See accompanying notes.

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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 in addition to deploying City financial resources. 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.

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.

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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 Accounting Standards

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 adopted this statement for the year ended June 30, 2026 and interest expenses on leases were reclassified from operating expenses to non-operating expenses on the Statements of Revenues, Expenses and Changes in Net Position. There was no impact on changes in net position. On the Statements of Cash Flows, interest expense on leases were reclassified from cash flows from operating activities to cash flows from noncapital financing activities.

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 adoption of this statement did not have a significant impact on the Corporation's financial statements.

In December of 2025, GASB issued Statement No. 105, *Subsequent Events* (GASB 105). The primary objective of this statement is to improve the financial reporting requirements for subsequent events. The requirements of GASB 105 are effective for fiscal years beginning after June 15, 2026. The early adoption of this statement did not have a significant impact on the Corporation's financial statements.

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2. Summary of Significant Accounting Policies (continued)

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 Statement No. 87, *Leases* (GASB 87). NYCEDC is contracted by The City to manage and maintain properties on behalf of The City, including certain City-owned properties that are leased to NYCEDC and City-owned properties that are leased to private parties. In the case of properties leased to the Corporation, NYCEDC, in turn, subleases the properties to commercial and industrial tenants.

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.

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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, management and other fees 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.

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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.

2. Summary of Significant Accounting Policies (continued)

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.

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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.

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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.

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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 $10.5 million and $2.1 million from its unrestricted net position in fiscal years ended 2026 and 2025, 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.

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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 2026 and 2025 was $26.9 million and $26.3 million, respectively (Note 1).

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4. Grants

NYCEDC receives grants for specifically defined projects. For the years ended June 30, 2026 and 2025, grant revenue was $830.7 million and $822.4 million, of which $800.1 million and $779.2 million comprised of reimbursement grants from and through The City, and the remaining $30.6 million and $43.2 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 2026 and 2025, 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, 2026 and 2025, real estate obligations due to The City was $125.0 million.

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

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):

	2026	2025
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

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6. Other Income

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

	2026	2025
Tenant reimbursements	**$ 12,181**	$ 14,402
Developer contributions	**1,557**	3,985
Bad debt recovery	**4,720**	2,908
NYCIDA project costs reimbursement	**8,854**	5,878
5 Times Square conversion option	**–**	5,000
Other miscellaneous income	**14,870**	7,451
Total	**$ 42,182**	$ 39,624

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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, 2026 and 2025, these mortgage notes totaled zero and $7.0 million exclusive of any interest receivable, respectively.

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

At June 30, 2026, the loan portfolio consisted of 8 loans that bear interest at rates ranging from 0% to 9% and mature at various dates through May 21, 2039.

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:		
2027	$ 160	$ 408
2028	2,098	127
2029	960	487
2030	160	127
2031	160	127
2032–36	4,500	619
2037–41	3,038	262
	11,076	$ 2,157
Less: allowance for loan losses	1,938	
Loans and mortgage notes receivable, net	$ 9,138	

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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, 2026 and 2025, amounted to $23.8 million and $17.1 million, respectively. Pursuant to the Master Contract with The City, NYCEDC recorded total grants from and through The City in the amount of $800.1 million and $779.2 million during fiscal years 2026 and 2025, respectively, of which $321.2 million and $230.6 million in capital funds were unpaid by The City as of June 30, 2026 and 2025, 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, 2024 to June 30, 2025, consisted of the following (dollars in thousands):

	June 30, 2024	Additions/ Depreciation	Disposals	June 30, 2025	Additions/ Depreciation	Disposals	June 30, 2026
Capital assets							
Equipment	$ 17,514	$ 832	$ (354)	$ 17,992	$ 1,932	$ (1,049)	**$ 18,875**
Leasehold improvements	92,106	141	–	92,247	2,743	–	**94,990**
Vessels	239,045	–	–	239,045	–	(6,000)	**233,045**
Computer software	1,757	–	–	1,757	–	(133)	**1,624**
Work-in-progress – other	–	119	–	119	(19)	–	**100**
Capital assets	350,422	1,092	(354)	351,160	4,656	(7,182)	**348,634**
Less: Accumulated depreciation/ amortization	(93,409)	(15,348)	354	(108,403)	(15,354)	5,166	**(118,591)**
Capital assets, net	$ 257,013	$ (14,256)	$ –	$ 242,757	$ (10,698)	$ (2,016)	**$ 230,043**

	June 30, 2024	Additions/ Depreciation	Disposals	June 30, 2025	Additions/ Depreciation	Disposals	June 30, 2026
Right to Use (RTU) lease assets							
Vehicles and equipment	$ 1,021	$ 575	$ –	$ 1,596	$ 738	$ –	**$ 2,334**
Office space	181,737	–	–	181,737	–	–	**181,737**
RTU lease assets	182,758	575	–	183,333	738	–	**184,071**
Less: Accumulated amortization	(31,101)	(10,350)	–	(41,451)	(10,617)	4	**(52,064)**
RTU lease assets, net	$ 151,657	$ (9,775)	$ –	$ 141,882	$ (9,879)	$ 4	**$ 132,007**

Depreciation and amortization of capital assets and right to use lease assets for the fiscal years ended June 30, 2026 and 2025, totaled $26.0 million and $25.7 million.

10. Deposits and Investments

Deposits

At June 30, 2026, NYCEDC's cash and cash equivalents bank balance was $414.0 million. Cash consists of $136.4 million, of which $15.7 million was insured and $120.7 million was uncollateralized. Cash equivalents consist of money market funds amounting to $277.6 million. To mitigate risk, the Corporation limits its deposits to highly rated institutions. Emergency funds on hand amounted to $9,450. At June 30, 2025, NYCEDC's cash and cash equivalents bank balance was $377.0 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, 2026 and 2025, the Corporation had the following investments. Investments maturities are shown for June 30, 2026, only (dollars in thousands):

	Fair Value		Investment Maturities at June 30, 2026, in Years		
	2026	**2025**	**Less Than 1**	**1 to 2**	**Greater Than 2**
Money Market	**$ 277,656**	$ 245,919	$ 277,656	$ –	$ –
FHLB notes	**31,754**	39,675	9,645	10,430	11,679
FFCB notes	**80,409**	141,668	8,883	55,004	16,522
FHLMC	**33,436**	16,876	23,152	10,284	–
FNMA	**22,074**	2,003	7,472	12,599	2,003
Commercial paper	**8,960**	20,829	8,960	–	–
U.S. Treasuries	**5,246**	17,164	5,246	–	–
Certificates of deposit	**224**	215	224	–	–
	459,759	484,349	$ 341,238	$ 88,317	$ 30,204
Less: amount classified as cash equivalents	**(277,656)**	(245,919)			
Total investments	**$ 182,103**	$ 238,430			

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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, 2026 and 2025, the Corporation's investments in 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), and Federal Home Loan Bank (FHLB) was rated AA+ by Standard & Poor's (S&P), Aa1 by Moody's Investor Services, Inc. (Moody's) and NR by Fitch Ratings; Commercial paper held were rated A1+ by S&P, P1 by Moody's and NR by Fitch. The Money Market Funds were rated Aaa by Moody's Investors 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

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10. Deposits and Investments (continued)

name of NYCEDC. At June 30, 2026 and 2025, 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, including money markets, that represent 5% or more of total investments as of June 30, 2026 and 2025, (dollars in thousands):

	Dollar Amount and Percentage of Total Investments June 30			
	2026		**2025**	
Issuer				
Money Market Funds	**$ 277,656**	**60%**	$ 245,919	51%
FHLB	**31,754**	**7**	39,675	8
FFCB	**80,409**	**17**	141,668	29
FHLMC	**33,436**	**7**	–	–
FNMA	**22,074**	**5**	–	–

Investment Income

Investment income includes unrealized gains and losses on investments as well as interest earned on bank accounts, certificates of deposit and securities. Investment income amounted to $18.4 million and $21.7 million for the fiscal years ended June 30, 2026 and June 30, 2025 respectively.

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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.

The future minimum lease payments as of June 30, 2026, payable by the tenants under leases and subleases, is as follows (dollars in thousands):

	Total Minimum Payments
2027	$ 160,502
2028	153,728
2029	154,869
2030	143,531
2031	136,886
2032–2036	630,273
2037–2041	607,715
2042–2046	594,570
2047–2051	617,970
2052–2056	626,938
Thereafter	4,841,604
Total	8,668,586
Less: present value and reserve adjustment	6,510,515
Leases receivable	$ 2,158,071

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11. Leases Receivable (continued)

The present value of minimum lease payments shown above is comprised of current and long-term amounts shown in the statement of net position. The thereafter category includes 43 leases with expiration dates between October 2, 2058 and December 21, 2124.

12. Lease Liabilities

At June 30, 2026 and 2025, 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 June 2031. 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.

The future minimum lease obligations and the net present value of the minimum lease payments as of June 30, 2026 are as follows:

	Vehicles and Equipment	Office Space	Total
2027	$ 481	$ 12,980	$ 13,461
2028	283	12,984	13,267
2029	151	13,082	13,233
2030	83	14,117	14,200
2031	4	14,122	14,126
2032–2036	–	73,029	73,029
2037–2041	–	44,579	44,579
Total	$ 1,002	$ 184,893	185,895
Less: adjustment for present value			(15,579)
Lease liabilities			$ 170,316

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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, 2026 and 2025, was $54.2 million and $52.9 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, 2026 and 2025.

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 monthly 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, 2026 and 2025, amounted to $8.3 million and $7.5 million, respectively, and is included in personnel services in the accompanying statements of revenues, expenses, and changes in net position.

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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.

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.

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15. Postemployment Benefits Other Than Pensions (continued)

Employees Covered by Benefit Terms – As of July 1, 2025, the following employees were covered by the benefit terms:

Active employees	54
Inactive employees and/or beneficiaries currently receiving benefit payments	46
Future retirees and beneficiaries not currently receiving benefit payments	6
Total participants	106

Contributions – NYCEDC has the right to establish and amend the contribution requirements. For the fiscal years ended June 30, 2026 and 2025, the average contribution rate was 0% of covered payroll.

Net OPEB Asset/Liability

The Corporation's net OPEB asset and total OPEB liability were determined as of June 30, 2026 using data as of July 1, 2025.

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	10.65% grading down to an ultimate rate of 4.85% for Non-Medicare 10.00% grading down to an ultimate rate of 4.85% for Medicare

Mortality rates were based on the Pub-2016 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.

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15. Postemployment Benefits Other Than Pensions (continued)

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 5.75% and 5.58% at June 30, 2026 and 2025, 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 throughout the projection period.

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.

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15. Postemployment Benefits Other Than Pensions (continued)

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
Multi-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.

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.

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15. Postemployment Benefits Other Than Pensions (continued)

The following summarizes the Trust's investments by type held at June 30, 2026 and 2025. Investment maturities are shown for June 30, 2026, only (dollars in thousands):

		Fair Value		Maturities		
	Level	**2026**	**2025**	**<1 Year**	**1–5 Years**	**6–10 Years**
Investment type						
Money market fund	1	**$ 70**	$ 118	$ 70	$ –	$ –
Mutual funds	1	**24,179**	22,357	24,179	–	–
Total investments by fair value level		**24,249**	22,475	$ 24,249	$ –	$ –
Less: amounts reported as cash equivalents		**(70)**	(118)			
Total investments		**$ 24,179**	$ 22,357			

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.

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, 2026 and 2025, 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, 2026 and 2025, no more than 5% of the Trust's investments were in a single issuer.

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15. Postemployment Benefits Other Than Pensions (continued)

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 10.5% and 9.3% for the fiscal years ended June 30, 2026 and 2025, respectively. The calculation is based on investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Changes in Net OPEB (Asset) Liability

For the fiscal year ended June 30, 2026 (dollars in thousands):

	Increase (Decrease)		
	Total OPEB Liability	**Plan Fiduciary Net Position**	**Net OPEB Liability (Asset)**
Balances at beginning of the year	$ 16,032	$ 22,445	$ (6,413)
Changes for the year:			
Service cost	174	–	174
Interest	916	–	916
Changes of benefit terms	–	–	
Difference between expected and actual experience	(1,498)	–	(1,498)
Changes of assumptions	3,396	–	3,396
Net investment income	–	2,455	(2,455)
Benefit payments	(566)	(566)	–
Plan expense	–	(128)	128
Net changes	2,422	1,761	661
Net OPEB liability (asset) at end of year	$ 18,454	$ 24,206	$ (5,752)

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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 (4.75%) or 1 percentage point higher (6.75%) than the current discount rate (dollars in thousands):

	1% Decrease	Discount Rate (5.75%)	1% Increase
Net OPEB (asset) liability, June 30, 2026	$ (3,514)	$ (5,752)	$ (7,656)

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, 2026	$ (7,990)	$ (5,752)	$ (3,066)

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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, 2026 and 2025, NYCEDC recognized OPEB expense of $0.1 million and OPEB income of $4.7 million, respectively. OPEB income and expense are reported in the Corporation's financial statements as part of personnel services expense. At June 30, 2026, 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	$ (1,468)	$ 443
Changes in assumptions	(1,443)	3,355
Difference between projected and actual investment earnings/loss	(1,585)	122
	$ (4,496)	$ 3,920

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

Fiscal year ended June 30:	
2027	$ (132)
2028	(115)
2029	(92)
2030	(237)
2031 and thereafter	–
	$ (576)

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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, 2026, NYCEDC earned an administrative fee of $25,500. 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.

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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	50
Global Equities	70

The following summarizes the SSSM LLC's investments by type held at June 30, 2026. Investment maturities are shown for June 30, 2026, only (dollars in thousands):

		Fair Value		Investment Maturities At June 30, 2026, in Years		
	Level	2026	2025	Less than 1 Year	1–2 Years	Greater than 2
Investment type						
Money market mutual funds	1	**$ 2,001**	$ 2,016	$ 2,001	$ -	$ -
Exchange traded products	1	**26,036**	16,497	26,036	-	-
Corporate bonds	2	**4,542**	5,674	50	156	4,336
Municipal bonds	2	**10,140**	13,715	804	452	8,884
US Agency securities	2	**95**	523	-	-	95
Total investments by fair value level		**42,814**	38,425	$ 28,891	$ 608	$ 13,315
Less: amounts reported as cash equivalents		**(2,001)**	(2,016)			
Total investments		**$ 40,813**	$ 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.

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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, 2026, the SSSM LLC's investments in Federal Home Loan Bank (FHLB) and Federal Farm Credit Bank (FFCB) were rated AA+ by Standard & Poor's (S&P) and Aa1 by Moody's Investor's Service (Moody's). Corporate bonds held were rated from BBB to AA+ by S&P, Baa2 to Aa1 by Moody's and BBB to AA by Fitch. Municipal bonds held were rated from BBB- to AAA by S&P, Baa2 to Aaa by Moody's and BBB- to AAA by Fitch.

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, 2026 and 2025, (dollars in thousands):

	Dollar Amount and Percentage of Total Investments			
	June 30			
	2026		**2025**	
Issuer				
Ishares Core S&P 500 ETF	**$ 11,316**	**26%**	$ 6,851	18%
Ishares Core MSCI Emerging	**2,734**	**6**	–	–
Vanguard Developed Markets Index Fund ETF	**6,376**	**15**	4,534	12
Vanguard Index FDS Growth	**2,154**	**5**	–	–
Money Market Mutual Funds	**2,001**	**5**	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.

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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.

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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):

	2026	2025
Total assets	**$ 7,564**	$ 6,498
Total liabilities	**15**	14
Total net position	**$ 7,549**	$ 6,484

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):

	2026	2025
Operating revenues	**$ 1,170**	$ 1,154
Operating expenses	**105**	104
Operating income	**1,065**	1,050
Change in net position	**1,065**	1,050
Total net position, beginning of fiscal year	**6,484**	5,434
Total net position, end of fiscal year	**$ 7,549**	$ 6,484

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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, 2026 and 2025 (dollars in thousands):

	2026	2025
Total assets	**$ 2,382**	$ 2,200
Total liabilities	**800**	800
Total net position	**$ 1,582**	$ 1,400

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):

	2026	2025
Operating revenues	**$ 182**	$ 73
Operating expenses	**–**	–
Operating income	**182**	73
Non-operating income (loss)	–	(717)
Interfund transfers	–	(4)
Change in net position	**182**	(648)
Total net position, beginning of fiscal year	**1,400**	2,048
Total net position, end of fiscal year	**$ 1,582**	$ 1,400

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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):

	2026	2025
Total assets	**$ –**	$ 200
Total liabilities	**–**	–
Total net position	**$ –**	$ 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):

	2026	2025
Operating revenues	**$ –**	$ –
Operating expenses	**–**	–
Operating income (loss)	**–**	–
Non-operating loss	**(189)**	–
Interfund transfers	**(11)**	–
Change in net position	**(200)**	–
Total net position, beginning of fiscal year	**200**	200
Total net position, end of fiscal year	**$ –**	$ 200

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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):

	2026	2025
Total assets	**$ 169,825**	$ 179,147
Total liabilities	**–**	–
Total net position	**$ 169,825**	$ 179,147

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):

	2026	2025
Operating revenues	**$ –**	$ –
Operating expenses	**9,322**	9,321
Operating loss	**(9,322)**	(9,321)
Change in net position	**(9,322)**	(9,321)
Total net position, beginning of year	**179,147**	188,468
Total net position, end of year	**$ 169,825**	$ 179,147

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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):

	2026	2025
Total assets	**$ 1,143**	$ 1,988
Total liabilities	**991**	1,871
Total net position	**$ 152**	$ 117

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):

	2026	2025
Operating revenues	**$ –**	$ –
Operating expenses	**–**	–
Operating income	**–**	–
Non-operating income	**35**	46
Change in net position	**35**	46
Total net position, beginning of fiscal year	**117**	71
Total net position, end of fiscal year	**$ 152**	$ 117

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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):

	2026	2025
Total assets	$ 14,984	$ 4,009
Total liabilities	–	–
Total net position	$ 14,984	$ 4,009

Statement of Revenues, Expenses, and Changes in Net Position

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

	2026	2025
Operating revenues	$ 109	$ 19
Operating expenses	168	488
Operating income (loss)	(59)	(469)
Interfund transfers	11,034	4,478
Change in net position	10,975	4,009
Total net position, beginning of fiscal year	4,009	–
Total net position, end of fiscal year	$ 14,984	$ 4,009

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17. Blended Component Units (continued)

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.

Statement of Net Position

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

	2026	2025
Total assets	$ 2,000	$ 2,000
Total liabilities	2,000	2,000
Total net position	$ –	$ –

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17. Blended Component Units (continued)

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):

	2026	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, 2026 and 2025, $2,274 and $4,198, respectively, was provided to LDC for such expenses.

New York City Industrial Development Agency (IDA)

IDA was established in 1974 as a public benefit corporation of The State. NYCEDC is responsible for administering the economic development programs of IDA. For the fiscal years ended June 30, 2026 and 2025, the Corporation earned management fee income from IDA of $4.8 million and $4.9 million, respectively. At June 30, 2026 and 2025, the amount due from IDA totaled $3.6 million and $2.0 million, respectively.

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18. Other Related-Party Transactions (continued)

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, 2026 and 2025, NYCEDC earned management fee income from Build NYC of $2.2 million. At June 30, 2026 and 2025, the amount due from Build NYC totaled $4,682 and $7,726, 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, 2026 and 2025, NYCEDC earned management fees of $0.3 million from TCR. For each of the fiscal years ended June 30, 2026 and 2025, 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, 2026 and 2025. At June 30, 2026 and 2025, the amounts due from NCC for the reimbursement of costs paid by the Corporation on behalf of NCC totaled $750 and $250, respectively.

Public Realm Improvement Fund Governing Group Inc. (PRIF)

PRIF, which was incorporated under NPCL and commenced operation in 2017, was created to administer the Public Realm Improvement Fund (the Fund) for the exclusive charitable and public purpose of lessening the burdens of government for The City and acting in the public's interest. Specifically, this is done by allocating funds from the Fund to implement public realm improvement projects in East Midtown. The Corporation provided full management services to PRIF, and no fees were charged for these services for fiscal years ended June 30, 2026 and 2025. At June 30, 2026 and 2025, the amounts due from PRIF for the reimbursement of costs paid by NYCEDC on behalf of PRIF, totaled $16,085 and $65,746, respectively.

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18. Other Related-Party Transactions (continued)

Brooklyn Marine Terminal Development Corporation (BMTDC)

On November 26, 2025, the Brooklyn Marine Terminal Development Corporation (BMTDC) was formed as a not-for-profit corporation for purposes that include lessening the burden of government by managing the transformation of the Brooklyn Marine Terminal site, which is in the neighborhoods of Red Hook and the Columbia Waterfront district in Brooklyn, New York. No fees were paid by BMTDC to NYCEDC in the fiscal year. During fiscal year ended June 30, 2026, NYCEDC incurred expenses of approximately $37,000 for BMTDC's start up costs.

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.

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.

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19. Derivatives and Fuel Hedging Activity (continued)

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, 2026 and 2025, NYCEDC did not own any swap or call option contracts.

As of June 30, 2026, 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, 2026	Average Futures Price $/Gallon
	420,000	10	July-26	$ 462,882	$ 2.1270
	378,000	9	August-26	397,778	2.1078
	336,000	8	September-26	339,629	2.0900
	294,000	7	October-26	284,012	2.0686
	294,000	7	November-26	268,246	2.0500
	294,000	7	December-26	225,410	2.1500
	294,000	7	January-27	213,914	2.1500
	336,000	8	February-27	231,403	2.1400
	336,000	8	March-27	243,096	2.0500
	378,000	9	April-27	259,119	2.0500
Total fair value				$ 2,925,489	

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20. Commitments and Contingencies

As of June 30, 2026, NYCEDC has an aggregate contractual commitment of $264.3 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, 2026, NYCEDC's aggregate remaining commitments for these programs is $55.6 million.

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

NYCEDC, and in certain situations as co-defendant with The City, LDC, NYC Ferry Fleet LLC and/or IDA is involved in personal injury, property damage, breach of contract, environmental and other miscellaneous claims and lawsuits in the ordinary course of business. NYCEDC believes it has meritorious defenses or positions with respect thereto.

Management is aware of certain other recent litigation matters summarized below, some of 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.

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20. Commitments and Contingencies (continued)

NYCEDC has been named as a defendant in several lawsuits seeking damages from NYCEDC and co-defendants. At this stage of the litigation matters described below, management cannot reasonably estimate the ultimate outcome or range of loss. Accordingly, no liability has been recorded.

NYCEDC is a defendant in multiple civil claims arising from matters associated with an NYCEDC project and has sought defense and indemnification from a contractor and its insurer, which has accepted the tender subject to a reservation of rights. NYCEDC is also cooperating with a related governmental investigation.

In another matter, a current tenant under a ground lease administered by NYCEDC commenced federal and state court proceedings against NYCEDC and related parties asserting claims concerning lease amendments, development rights, and alleged contractual and business tort claims, and seeking monetary, declaratory, and injunctive relief.

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 was filed, and the court dismissed the plaintiff's pre-lease condemnation claims. The plaintiff's remaining contract-based claims continue to be litigated. The plaintiff retains appellate rights with respect to the dismissed claims.

In another matter, a former property owner and its tenant seek to recover real property taxes allegedly paid to The City's Department of Finance over an approximately three-year period following NYCEDC's successful enforcement of deed reversion rights, which resulted in title to the property reverting to NYCEDC. The plaintiffs assert unjust enrichment and related claims. NYCEDC has asserted a counterclaim seeking recovery of use and occupancy charges following NYCEDC's acquisition of title.

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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.

22. Subsequent Events

Management evaluated subsequent events through _____, 2026, the date the financial statements were available to be issued. Management has determined that there are no subsequent events that require recognition or disclosure in these financial statements.

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Required Supplementary Information

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

Schedule of Changes in Net OPEB Liability
(In Thousands)

	2026	2025	2024	2023	2022	2021	2020	2019	2018
Total OPEB liability:									
Service cost	**$ 174**	$ 290	$ 239	$ 344	$ 473	$ 407	$ 380	$ 531	$ 561
Interest	**916**	1,125	946	856	832	897	816	704	666
Changes of benefit terms	**–**	(4,963)	–	–	–	–	900	–	–
Difference between expected and actual experience	**(1,498)**	(546)	1,428	(185)	(277)	(99)	1,440	(206)	(103)
Changes in assumptions	**3,396**	(789)	2,579	(1,963)	(7,483)	2,379	(1,177)	(3,180)	(147)
Benefit payments	**(566)**	(351)	(356)	(375)	(408)	(330)	(208)	(201)	(225)
Net change in total OPEB liability	**2,422**	(5,234)	4,836	(1,323)	(6,863)	3,254	2,151	(2,352)	752
Total OPEB liability – beginning	**16,032**	21,266	16,430	17,753	24,616	21,362	19,211	21,563	20,811
Total OPEB liability – ending (a)	**$ 18,454**	$ 16,032	$ 21,266	$ 16,430	$ 17,753	$ 24,616	$ 21,362	$ 19,211	$ 21,563
Total fiduciary net position:									
Contributions – employer	**$ –**	$ –	$ –	$ –	$ –	$ –	$ –	$ –	$ 20,000
Net investment income	**2,455**	1,954	1,588	369	(3,470)	1,294	2,434	1,195	–
Administrative expenses paid by the Trust	**(128)**	(109)	(120)	(96)	(116)	(98)	(36)	–	–
Benefit payments	**(566)**	(351)	(356)	(375)	(408)	(330)	–	–	–
Benefits and expenses payable	**–**	–	–	–	–	–	(524)	–	–
Net change in fiduciary net position	**1,761**	1,494	1,112	(102)	(3,994)	866	1,874	1,195	20,000
Trust fiduciary net position – beginning	**22,445**	20,951	19,839	19,941	23,935	23,069	21,195	20,000	–
Trust fiduciary net position – ending (b)	**$ 24,206**	$ 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)	**$ (5,752)**	$ (6,413)	$ 315	$ (3,409)	$ (2,188)	$ 681	$ (1,707)	$ (1,984)	$ 1,563
Trust fiduciary net position as a percentage of the total OPEB liability	**131%**	140%	99%	121%	112%	97%	108%	110%	93%

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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)

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

Notes to Schedule
Changes of Assumptions:

1. Discount rate was changed from 5.58% at June 30, 2025, to 5.75% at June 30, 2026.

2. Per capita claims costs were updated based on the revised census and 2026 plan self-funded budget and fully insured premium rates.

3. Participation assumptions, including spouse election rates and spousal age difference assumptions, were updated to better reflect expected future experience.

4. Health care cost trend rates were updated to reflect 10.65% grading down to an ultimate rate of 4.85% for Non-Medicare, 10.00% grading down to an ultimate rate of 4.85% for Medicare

5. The mortality assumption was updated to reflect the latest public sector mortality table published by the Society of Actuaries.

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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 OPEB Contributions
(In Thousands)

	2026	2025	2024	2023	2022	2021	2020	2019	2018
Actuarially determined contribution	$ –	$ –	$ –	$ –	$ –	$ –	$ –	$ –	$ –
Contributions in relation to the actuarially determined contribution	–	–	–	–	–	–	–	–	20,000
Contribution deficiency (excess)	$ –	$ –	$ –	$ –	$ –	$ –	$ –	$ –	$ (20,000)
Covered-employee payroll	$ 7,459	$ 6,909	$ 7,478	$ 7,380	$ 7,903	$ 8,031	$ 8,405	$ 8,018	$ 8,231
Contributions as a percentage of covered-employee payroll	–%	–%	–%	–%	–%	–%	–%	–%	243%

Valuation dates:	June 30, 2026
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 2026
Health care trend rates:	10.65% grading down to an ultimate rate of 4.85% for Non-Medicare, 10.00% grading down to an ultimate rate of 4.85% for Medicare
Mortality:	Based on the Pub-2016 Above Median Headcount Weighted General Mortality table with application of the MP-2021 improvement scale on a fully generational basis.
Benefit changes:	None

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

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

Schedule of Investment Returns

	2026	2025	2024	2023	2022	2021	2020	2019	2018
Annual money-weighted rate of return, net of investment expense	**10.5%**	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.

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Supplementary Information

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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, 2026	June 30, 2025
Operating revenues:																
Grants	$ 115,333	$ –	$ 4,020	$ –	$ 4,020	$ –	$ –	$ –	$ –	$ 709,002	$ 2,381	$ –	$ 830,736	$ –	**$ 830,736**	$ 822,380
Property rentals and lease revenues	58,096	101,509	–	–	101,509	–	34,741	5,114	–	–	–	91,463	290,923	(43,256)	**247,667**	219,153
Real estate sales, net	8,591	–	–	–	–	–	–	–	–	–	–	–	8,591	–	**8,591**	8,000
Ferry related revenues	–	–	25,041	(25,041)	–	–	–	–	–	–	–	–	–	–	–	–
Fee income	21,292	33	–	–	33	–	129	–	3	–	24	98	21,579	–	**21,579**	13,447
Other income	18,692	13,372	1,970	(1,970)	13,372	–	7,556	65	245	–	1,603	649	42,182	–	**42,182**	39,624
Other Income – 42nd Street	57,934	–	–	–	–	–	–	–	–	–	–	(57,934)		–	–	–
Total operating revenues	279,938	114,914	31,031	(27,011)	118,934	–	42,426	5,179	248	709,002	4,008	34,276	1,194,011	(43,256)	**1,150,755**	1,102,604
Operating expenses:																
Project costs	136,441	–	–	–	–	–	–	–	–	–	9,386	–	145,827	–	**145,827**	130,800
Program costs	–	–	–	–	–	–	–	–	1,652	709,002	–	–	710,654	–	**710,654**	696,986
Property rentals and related operating expenses	19,361	74,747	–	–	74,747	–	32,533	5,626	–	–	–	1,884	134,151	–	**134,151**	123,142
Ferry related expenses	–	–	81,200	(27,011)	54,189	–	–	–	–	–	–	–	54,189	–	**54,189**	52,905
Personnel services	82,004	14,047	–	–	14,047	–	2,951	572	–	–	49	232	99,855	–	**99,855**	86,135
Contract and other expenses to The City	11,997	–	–	–	–	–	–	–	–	–	–	26,943	38,940	–	**38,940**	28,441
Office rent	11,726	–	–	–	–	–	–	–	–	–	–	–	11,726	(11,726)	–	–
Depreciation and amortization	4,858	303	–	–	303	9,322	830	7	–	–	–	–	15,320	10,617	**25,937**	25,698
Other general expenses	17,841	3,191	–	–	3,191	–	–	–	24	–	46	–	21,102	(438)	**20,664**	29,518
Total operating expenses	284,228	92,288	81,200	(27,011)	146,477	9,322	36,314	6,205	1,676	709,002	9,481	29,059	1,231,764	(1,547)	**1,230,217**	1,173,625
Operating income (loss)	(4,290)	22,626	(50,169)	–	(27,543)	(9,322)	6,112	(1,026)	(1,428)	–	(5,473)	5,217	(37,753)	(41,709)	**(79,462)**	(71,021)
Non-operating revenues (expenses):																
Income (loss) from investments	11,744	922	–	–	922	–	–	587	1,297	–	1,677	2,194	18,421	–	**18,421**	21,659
Interest revenue – leases	–	–	–	–	–	–	–	–	–	–	–	–	–	49,558	**49,558**	54,030
Interest expense – leases	–	–	–	–	–	–	–	–	–	–	–	–	–	(2,284)	**(2,284)**	(2,390)
Other non-operating income/(expense)	(2,205)	–	–	–	–	–	–	–	–	–	–	–	(2,205)	–	**(2,205)**	(716)
Total non-operating revenues (expenses):	9,539	922	–	–	922	–	–	587	1,297	–	1,677	2,194	16,216	47,274	**63,490**	72,583
Income before transfers	5,249	23,548	(50,169)	–	(26,621)	(9,322)	6,112	(439)	(131)	–	(3,796)	7,411	(21,537)	5,565	**(15,972)**	1,562
Interfund transfers	8,378	(23,276)	23,548	–	272	–	(6,961)		(1,689)	–	–	–	–	–	–	–
Change in net position	13,627	272	(26,621)	–	(26,349)	(9,322)	(849)	(439)	(1,820)	–	(3,796)	7,411	(21,537)	5,565	**(15,972)**	1,562
Total net position, beginning 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	3,150	**713,921**	712,359
Unrestricted net position, end of fiscal year	498,652	7,000	(181,255)	–	(174,255)	–	–	–	–	–	–	–	324,397	43,362	**367,759**	347,943
Restricted net position, end of fiscal year	–	–	–	–	–	–	500	2,672	50,275	3,012	46,859	31,476	134,794	3,662	**138,456**	162,034
Net investment in capital assets, end of fiscal year	47,555	1,216	650	–	1,866	169,825	10,667	130	–	–	–	–	230,043	(38,309)	**191,734**	203,944
Net position, end of fiscal year	$ 546,207	$ 8,216	$(180,605)	$ –	$ (172,389)	$ 169,825	$ 11,167	$ 2,802	$ 50,275	$ 3,012	$ 46,859	$ 31,476	$ 689,234	$ 8,715	**$ 697,949**	$ 713,921

PRELIMINARY AND TENTATIVE FOR DISCUSSION ONLY

III. Government Auditing Standards Section

DRAFT

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 the 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, 2026, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements (collectively referred to as the "basic financial statements"), and have issued our report thereon dated September __, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the basic 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 opinion on the basic 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 basic 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.

DRAFT

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 basic 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 basic 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.

September __, 2026

DRAFT

PARIS
Public Authorities Reporting Information System

Annual Report for New York City Economic Development Corporation

Fiscal Year Ending: 06/30/2026

Run Date: 09/21/2026
Status: UNSUBMITTED
Certified Date: N/A

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		$208,571,242.00
	Investments		$71,805,510.00
	Receivables, net		$578,436,041.00
	Other assets		$4,417,346.00
	Total current assets		$863,230,139.00
Noncurrent Assets			
	Restricted cash and investments		$315,129,760.00
	Long-term receivables, net		$2,006,546,958.00
	Other assets		$43,957,561.00
	Capital Assets		
		Land and other nondepreciable property	$132,387,246.00
		Buildings and equipment	$532,704,300.00
		Infrastructure	$0.00
		Accumulated depreciation	$170,655,023.00
		Net Capital Assets	$494,436,523.00
	Total noncurrent assets		$2,860,070,802.00
Total assets			$3,723,300,941.00
Liabilities			
Current Liabilities			
	Accounts payable		$88,986,256.00
	Pension contribution payable		$0.00
	Other post-employment benefits		$0.00
	Accrued liabilities		$272,546,040.00
	Deferred revenues		$38,979,080.00
	Bonds and notes payable		$0.00
	Other long-term obligations due within one year		$4,131,293.00
	Total current liabilities		$404,642,669.00
Noncurrent Liabilities			

Annual Report for New York City Economic Development Corporation

Fiscal Year Ending: 06/30/2026

Run Date: 09/21/2026
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		$156,855,246.00
	Other long-term obligations		$2,463,853,783.00
	Total noncurrent liabilities		$2,620,709,029.00
Total liabilities			$3,025,351,698.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		$191,733,626.00
	Restricted		$138,456,615.00
	Unrestricted		$367,759,002.00
	Total net assets		$697,949,243.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		$881,972,143.00
	Rental and financing income		$260,192,239.00
	Other operating revenues		$8,591,010.00
	Total operating revenue		$1,150,755,392.00
Operating Expenses			
	Salaries and wages		$77,150,916.00
	Other employee benefits		$22,703,880.00
	Professional services contracts		$1,082,452,905.00
	Supplies and materials		$1,440,397.00
	Depreciation and amortization		$25,936,919.00
	Other operating expenses		$20,532,294.00
	Total operating expenses		$1,230,217,311.00
Operating income (loss)			($79,461,919.00)
Nonoperating Revenues			
	Investment earnings		$18,420,855.00
	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: 06/30/2026

Run Date: 09/21/2026
Status: UNSUBMITTED
Certified Date: N/A

	Other nonoperating revenues		$49,557,650.00
	Total nonoperating revenue		$67,978,505.00
Nonoperating Expenses			
	Interest and other financing charges		$2,283,306.00
	Subsidies to other public authorities		$0.00
	Grants and donations		$0.00
	Other nonoperating expenses		$2,205,170.00
	Total nonoperating expenses		$4,488,476.00
	Income (loss) before contributions		($15,971,890.00)
Capital contributions			$0.00
Change in net assets			($15,971,890.00)
Net assets (deficit) beginning of year			$713,921,132.00
Other net assets changes			$0.00
Net assets (deficit) at end of year			$697,949,242.00

November 10, 2026

To the Members of the Board:

As we continue to advance the vision and priorities of the Mamdani administration, I'm pleased to share updates on EDC's projects, initiatives, and progress since our September Board meeting, highlighting our work to advance economic opportunity, drive inclusive growth, and expand shared prosperity for all New Yorkers.

Building a More Affordable and Inclusive City

EDC is advancing housing opportunities, neighborhood investments, and access to essential resources to build stronger communities and ensure the benefits of economic development reach all New Yorkers.

- In September, EDC announced the start of the public review process for the redevelopment of 100 Gold Street, marking a major step toward transforming a City-owned site in Lower Manhattan into approximately 4,000 new homes, including around 1,000 permanently affordable, rent-stabilized homes. The updated plan adds approximately 300 homes to previous estimates, reflecting the administration's commitment to addressing the City's housing crisis at scale. The project will also include a new older adult center to replace the existing facility operated by Hamilton-Madison House, approximately 40,000 square feet of public realm improvements, and a 40,000-square-foot publicly accessible commercial fitness center with community programming and other neighborhood amenities.

- In October, we announced the selection of two nonprofit fund administrators to manage community-centered funds benefiting Brooklyn waterfront neighborhoods. The Public Housing Community Fund will administer the Brooklyn Cruise Terminal Community Fund, which will support projects in Red Hook, while Brooklyn Org will administer the Sunset Park Special Projects Fund, which will support projects in Sunset Park. These funds establish a mechanism for reinvesting waterfront-generated revenue into community priorities, including public realm improvements, workforce development, environmental stewardship, quality-of-life improvements, and other neighborhood-identified needs.

- Earlier this fall, we announced the selection of a consortium of branding and design firms to develop the visual identity for N.Y.C. Groceries. The firms will create a cohesive and recognizable brand that reflects the character of the city's food retail landscape, while making each store accessible and welcoming to New Yorkers. This work supports the broader effort to strengthen neighborhood retail and improve access to essential goods and services.

Investing in a More Livable and Sustainable City

EDC is investing in resilient infrastructure, public spaces, and accessible transportation to strengthen neighborhoods and improve quality of life for New Yorkers.

- In September, we released an RFQ seeking a design-build team to lead the full reconstruction of the Riegelmann Boardwalk in Coney Island. This marks the first step in delivering the more than $1 billion committed by the City to rebuild the nearly century-old boardwalk The reconstructed boardwalk will be designed to withstand stronger storms and rising sea levels while preserving the character of this beloved public space and ensuring it remains a destination for generations of New Yorkers.

- In October, we announced an expansion of NYC Ferry's discount program, making discounted fares available for middle school students citywide. We also announced modest fare increases, effective October 19, to help support the long-term financial sustainability of the system. Together these changes balance the need to maintain a reliable and sustainable transportation network with the importance of preserving affordable access for students and other discount program participants.

Growing Industries and Expanding Shared Prosperity

EDC is partnering with the administration, academic institutions, and the private sector to drive innovation, create quality jobs, and expand economic opportunities for New Yorkers.

- In October, I joined the Mayor, Deputy Mayor Su, and NYU leadership to announce a cutting-edge Quantum Fabrication Facility (QFab) at NYU, positioning New York City at the forefront of the emerging quantum industry. Beyond the facility's' scientific and economic potential, the administration's investment includes a first-of-its-kind agreement that will allow the City to help shape this emerging technology for the public good. The City will receive a financial stake in new technologies developed at QFab, along with board representation. NYU will also provide CUNY and public school students with access to state-of-the-art laboratories, training, certificate programs, and summer workshops. Together, these commitments with foster new companies, create high-quality jobs, and career pathways, and ensure that the public shares in the intellectual property and economic value generated by this investment.

Strengthening NYC's Economy and EDC's Role as a Trusted Partner

EDC tracks economic trends and shares timely research to inform the City's economic priorities and strengthen New York City's position as a place to live, work, and do business.

- Our latest Economic Snapshot showed the city's unemployment rate holding steady at 4.8 percent in September, down from 5.7 percent at the beginning of the year. Meanwhile, the Black unemployment rate declined 1.2 percentage points in Q3 to 7.3 percent, falling below its pre-pandemic level. We also **introduced a "Spotlight of the Month"** feature highlighting research on timely topics and trends shaping the City's economy. Our inaugural spotlight examines the immigrant workforce and the vital role immigrants play in the city's economy. You can sign up for the monthly snapshot and read the full report on our Research Insights page.

We look forward to continuing our work with the Board and our partners to deliver meaningful results and advance a more affordable, thriving, and inclusive New York City.

Sincerely,



Anthony Shorris
President & CEO

N.Y.C. GROCERIES – THE PENINSULA
LEASE AGREEMENT
Board of Directors Meeting
November 10, 2026

Background:

In April 2026, the Mamdani administration announced N.Y.C. Groceries, an NYCEDC-managed initiative aimed at reducing the cost of groceries and strengthening neighborhood food access for New Yorkers. The administration plans to open one store in each of the City's five boroughs by the end of the Mayor's first term. Mayor Mamdani allocated $70 million in capital funds for the development and/or buildout of the five grocery stores.

On May 18, 2026, Mayor Mamdani and NYCEDC announced a vacant space within Building 1A of The Peninsula in the Bronx as an N.Y.C. Groceries location. Located in the Hunts Point neighborhood, The Peninsula is a three-phase redevelopment of the former Spofford Juvenile Detention Facility (the "Site"). Through a Request for Expressions of Interest released on June 23, 2015 for the disposition and redevelopment of the Site, NYCEDC selected The Peninsula JV, LLC, a joint venture between The Hudson Companies Incorporated ("Hudson Companies"), Gilbane Development Company ("Gilbane") and MHANY Management Incorporated ("MHANY", collectively with Hudson Companies and Gilbane, the "Developer"). When complete, The Peninsula is anticipated to deliver over 740 units of 100 percent permanently affordable housing, industrial space, recreational and community facilities, open space, commercial space and education program space.

The portion of the Site on which Building 1A is located is ground leased by the City to MHANY Peninsula Local Development Corporation ("MHANY LDC"), of which MHANY is the sole Member. Building 1A was the first phase of The Peninsula and was completed in 2022. The Building 1A ground lease is administered by NYCEDC.

Project Description:

N.Y.C. Groceries will occupy vacant Unit #8 within Building 1A, measuring approximately 15,000-16,000 rentable square feet (the "Premises") pursuant to a lease (the "Lease") between NYCEDC ("Tenant") and MHANY LDC ("Landlord"). NYCEDC will retain an operator (the "Operator"), through a competitive public procurement, to occupy and operate the Premises as a N.Y.C. Groceries store pursuant to an operations and management agreement and/or sublease (the "Operator Agreement" or "Sublease"). The Operator Agreement or

Sublease will be subject to future approval by NYCEDC's Board of Directors and/or Executive Committee.

In connection with the proposed Lease, prior to occupancy by the Operator, Landlord shall cause certain improvements required for the N.Y.C. Groceries store to be made to and for the Premises, including related design and construction work, and the ordering of equipment (the "Fit-Out Work"). The Fit-Out Work is anticipated to include but not be limited to HVAC, refrigeration, utility connections, equipment installment, access and loading bay improvements and other grocery-specific improvements to be detailed in the final plans and construction plans to be approved by NYCEDC.

Design and construction of the Fit-Out Work is anticipated to cost approximately $10,850,000. NYCEDC anticipates funding the Fit-Out Work using (a) City Capital Budget funds, including (i) $10,100,000 in City Capital Budget funding allocated to the N.Y.C. Groceries initiative and (ii) $750,000 in City Capital Budget funding previously allocated for HVAC work across Building 1A, including the Premises, or (b) NYCEDC programmatic budget funds anticipated to be reimbursed to NYCEDC by City Capital Budget funds.

Through Landlord appointment, pursuant to an agreement between Landlord and certain Developer principals, two of the Developer entities, Hudson Companies and Gilbane, or their affiliated entities (together, the "Asset Manager"), are given the authority to perform general asset management and landlord improvement work responsibilities for Building 1A on behalf of Landlord. The Developer and Asset Manager were chosen by NYCEDC on a sole source basis to manage the Fit-Out Work prior to and after execution of the Lease because Developer acted as developer of, and is knowledgeable about, Building 1A and the Asset Manager has general Building 1A asset management and landlord improvement responsibilities on behalf of Landlord.

Approximately $1,000,000 of the Fit-Out Work related to design was approved by the NYCEDC Board of Directors on June 16, 2026. The design work requirements and provision of related funding were memorialized in an agreement among NYCEDC,

Landlord, Asset Manager and Developer (the "Pre-Lease Agreement"). Following execution of the Lease, Asset Manager, as appointee of Landlord, shall be required to perform Fit-Out Work not performed pursuant to the Pre-Lease Agreement, pursuant to certain sections of the Lease. Consultants and contractors in contract with Asset Manager to perform Fit-Out Work have been and will be procured on a competitive basis either by NYCEDC, Landlord, Developer or Asset Manager. Such consultants and contractors may subcontract certain work.

Certain additional Fit-Out Work expenditures in addition to design work not currently included in the Pre-Lease Agreement, including fixtures and equipment, like refrigeration systems, that require long lead time procurement, may be incurred by NYCEDC prior to the execution of the Lease. If applicable, these expenditures are anticipated to be funded with NYCEDC programmatic budget funds anticipated to be reimbursed to NYCEDC with City Capital Budget funds, with the funding of such expenditures to be memorialized in an amendment to the Pre-Lease Agreement. A portion of the approximately $10,850,000 allocated for such Fit-Out Work would be provided under a sole source amendment to the Pre-Lease Agreement to the extent needed to pay for the additional portion of the Fit-Out Work added to that agreement as set forth above.

Key Lease Terms:

Landlord	MHANY LDC
Tenant	NYCEDC
Premises	Unit 8 within Building 1A of The Peninsula.
Lease Term	Commencing upon lease execution and terminating on the tenth (10^{th}) anniversary of substantial completion of the Fit-Out Work, with four (4) five (5)-year renewal terms at Tenant's option.
Rent	Annual rent of $0 for the Lease Term.
Additional Rent	Tenant shall pay its proportionate share of Building 1A's common area maintenance ("CAM") expenses.
Fit-Out Work	Asset Manager will complete the Fit-Out Work prior to CAM

	payment commencement and the Operator occupancy.
Borough:	The Bronx
Types of Contracts:	(A) The Lease pursuant to which NYCEDC will (i) provide funding for Fit-Out Work and (ii) establish a leasehold interest in the Premises and (B) possibly one or more amendment(s) to the Pre-Lease Agreement.
Agreements to be Approved:	The Lease and any necessary amendments thereto and, if needed, any necessary amendments to the Pre-Lease Agreement
Amount to be Approved for Fit-Out Work:	Up to approximately $10,850,000 in total for the Fit-Out Work, including approximately $1,000,000 that has been previously approved and memorialized in the Pre-Lease Agreement
Type of Funds:	NYCEDC Capital Budget funds or NYCEDC programmatic budget funds anticipated to be reimbursed to NYCEDC by City Capital Budget funds
Proposed Resolution:	To authorize the President and any empowered officer to enter into the Lease and any necessary amendments thereto, and any needed amendments to the Pre-Lease Agreement, substantially as described herein
Zoning:	M1-2 / R7-2
Relevant Staff:	Christina Rausch, Executive Vice President, Real Estate Transactions Matthew Furlong, Senior Vice President, Real Estate Transactions Lauren Wolf, Senior Vice President, Real Estate Transactions Kevin Dunlevy, Vice President, Real Estate Transactions Kelechi Akusobi, Assistant Vice President, Real Estate Transactions Abby Glass, Associate, Real Estate Transactions Randi Cohen, Senior Counsel, Legal
Project Code:	11639

CONEY ISLAND WEST PARCEL A DISPOSITION
Board of Directors Meeting
November 10, 2026

Project Background:

NYCEDC proposes to dispose of Parcel A (Block 7071, Lot 100 and Lot 123 on the Tax Map of the Borough of Brooklyn) in Coney Island West (the "Site"), substantially as described below. The Site is in Community Board 13.

The Site is located between Surf Avenue and Ocean Way and West 21st Street and West 22nd Street. The Site is approximately 76,200 square feet, with approximately 442,069 square feet of zoning floor area and is comprised of (i) Lot 100 which is owned by the City and is currently a surface parking lot with 160 striped public parking spaces used by visitors to Coney Island amusements, beaches, and nearby Maimonides Park, home of the minor league Cyclones baseball team (the "Public Parking Uses") and (ii) Lot 123 which is owned by NYCEDC and is vacant and unimproved. Lot 123, together with neighboring Lots 125 and 126, was previously occupied by an office building used by the City's Human Resources Administration. The building was demolished to create the street Ocean Way, which was constructed by NYCEDC and opened in June 2026; Lot 125 was turned over to the City as part of this process and Lots 123 and 126 were retained by NYCEDC. Lots 100 and 123 will be sold to the Developer (hereafter defined) inclusive of up to 175,000 square feet of zoning floor area development rights from neighboring Block 7071, Lots 130 and/or 142 on the Tax Map of the Borough of Brooklyn (the "Air Rights"), which Air Rights the City will have transferred to either Lot 100 or Lot 123 by the time of the closing. The transaction contemplates that the City will convey Lot 100 to New York City Land Development Corporation ("NYCLDC") and NYCLDC will convey Lot 100 to NYCEDC. NYCEDC will then convey Lot 100 and Lot 123 inclusive of the Air Rights to the Developer.

The Site is approximately shown on **Appendix A: Site Map**.

The Site is currently zoned R7D/C2-4 and is mapped in the Coney West Subdistrict within the Special Coney Island District.

NYCEDC issued an RFP on February 20, 2025, seeking proposals for disposition and development of the Site as a mixed-use residential building. The RFP sought proposals that maximized the total amount of housing units by leveraging the maximum development potential of the Site *without public subsidy* while providing approximately 300 permanent public parking spaces.

The RFP required respondents to provide affordable housing pursuant to the New York State Real Property Tax Law Section 485-x ("485-x") tax abatement program (25% of units at average AMI of 80%; permanently affordable) and provide permanent, replacement public parking as well as temporary public parking during construction.

Tilyou Towers Holding LLC (the "Developer"), which is owned by Rybak Development Corporation, a Brooklyn-based real estate developer, was selected pursuant to the RFP to develop the Site. A summary of the other responsive 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: Summary of RFP Responses**.

Construction and Use Terms:

On October 8, 2025, NYCEDC and the Developer entered into a contract of sale (the "Contract") for the development of the Site (the "Project"). The Developer will develop the Site as a mixed-use residential building containing approximately 525 residential units, including 132 permanently affordable units in compliance with 485-x and the City's Universal Affordability Preference Program ("UAP") under the City's Zoning Resolution. The Project will also include approximately 36,000 square feet of retail/commercial space. More detail on the residential program can be found in **Appendix C: Development Program**.

As a part of the Project, the Developer will construct a parking garage with approximately 300 public parking spaces and approximately 100 non-public parking spaces. The Developer must also maintain at least 160 public parking spaces during construction. The Developer will operate the public parking spaces pursuant to an agreement with NYCEDC that will include Developer covenants to provide the public parking spaces at rates set by the City and includes NYCEDC's right to reduce the required number of public parking spaces from time to time or terminate the agreement (the "Parking Agreement"). NYCEDC may receive a fee under the Parking Agreement. The Parking Agreement will be recorded against the Site and administered by NYCEDC.

Construction on the Project will commence no later than 90 days from closing and be completed within 36 months from commencement of construction (the "Construction Completion Date"). In addition to extensions due to unavoidable delays, the Developer may extend the closing date up to 12 months and the Construction Completion Date up to 12 months subject to notice and payment of an extension fee.

Purchase Price:

The consideration to be paid by the Developer for the Site (inclusive of the Air Rights) is $12,000,000 (the "Purchase Price"), all cash. The Purchase Price may be reduced by environmental mitigation costs up to $12,000,000 as permitted pursuant to the Contract. The Developer will not get an offset for the first $1,000,000 of such costs.

Lot 100 (inclusive of any Air Rights transferred to Lot 100) will be conveyed by the City to NYCLDC for $1 which will convey Lot 100 (inclusive of any Air Rights transferred to Lot 100) to NYCEDC for $1. NYCEDC owns Lot 123.

Appraised Value:

An appraisal for highest and best use completed in October 2026 estimated the fair market value of the fee simple interest in the Site (inclusive of the Air

Rights) as $37,900,000 (this appraisal did not take into account NYCEDC's development requirements, which include affordable housing, 485x wage standards, and the public parking). The appraisal estimated the fair market value of the Site (inclusive of the Air Rights) with NYCEDC's development requirements as $6,100,000.

M/WBE Goal: 25% M/WBE participation goal for eligible design and construction costs.

Purpose of Disposition/ Benefits to Public: The Project together with other residential projects in the Coney Island West subdistrict will help implement the plan set forth in the 2009 Coney Island Comprehensive Rezoning Plan. The Project will provide over 500 units of new housing during a time when the City faces a housing crisis. The new units will further add to the residential character of the Coney Island West subdistrict. The Project will provide over 100 units of new, permanently affordable housing units, with AMI levels as deep as 40%. The Project will be constructed with wage standards as required by 485-x. The Project will maintain during construction and thereafter increase the public parking currently available at the Site for the Public Parking Uses.

Public Approvals: The Brooklyn Borough Board approved the disposition of Lot 100 under Section 384(b)(4) of the New York City Charter in September 2026. The 2009 Coney Island Comprehensive Rezoning Plan and related New York State alienation legislation (Chapter 281 of the 2011 Sessions Laws enacted by the New York State Legislature) included disposition approval for Lot 100, and on April 28, 2026 a Technical Memorandum concluded that the proposed modified development of the Site would not result in significant adverse environmental impacts not previously identified.

Proposed Resolutions: The Board of Directors approves and authorizes (1) NYCLDC's acquisition of Lot 100 (inclusive of any Air Rights transferred to Lot 100) from the City and NYCEDC's acquisition of Lot 100 (inclusive of any Air Rights transferred to Lot 100) from NYCLDC, substantially on the terms described herein; (2) NYCEDC's sale of Lot 100 and Lot 123, inclusive of the Air Rights, to the Developer substantially on the terms described herein; (3) NYCEDC to administer the Parking Agreement; (4) the execution and delivery by NYCEDC of the deeds, development transfer agreement for the Air Rights, the Parking Agreement, and any other documents, agreements and instruments necessary and appropriate to accomplish the foregoing transactions, substantially as described herein.

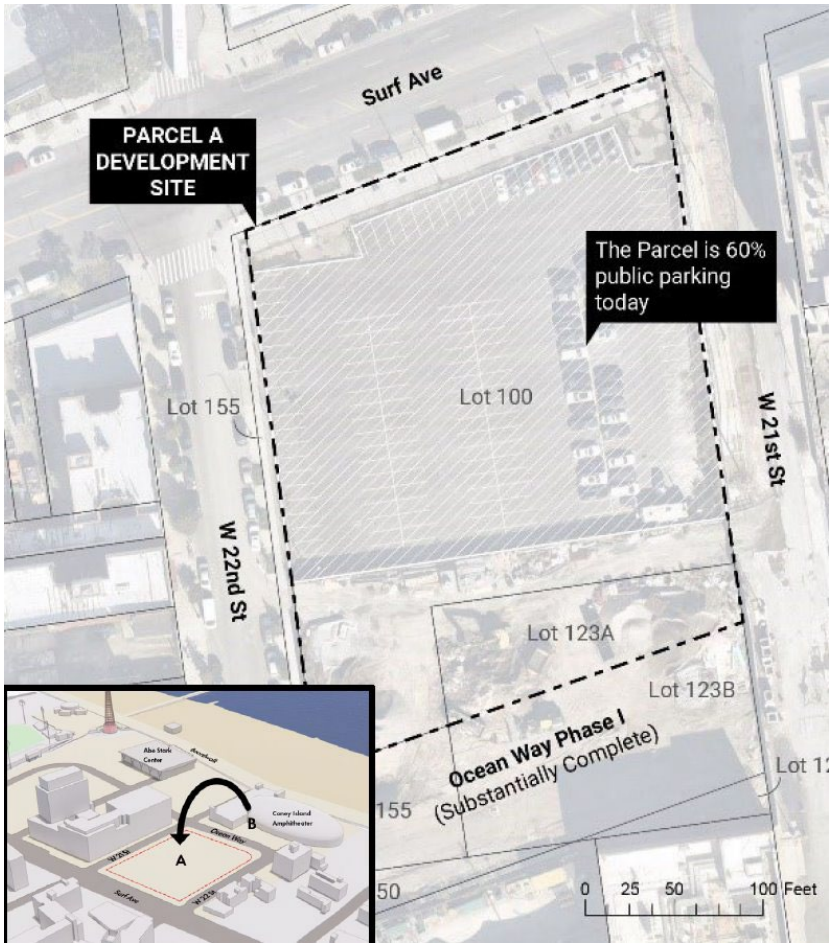
The Board of Directors further resolves that there is no reasonable alternative to the proposed transfer of Lots 100 and 123 (inclusive of the Air

Rights) to the Developer that would achieve the same purpose as the transfer.

Relevant Staff: Christina Rausch, Executive Vice President, Real Estate Transactions
Lauren Wolf, Senior Vice President, Real Estate Transactions
Sacha Sellam, Assistant Vice President, Real Estate Transactions
Anthony Hascheff, Assistant Vice President, Real Estate Transactions
Patrick Whelan, Associate, Real Estate Transactions
Karen Lapidus, Senior Counsel, Legal

Project Code: 11122

Appendix A: Site Map



Note: Lot 123A shown above is now Lot 123

Appendix B: Summary of RFP Responses

Respondent	Units	Purchase Price
TMG Development NY LLC	800	$1,500,00
FullStack Modular	676	$0*
Promont	540	$13,000,000

** Requested $20M of City Capital to realize project*

Appendix C: Development Program

Program	Purchase Price	$12,000,000
	Total Units	525 Rental Units
	Affordability	25% of Units
	AMIs	40% to 100% AMI
	Total Parking	400 Spaces
	Public Parking	300 Spaces

NEW YORK UNIVERSITY: NEW YORK QUANTUM FABRICATION FACILITY
Executive Committee Meeting
November 10, 2026

Project Description:	Providing funds for (1) the purchase of advanced equipment for the New York Quantum Fabrication Facility ("QFab"), an initiative of New York University ("NYU"), and (2) related capital improvements to QFab (collectively, the "Project"). These capital improvements and equipment will deliver professional-grade, open-access nanofabrication and packaging facilities dedicated to advancing quantum science in New York City.
Borough:	Manhattan
Type of Contract:	Funding agreement
Amount to be Approved:	Up to $29,200,000
Type of Funds:	City Capital Budget funds
Procurement Method:	Public RFP
M/WBE Goal:	30%

Agreement to be Approved: A funding agreement with NYU or an affiliated entity, pursuant to which NYCEDC will provide up to $29,200,000 for the Project (the "Funding Agreement")

Scope of Work: Funds provided under the Funding Agreement are anticipated to be used toward the procurement of advanced equipment and related capital improvements for QFab. The total anticipated costs for capital improvements and equipment procurement are approximately $130,000,000.

The QFab Facility

The QFab will occupy approximately 23,000 square feet on the sixth floor of 770 Broadway in Manhattan, approximately 15,000 square feet of which will be dedicated to fabrication space (the "Fabrication Space"), and the remaining approximately 8,000 square feet of which will be dedicated to common areas and building mechanical spaces. The Fabrication Space will be comprised of an approximately 8,000 square foot "clean zone", a controlled space designed to minimize airborne particles and protect sensitive work and materials from contamination, and approximately 7,000 square feet of equipment space.

QFab Programming

Once QFab is fully equipped, it is anticipated that programming will principally fall into the following categories:

1. **Accelerate Translational Research:** QFab will bridge the gap between proof-of-concept experiments and manufacturable, scalable prototypes through integrated fabrication, packaging, and testing.
2. **Foster Workforce Development:** Train technicians, engineers, and researchers through CUNY certificate programs, summer internships, bootcamps, and Virtual Reality training modules. Workforce development programs will include outreach to New York City Public School students across all five boroughts for summer bootcamp programs.
3. **Promote Inclusive Innovation and Drive Venture Creation & Capital Attraction:** Provide access to training, funding, and other incubation support to startup companies through the establishment of a Quantum Future Lab. Quantum Future Lab will be the newest program offering in NYU's network of public incubators and accelerators run by NYU Tandon School of Engineering.
4. **Strengthen NYC's Innovation Ecosystem:** QFab will operate as an open-access user facility to academic institutions, startups, and corporate partners.

QFab Revenue Share

Universities generate revenue from research discoveries through technology transfer, licensing intellectual property developed in university labs to companies and startups in exchange for licensing fees, royalties, and/or equity ("Tech Transfer"). NYCEDC will receive a portion of the QFab Tech Transfer proceeds, allowing NYCEDC to share in the long-term financial value of the innovation it helps fund.

NYU's central administrative office ("NYU Central Administration") will receive a 14.17% share of QFab Tech Transfer proceeds. NYCEDC will receive 15% of NYU Central Administration's share of those proceeds which result from intellectual property developed within 10 years of QFab becoming operational. NYCEDC will also be paid a one time non-refundable administrative fee equal to 5% of the amount of Capital Budget funds provided for QFab under the Funding Agreement by NYCEDC. The City will also hold three seats on QFab's Executive Advisory Board. This establishes a new model in which the use of public funds not only drives economic growth but also enables New Yorkers to share in its financial returns.

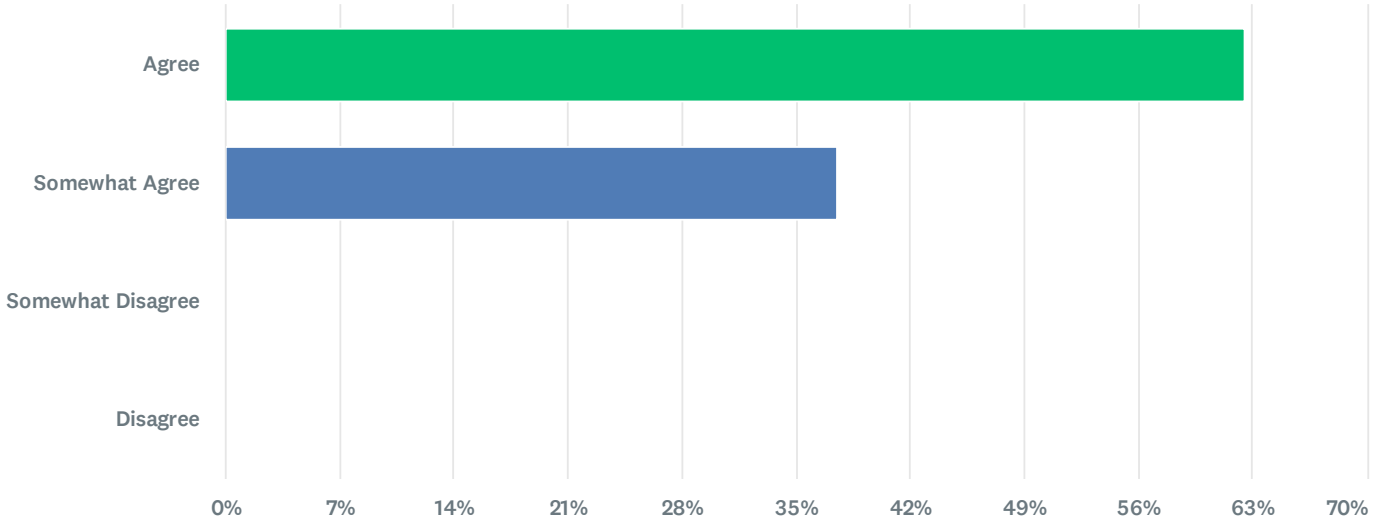
Proposed Resolution: To authorize the President and any empowered officer to enter into the Funding Agreement and any other agreements required in connection with the Funding Agreement, substantially as described herein

Relevant Staff: Daria Siegel, Senior Vice President, Innovation Industries
James Gibaldi, Vice President, Innovation Industries
William Young, Assistant Vice President, Innovation Industries
Izzy Cohn, Assistant General Counsel, Legal

Project Code: 11876

Q1 16 responses

Board members have a shared understanding of the mission and purpose of NYCEDC.



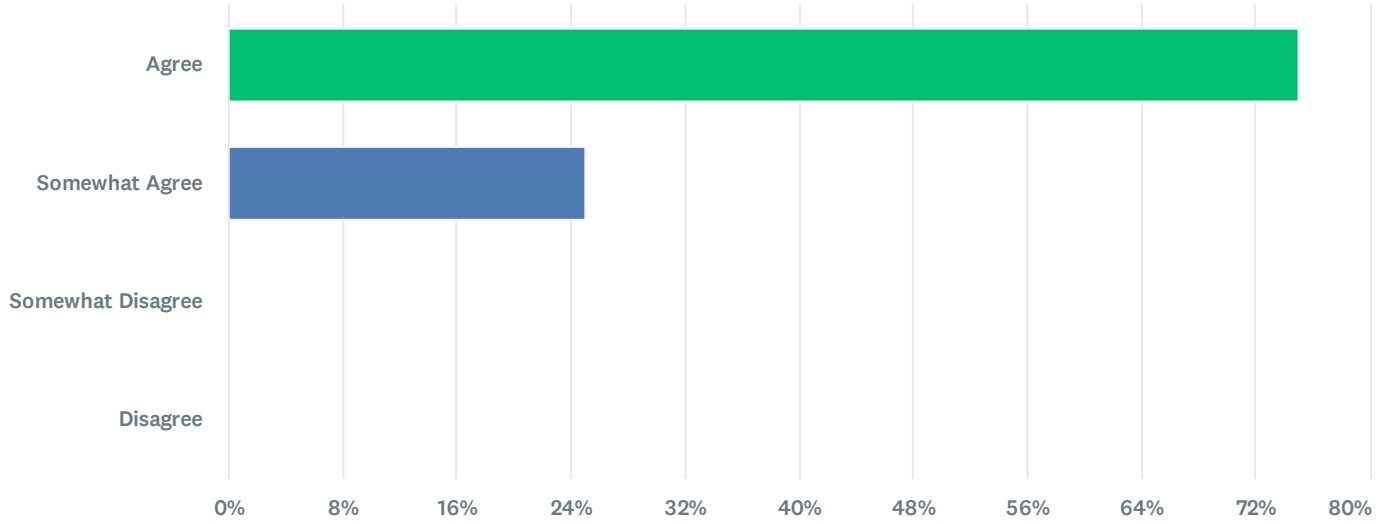
Q2 Comment Section

Answered: 2 Skipped: 14

#	RESPONSES	DATE
1	There is discussion of mission and purpose of EDC in general and in connection to specific projects and matters that come before board approval.	8/10/2026 10:03 AM
2	leadership in transition	7/14/2026 11:15 AM

Q3 16 responses

The policies, practices and decisions of the Board are always consistent with this mission.



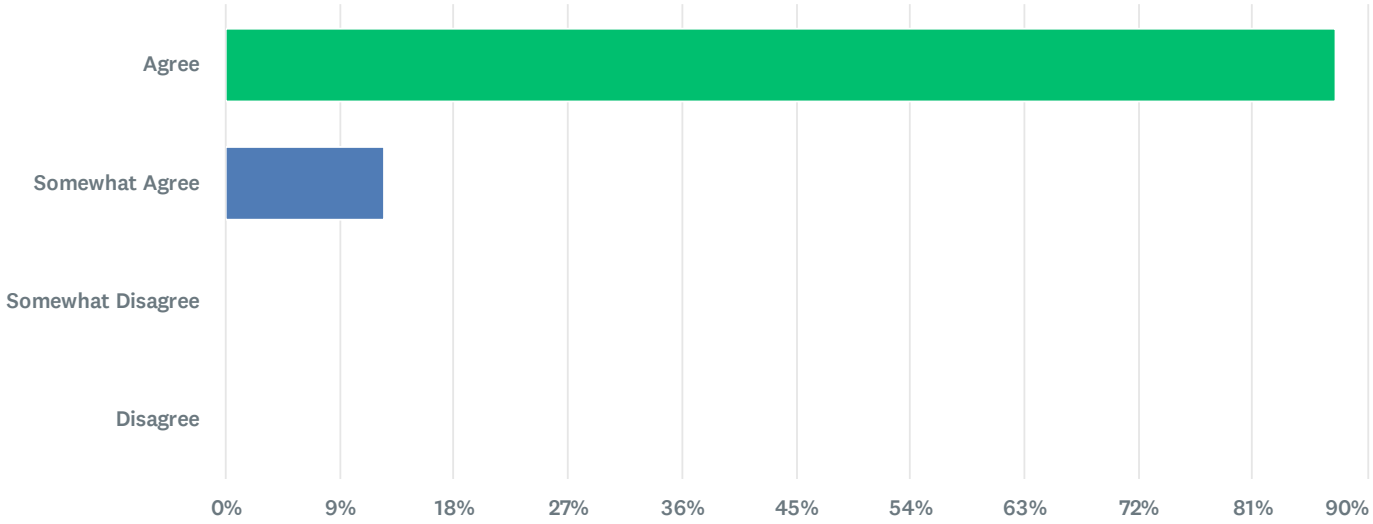
Q4 Comment Section

Answered: 1 Skipped: 15

#	RESPONSES	DATE
1	As a board member all my actions are informed by and based on the mission and my sense is that overall EDC decisions are consistent with the mission	8/10/2026 10:03 AM

Q5 16 responses

Board members comprehend their role and fiduciary responsibilities and hold themselves and each other to these principles.



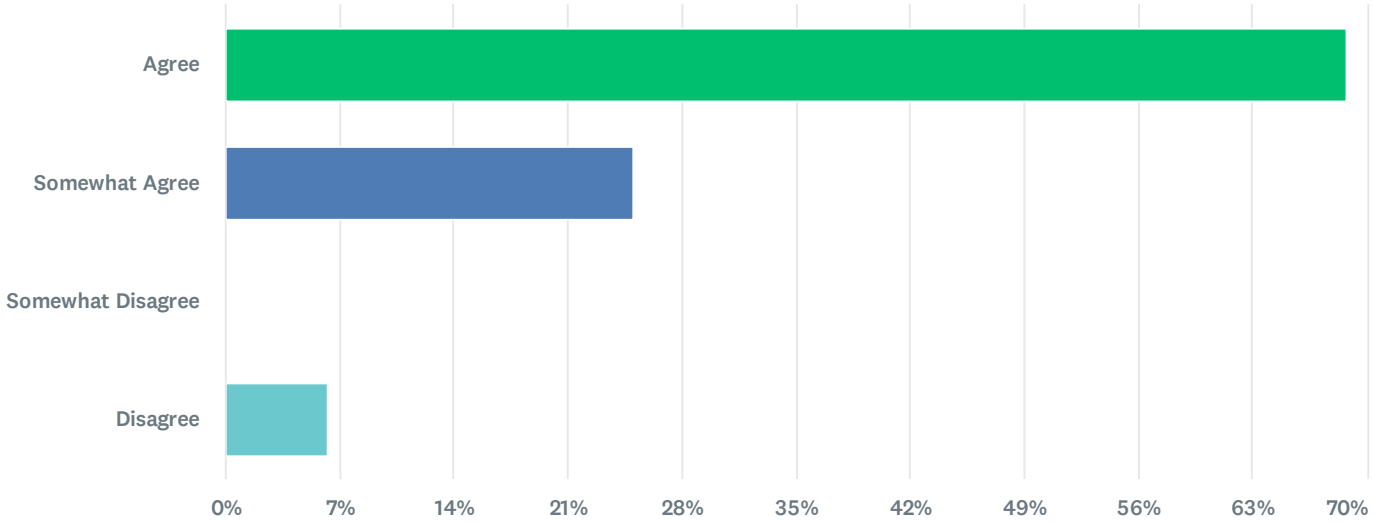
Q6 Comment Section

Answered: 2 Skipped: 14

#	RESPONSES	DATE
1	There appears to be a clear understanding of roles and responsibilities. A new board member orientation could be helpful during times of change.	8/10/2026 10:03 AM
2	I can only speak for myself	7/23/2026 11:24 AM

Q7 16 responses

The Board has adopted policies and practices for the effective governance, management and operations of NYCEDC and reviews these annually.



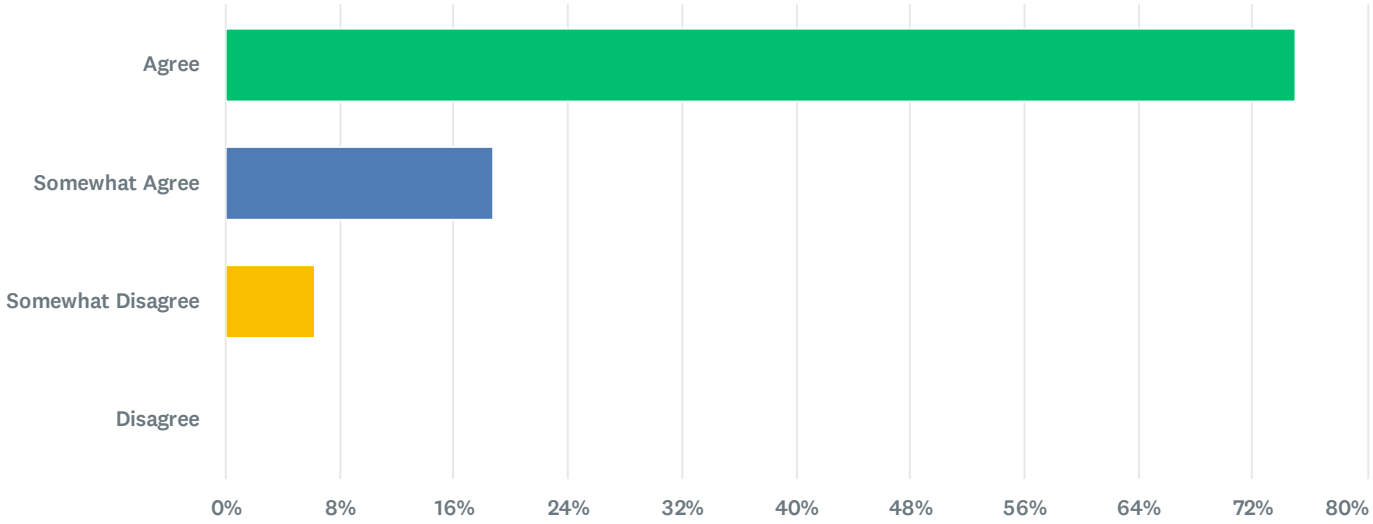
Q8 Comment Section

Answered: 3 Skipped: 13

#	RESPONSES	DATE
1	The policies and practices appear to be effective for governance though they are not as discussed by the full board which focuses more on decision making on projects	8/10/2026 10:03 AM
2	i have not been on for more than a year but i felt my introduction was good.	8/6/2026 3:08 PM
3	I do not call an annual review	7/23/2026 11:24 AM

Q9 16 responses

Board is informed on NYCEDC's clear and measurable performance goals that contribute to accomplishing its mission.



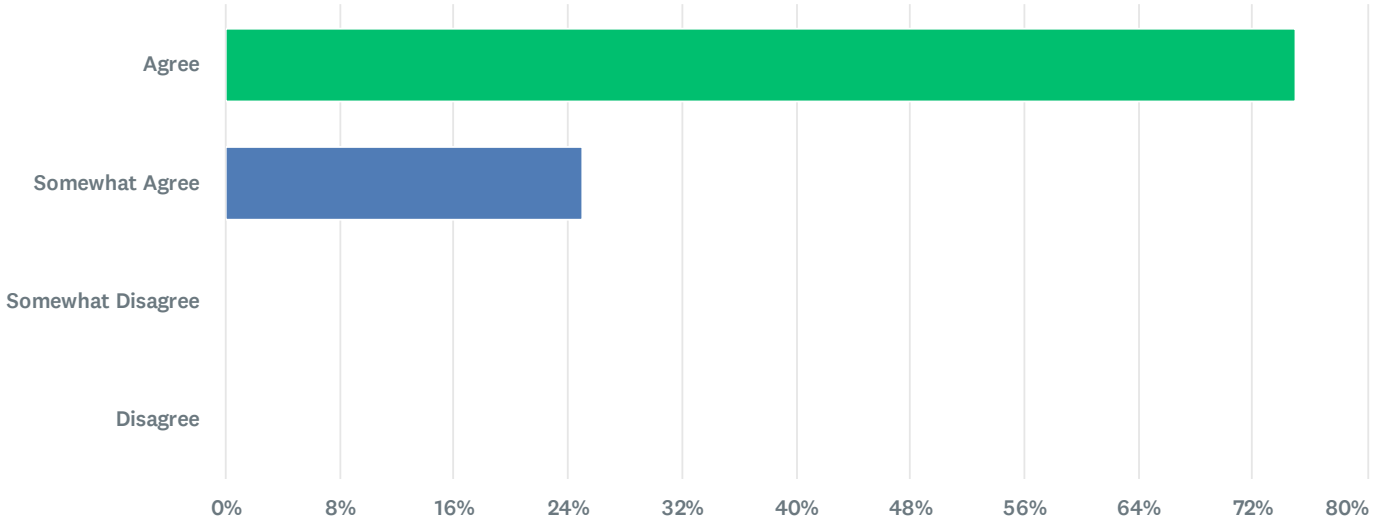
Q10 Comment Section

Answered: 1 Skipped: 15

#	RESPONSES	DATE
1	The performance goals and metrics are presented and discussed and there have been changes and adjustments made to the performance indicators based on evolving administration priorities. It would be important for the administration to be clear on metrics.	8/10/2026 10:03 AM

Q11 16 responses

The decisions made by Board members are arrived at through independent judgment and deliberation, free of political influence, pressure or self-interest.



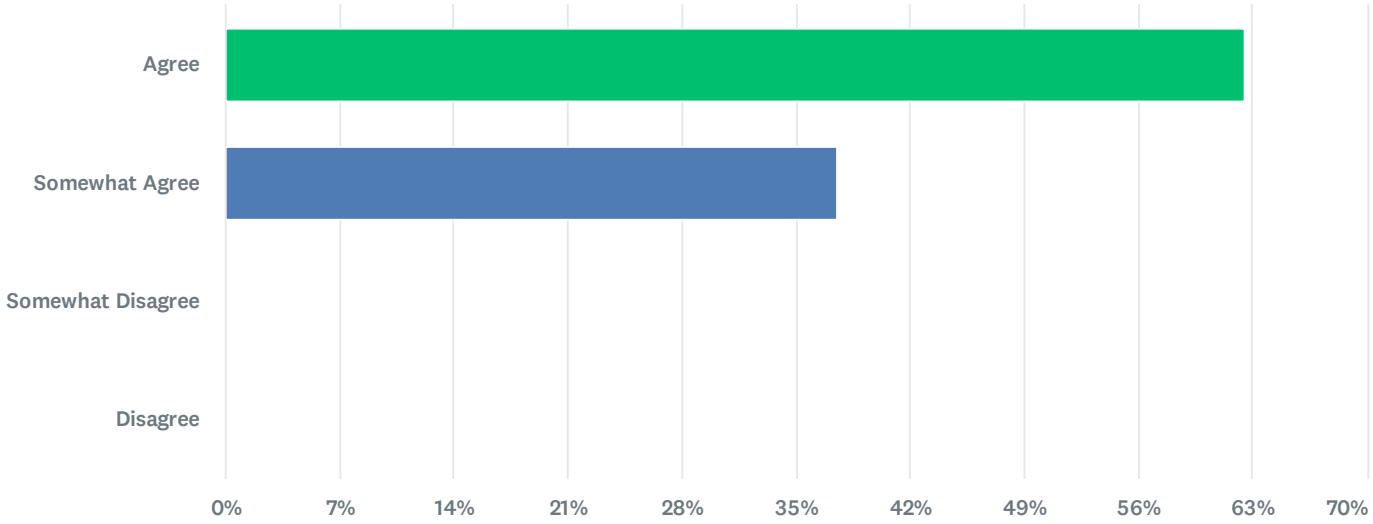
Q12 Comment Section

Answered: 3 Skipped: 13

#	RESPONSES	DATE
1	I can speak only for myself. I have no idea if there is political influence elsewhere.	8/10/2026 2:55 PM
2	Speaking for myself as a board member I make independent decisions based on mission and judgment on the expected outcomes and the evidence that the specific project under discussion will meet outcomes, goals and expectations.	8/10/2026 10:03 AM
3	A decent number of board members recuse themselves for some key votes which is appropriate but still concerning to me.	8/6/2026 3:08 PM

Q13 16 responses

Individual Board members communicate effectively with executive staff so as to be well informed on the status of all important issues.



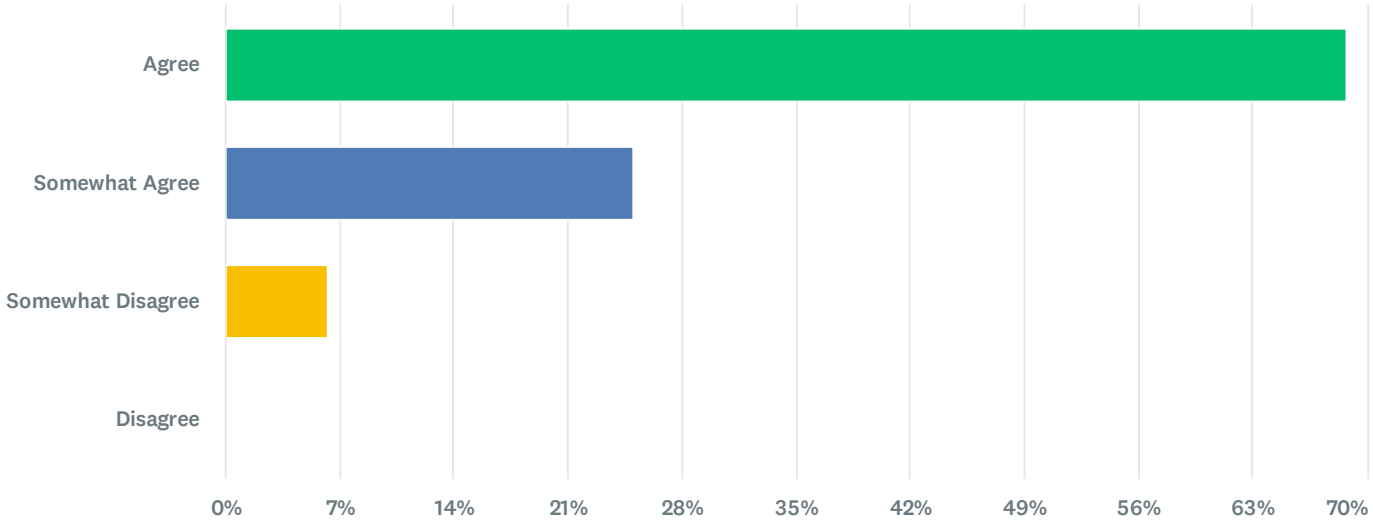
Q14 Comment Section

Answered: 2 Skipped: 14

#	RESPONSES	DATE
1	I have communicated with staff, asked for clarification and additional information and have always received it promptly and clearly.	8/10/2026 10:03 AM
2	There are varying degrees of interest and engagement by board members	7/14/2026 3:36 PM

Q15 16 responses

Board members are knowledgeable about NYCEDC's programs, financial statements, reporting requirements, and other transactions.



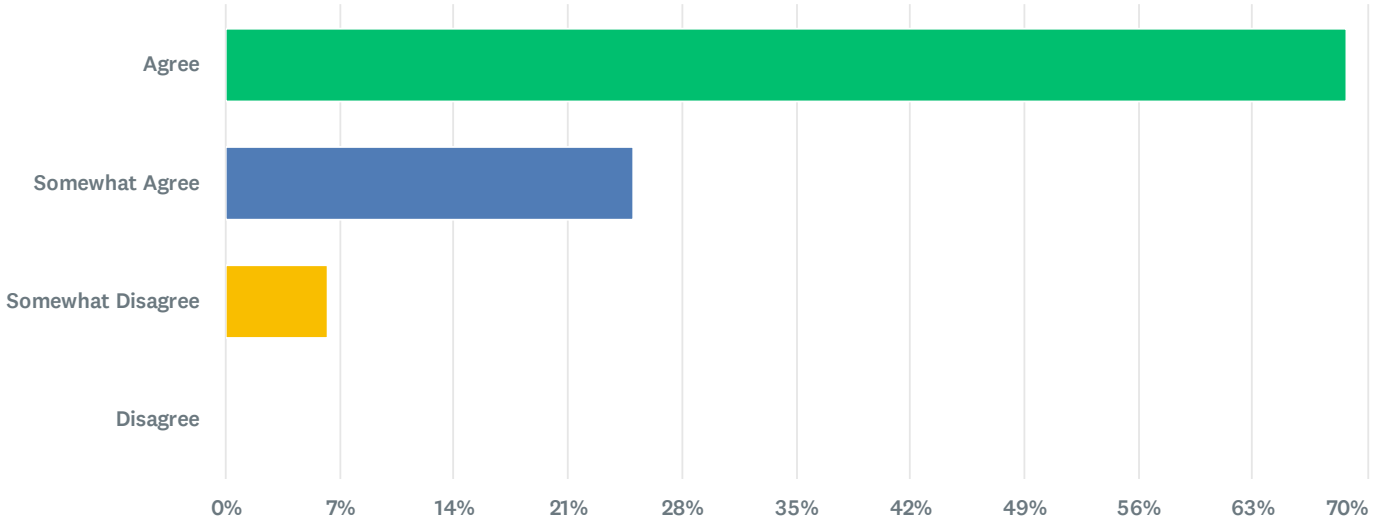
Q16 Comment Section

Answered: 2 Skipped: 14

#	RESPONSES	DATE
1	There seems to be solid knowledge of key organizational documents and financials and proper engagement by board members. These matters are discussed at board meetings.	8/10/2026 10:03 AM
2	"other transactions" is a broad term. Hard to know what that means.	8/6/2026 3:08 PM

Q17 16 responses

The Board knows the statutory obligations of NYCEDC and if NYCEDC is in compliance with state law.



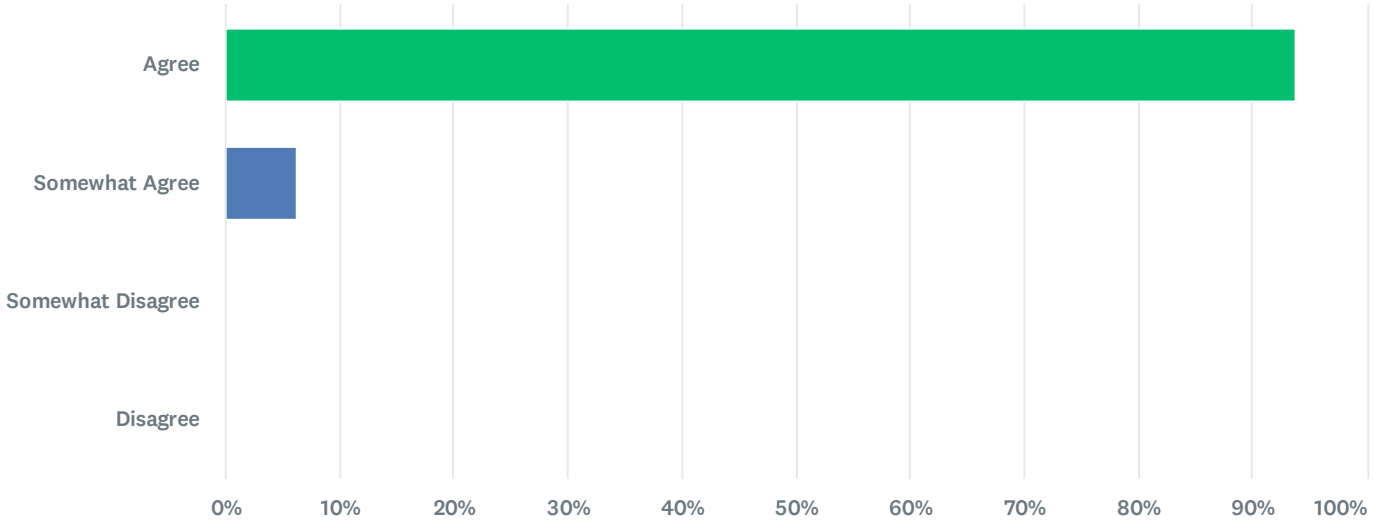
Q18 Comment Section

Answered: 2 Skipped: 14

#	RESPONSES	DATE
1	As far as I know and can tell, NYCEDC is in full compliance with all applicable state and city laws and regulations.	8/10/2026 10:03 AM
2	Again this varies among board members	7/14/2026 3:36 PM

Q19 16 responses

Board and committee meetings facilitate open, deliberate and thorough discussion, and the active participation of members.



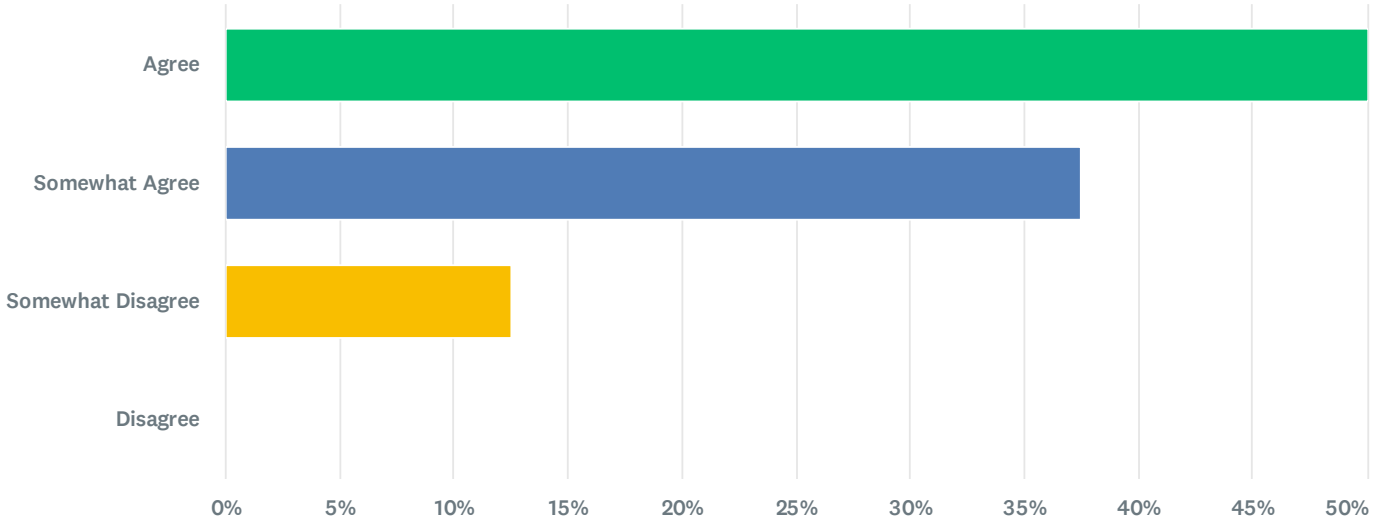
Q20 Comment Section

Answered: 1 Skipped: 15

#	RESPONSES	DATE
1	The board meeting are open and the board chair does an amazing job at conducting the meetings and encouraging open and frank participation and discussions.	8/10/2026 10:03 AM

Q21 16 responses

Board members have sufficient opportunity to research, discuss, question and prepare before decisions are made and votes taken.



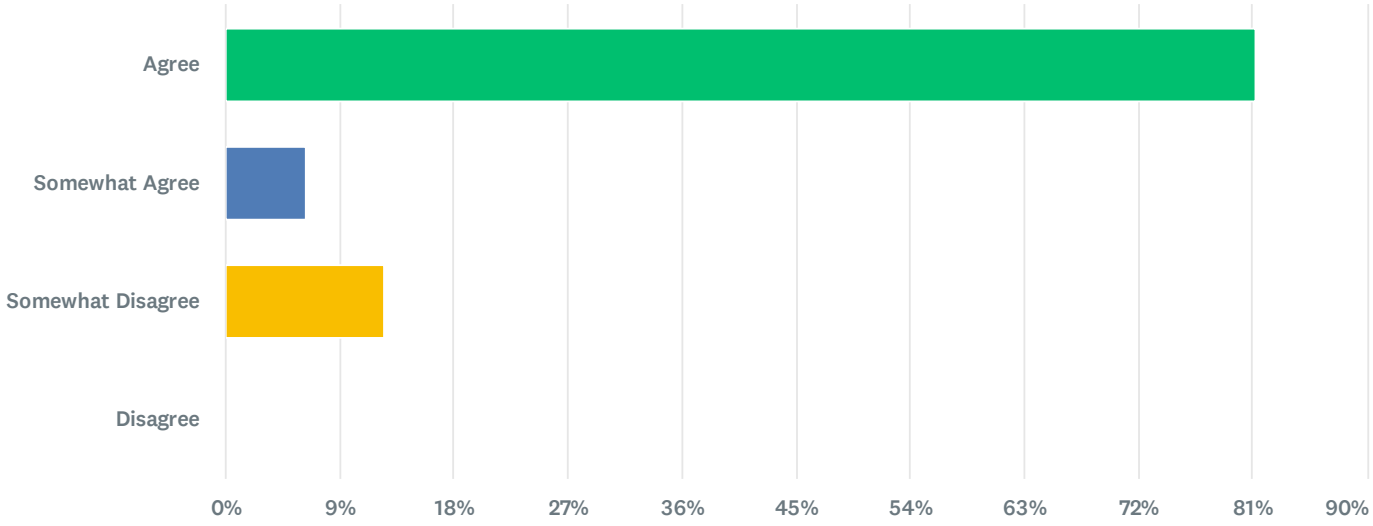
Q22 Comment Section

Answered: 2 Skipped: 14

#	RESPONSES	DATE
1	Materials are sent in advance and made public with sufficient time to review.	8/10/2026 10:03 AM
2	Again this depends on the degree of engagement by board members	7/14/2026 3:36 PM

Q23 16 responses

Individual Board members feel that they may raise questions with regard to votes and other agenda items if they feel additional information or discussion is required and NYCEDC staff members are responsive to these questions.



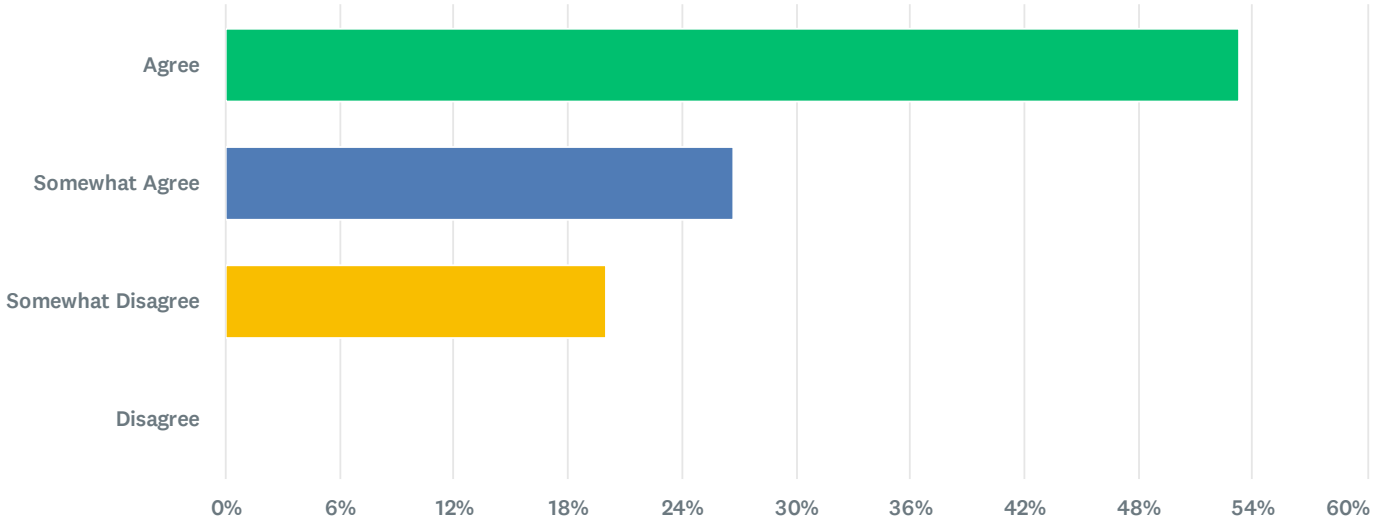
Q24 Comment Section

Answered: 1 Skipped: 15

#	RESPONSES	DATE
1	Yes and board members have done so and received positive reactions and reports from staff.	8/10/2026 10:03 AM

Q25 15 responses

The Board exercises appropriate oversight of the CEO and other executive staff.



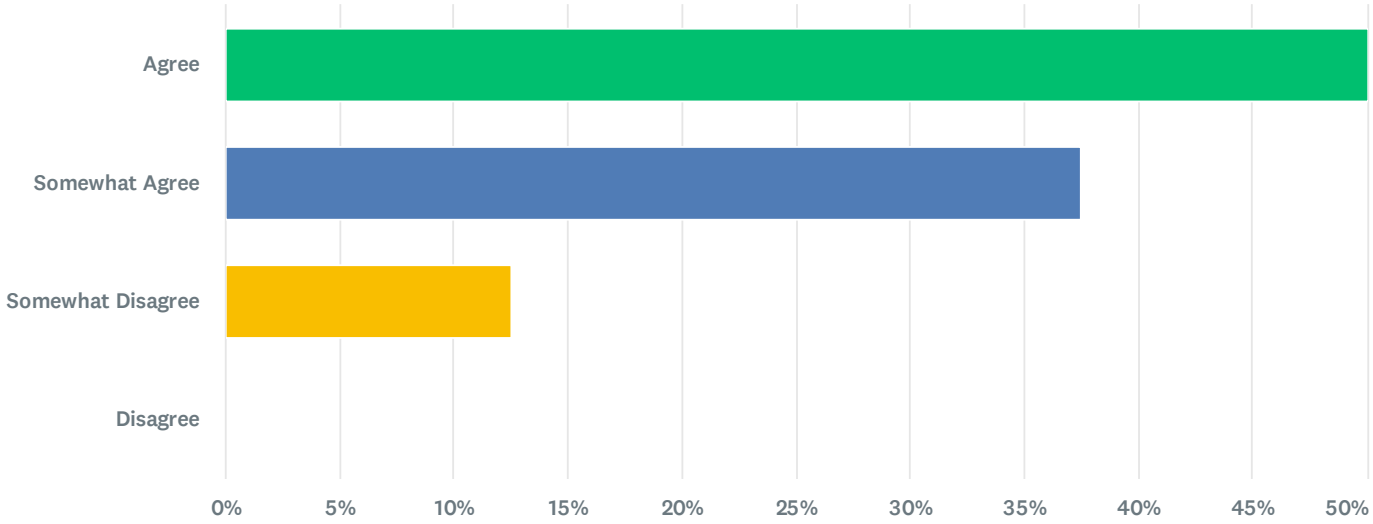
Q26 Comment Section

Answered: 1 Skipped: 15

#	RESPONSES	DATE
1	The board as a hole does not appear to be directly involved in CEO direct supervision but I am not sure if the executive committee plays a more active role in CEO oversight and evaluation.	8/10/2026 10:03 AM

Q27 16 responses

The Board has identified the areas of most risk to NYCEDC and works with management to implement risk mitigation strategies before problems occur.



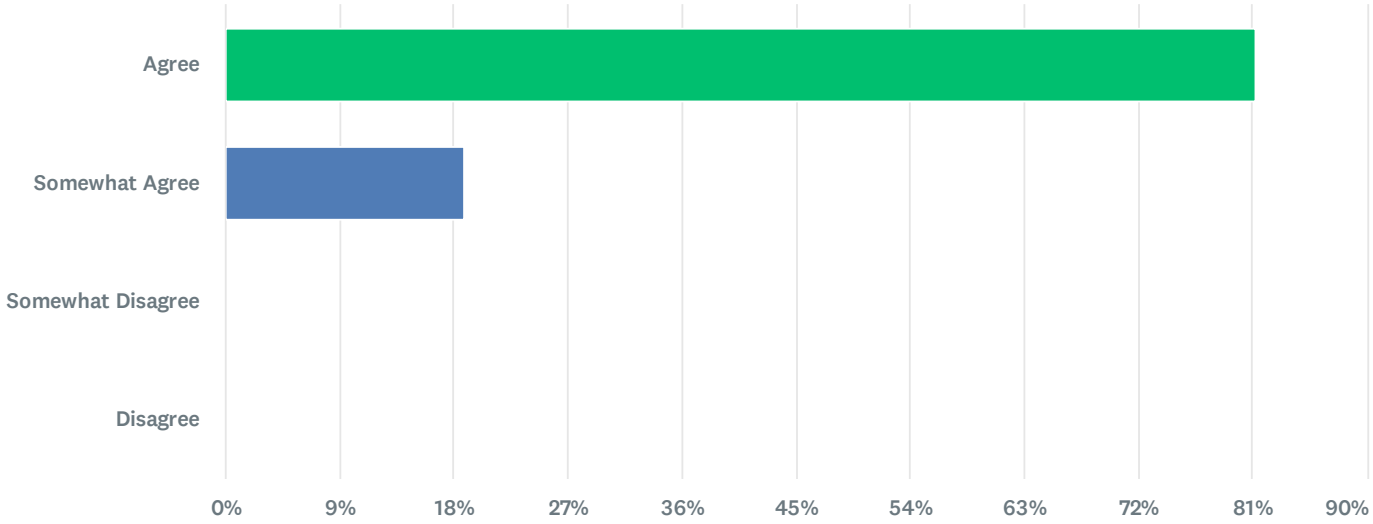
Q28 Comment Section

Answered: 3 Skipped: 13

#	RESPONSES	DATE
1	Risk assessment, management and mitigation could be discussed more at full board. Not familiar if executive committee discusses these.	8/10/2026 10:03 AM
2	I am not sure that is the role of the board.	8/6/2026 3:08 PM
3	This is not a priority for most board members	7/14/2026 3:36 PM

Q29 16 responses

Board members demonstrate leadership and vision and work respectfully with each other.



Q30 Comment Section

Answered: 1 Skipped: 15

#	RESPONSES	DATE
1	I would categorize the NYCEDC board as a productive, collegial, professional group of dedicated and thoughtful New Yorkers who care deeply about the City's economy and population and works hard to manage strategies that benefit the neighborhoods where New Yorkers live, work and raise their families ...	8/10/2026 10:03 AM

ELECTION OF OFFICERS
Board of Directors Meeting
November 10, 2026

Subject: Election of officers of NYCEDC

Proposed Resolution: To elect the individuals named in Attachment A hereto to be the officers of NYCEDC indicated in Attachment A as of November 10, 2026

Background: A description of the major responsibilities of certain officers may be found in Article IV of NYCEDC's Bylaws. In addition, officers shall perform such dutuies as are assigned to them by the President. The duties of the General Counsel will include overseeing the work of NYCEDC's Legal Department and legal matters related to NYCEDC, as well as such other duties as may be assigned to her by the President. The duties of the Chief Contracting Officer shall include overseeing the procurement of NYCEDC contracts (other than those for real estate transactions), as well as such other duties as may be assigned to her by the President.

All of the individuals to be elected as officers are currently officers, except for Leah Goldman, Carolyn Grossman and Seth Ullman, each of whom it is proposed be elected as a Senior Vice President. It is anticipated that Ms. Goldman will oversee the Government and Community Relations Department, Ms. Grossman will oversee the Neighborhood Strategies Department, and Mr. Ullman will oversee Sustainable Transportation matters. Each of Ms. Goldman, Ms. Grossman and Mr. Ullman shall perform such duties as may be assigned to her/him by the President.

It is understood that with regard to each officer who is an employee of NYCEDC, such officer's position as an officer shall be conditioned upon the continuance of such employment.

Attachment A

Following is the proposed slate of all of the officers of NYCEDC

President	Anthony Shorris
Executive Vice President	Elizabeth Arnaiz
Executive Vice President	Bernice Clark
Executive Vice President	Amy Chan
Executive Vice President	Brinda Ganguly
Executive Vice President	Spencer Hobson
Executive Vice President	Jamie Horton
Executive Vice President	Joshua Kraus
Executive Vice President	Giacomo Landi
Executive Vice President	Jennifer Montalvo
Executive Vice President	Jeanny Pak
Executive Vice President	Christina Rausch
Executive Vice President	Shehila-Rae Stephens
Executive Vice President	Jennifer Sun
Executive Vice President	Rosa Vasquez
Executive Vice President	Robert Vera
Executive Vice President	James Wong
General Counsel	TBD
Chief Contracting Officer	Maryann Catalano
Senior Vice President	Zack Aders
Senior Vice President	Savita Akula
Senior Vice President	Sunitha Amalraj
Senior Vice President	Raven Anderson
Senior Vice President	David Aneiro
Senior Vice President	Chetan Badiani
Senior Vice President	Jennifer Brown
Senior Vice President	Jennifer Cass
Senior Vice President	Maryann Catalano
Senior Vice President	Johnny Celestin
Senior Vice President	Frances (Franny) Civitano
Senior Vice President	John Corcoran
Senior Vice President	Leslie Escobar
Senior Vice President	Diana Franco
Senior Vice Preisdent	Anton Fredriksson
Senior Vice President	Matthew Furlong
Senior Vice President	Rebecca Gafvert
Senior Vice President	Leah Goldman
Senior Vice President	Aileen Gorsuch
Senior Vice President	Nate Gray
Senior Vice President	Leonard Greco
Senior Vice President	Carolyn Grossman
Senior Vice President	Jeff Holmes

Senior Vice President	Jonathan Hurtado
Senior Vice President	Sam Jung
Senior Vice President	Eric Katz
Senior Vice President	Hayoung Kim
Senior Vice President	Justin Kreamer
Senior Vice President	Brian Larsen
Senior Vice President	Steve Lazarus
Senior Vice President	David Lowin
Senior Vice President	Emily Marcus
Senior Vice President	Julia Melzer
Senior Vice President	Melanie Mendoza
Senior Vice President	Valentino Mills
Senior Vice President	Shin Mitsugi
Senior Vice President	Waverly Neer
Senior Vice President	Emily Odita
Senior Vice President	Cheng L. Pan
Senior Vice President	Matthew Petric
Senior Vice President	Melissa Pumphrey
Senior Vice President	Max Scherzer
Senior Vice President	Daria Siegel
Senior Vice President	Harry Singh
Senior Vice President	Wendy Star
Senior Vice President	Max Taffet
Senior Vice President	Brooke Tango
Senior Vice President	Seth Ullman
Senior Vice President	Kyong Vasquez
Senior Vice President	Shijoy Varughese
Senior Vice President	Michelle Villar
Senior Vice President	Jiin-Shiow Wen
Senior Vice President	Tammy West-Bennet
Senior Vice President	Lauren Wolf
Senior Vice President	Mikhail Yusim
Secretary	TBD
Assistant Secretary	Carlos Guerra
Assistant Secretary	Arthur Hauser
Assistant Secretary	Mark Silversmith
Treasurer	Spencer Hobson
Assistant Treasurer	Amy Chan
Assistant Treasurer	Leslie Escobar
Assistant Treasurer	Stella Maniago
Records Management Officer	Montrel Worthey

ELECTION OF COMMITTEES
Board of Directors Meeting
November 10, 2026

Subject: Election of committees of the Board of Directors

Proposed Resolutions:

- To continue the following currently existing standing committees of the Board of Directors - the Audit Committee, Executive Committee, Governance Committee, Legal Affairs Committee and Real Estate and Finance Committee, all of which shall have the same duties as currently exist
- The members and chairpersons of such committees shall be the persons listed in Attachment A, who are hereby elected to such positions

Attachment A

The proposed members and chairpersons of the proposed committees are as follows:

AUDIT COMMITTEE

Eric Clement, Chair
James McSpiritt
Betty Woo

EXECUTIVE COMMITTEE

Lina Khan, Chair
Paula Roy Carethers
Eric Clement
William Floyd
James McSpiritt
Patrick J. O'Sullivan, Jr.
Anthony Shorris
Julie Su
Elizabeth Velez
Betty Woo

GOVERNANCE COMMITTEE

James McSpiritt, Chair
William Floyd
TBD

LEGAL AFFAIRS COMMITTEE

Betty Woo, Chair
Matthew Hiltzik
James McSpiritt

REAL ESTATE AND FINANCE COMMITTEE

Patrick J. O'Sullivan, Jr., Chair
Paula Roy Carethers
DeWayne Louis
James McSpiritt
Betty Woo

PROPERTY DISPOSITION, INVESTMENT AND PROCUREMENT POLICIES, GUIDELINES AND PROCEDURES
Board of Directors Meeting
November 10, 2026

WHEREAS, the Public Authorities Accountability Act of 2005 as amended by the Public Authorities Reform Act of 2009 (together, the "PAAA") includes New York City Economic Development Corporation in its definition of a local authority; and

WHEREAS, the PAAA requires the Board of Directors (the "Board") of a local authority (a) to adopt policies, guidelines and procedures related to the disposition of property and to appoint a Contracting Officer for real property dispositions and a Contracting Officer for personal property dispositions; (b) to adopt investment policies, procedures and guidelines (the "investment guidelines"); and (c) to adopt policies and procedures related to the procurement of goods and services; and

WHEREAS, the PAAA requires the Board to annually review and approve the property disposition guidelines, the appointment of the Contracting Officers and the investment guidelines; and

WHEREAS, it is proposed that the current real property acquisition and disposition policies, guidelines and procedures, which are set forth in Attachment A hereto, be **readopted** without modification; and

WHEREAS, it is proposed that the current policies, procedures and guidelines related to the disposition of personal property, which are set forth in Attachment B hereto, be **readopted** without modification; and

WHEREAS, NYCEDC's annual contracts with the City generally require that upon receipt of money for the contracts' programs, NYCEDC shall place such money (a) in an insured or collateralized account in a New York City financial institution designated by the New York City Banking Commission or such other financial institutions approved by the Deputy Mayor for Economic Justice or her successor or predecessor in function, or (b) other investments of types approved by the City's Comptroller for the investment of City funds; and

WHEREAS, in conformance with the above the Board previously adopted the investment guidelines attached hereto as Attachment C; and

WHEREAS, NYCEDC wishes to **readopt** the investment guidelines without modification; and

WHEREAS, it is proposed that the Board continue to annually review and approve its policies and procedures related to the procurement of goods and services; and

WHEREAS, it is proposed that the current procurement policies and procedures as set forth in Attachment D hereto be **readopted**.

NOW, THEREFORE, RESOLVED that the Board:

- **Readopts** policies, guidelines and procedures related to the acquisition and disposition of real property, attached hereto as Attachment A, and appoints the Corporation's Contracting Officer for real property dispositions as indicated in Section VI therein; and
- **Readopts** policies, guidelines and procedures related to the disposition of personal property, attached hereto as Attachment B, and appoints the Corporation's Contracting Officer for personal property dispositions as indicated therein; and
- **Readopts** the investment guidelines, attached hereto as Attachment C; and
- **Readopts** the policies and procedures related to the procurement of goods and services, attached hereto as Attachment D.

Attachment A

NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
POLICY REGARDING THE ACQUISITION AND DISPOSITION OF REAL PROPERTY

I. Introduction

In accordance with the requirements of Title 5-A of Article 9 and Section 2824(1)(e) of the Public Authorities Law, added to such law by the Public Authorities Accountability Act of 2005 ("PAAA"), as amended, the following comprehensive guidelines ("Guidelines") set forth the Corporation (i) operative policy and instructions regarding the use, awarding, monitoring and reporting of contracts for the disposal of property through means of real property sale, ground lease, space lease and roof top lease, (ii) guidelines relating to the acquisition of real property, and (iii) related policies and procedures.

II. Methods of disposing of real property

The Corporation shall dispose of real property in accordance with Title 5-A and other applicable laws in a manner so as to permit such full and free competition as is appropriate under the circumstances and shall award contracts to parties offering the most advantageous terms, financial and/or otherwise. All dispositions of real property shall further comply with the Deputy Mayor's Disposition Policy for City-Owned Commercial and Industrial Property, dated April 1994, as amended and to be amended, and such other requirements as may from this time be imposed by the City. The Contracting Officer for real property dispositions shall supervise and direct all dispositions of real property of the Corporation. The real property may be disposed of for not less than fair market value for cash, credit, or other property, with or without warranty, upon such terms and conditions as the Contracting Officer or his/her designee deems proper, except as otherwise permitted herein. No disposition of real property shall be made unless an appraisal has been made by an independent appraiser and included in the Corporation's file. To the extent reasonably feasible, the appraisal for sales and ground leases shall be dated within twelve months of the date on which the Corporation enters into a contract to dispose of the real property. The independent appraiser must be a New York State Certified General Real Estate Appraiser and may not be an entity owned or controlled by the City, the Corporation or the prospective purchaser or lessee or any of their affiliates. An appraisal meeting the foregoing requirements is a "Conforming Appraisal". To the extent feasible, before approving the disposal of any real property the Board shall be advised of the date of the Conforming Appraisal.

Under the Contracting Officer's or his/her designee's direction, the Corporation primarily uses two methods of disposition: Request for Proposals ("RFP") and negotiated disposition.

RFPs

Real Property Sales and Ground Leases

The RFP process is a process whereby the development community and other entities and individuals are invited to submit proposals for one or more properties. In an effort to create full and free competition consistent with the value and nature of the property, RFPs will be advertised in the City Record and shall be advertised through the internet and in local newspapers, including community based newspapers, in multi-language publications and/or in trade publications, where appropriate given the nature of the property. In addition, RFPs shall be posted on the Corporation's web-site, and, on occasion, distributed to a direct mailing list. All advertisements shall list when and where proposals shall be disclosed, except that if the disposition falls within one of the criteria for a negotiated disposition described below, at the discretion of the Contracting Officer, the advertisement may omit such disclosure information and/or the disclosure may or may not be made. The Contracting Officer shall approve the location of all advertisements and postings and any omission of disclosure information.

RFPs for real property sales and ground leases may, but are not required to, include an introduction and sections on development strategy, objectives, disposition process, public review process, general conditions and, where appropriate, economic development benefits. All RFPs for real property sales and ground leases must include a site description, proposal requirements and selection criteria.

Although the selection criteria for each RFP varies, as appropriate, the Corporation will include, where appropriate, at least the following selection criteria in reviewing submissions and selecting a proposal:

- *Economic Impact on / Spending in New York City* - projected expenditures, including purchase price, construction costs and annual operating costs; projected temporary (construction) and permanent on-site employment and payroll; projected applicable New York City taxes such as real property, sales and personal income taxes; and the extent, if any, to which the proposed project will create additional sources of revenue to the City.
- *Development Team Qualifications* – experience and development skills to complete the proposed project on time and within budget, for which experience in completing projects of a similar nature and scope as is contemplated by the RFP shall be taken into account.
- *Financial Viability* – developer's financial means to complete the project, availability of funding sources to finance the project, and sufficient use to support operating expenses, capital costs and any debt service.
- *Integration into Surrounding Community* – environmental issues such as pedestrian access, vehicular access and circulation, building mass, parking availability, landscaping and overall integration into surrounding community.

- *Design* – architectural design, urban design, environmental development techniques, and compliance with applicable zoning, environmental and other regulatory controls.
- *MWBE Participation* – participation by minority-owned and women-owned businesses.
- *Purpose* – whether the project involves an industry or activity which the City seeks to retain and foster and conforms to the Corporation's mission.

Depending on the nature of the real property, RFPs may include additional selection criteria deemed appropriate by the Contracting Officer or the Corporation's President.

With regard to an RFP for a real property sale or ground lease, the Corporation shall notify the City Council Member and Community Board whose districts include the property, that an RFP is being issued.

The contract will be awarded to the candidate presenting the most advantageous terms, price and other factors considered in connection with the criteria enumerated in the RFP. The Corporation may reject the proposals when the minimum terms and conditions have not been met, competition is insufficient and/or it is in the public interest to do so. The award/designation will be made by notice within a reasonable time of the original advertisement, all circumstances considered.

Space Leases and Rooftop Leases

As with real property sales and ground leases, in an effort to create full and free competition consistent with the value and nature of the property, available space may be offered for lease to the public through an RFP advertised in the City Record and may also be offered for lease to the public through an RFP advertised in appropriate local newspapers and/or appropriate trade publications, depending on the nature of the property. In addition, RFPs may be posted on the Corporation's web-site, and, on occasion, distributed to a direct mailing list. All advertisements shall list when and where proposals shall be disclosed, except that if the disposition falls within one of the criteria for a negotiated disposition described below, at the discretion of the Contracting Officer or his/her designee, the advertisement may omit such disclosure information and/or the disclosure may or may not be made.

Although the selection criterion for each RFP varies, as appropriate, the Corporation may use selection criteria such as the following in reviewing submissions and selecting a proposal:

- conforming zoning use
- compliance with the Corporation's policy
- candidate's economic viability
- amount of space to be leased
- term of the lease
- number of jobs to be provided

- projected investment in permanent improvements
- projected impact on economic development, public health, safety, welfare and benefit to the City
- financial return for the life of the lease.

Depending on the nature of the real property, RFPs may or may not include all of the above and may include additional selection criteria.

The contract will be awarded to the candidate presenting the most advantageous terms, price and other factors considered. The Corporation may reject the proposals when the minimum terms and conditions have not been met, competition is insufficient and/or it is in the public interest to do so. The award/designation will be made by notice within a reasonable time of the original advertisement, all circumstances considered.

Negotiated Disposition

Real Property Sales, Ground Leases, Space Leases and Rooftop Leases

RFP by advertisement is not always the most appropriate and effective means of disposal of real property. In certain instances, including when the disposition is for less than fair market value but the purpose of the disposition is within the Corporation's purpose, mission or governing statute or the disposition is otherwise authorized by law, Title 5-A permits a negotiated disposition subject to obtaining such competition as is feasible under the circumstances. In some circumstances, where competition is not feasible, the disposition will involve a sole source disposition. Title 5-A, Sections 2897 (6)(c)(ii)-(vi) and 2897(7) set forth that real property may be disposed of through a negotiated disposition when:

> (ii) the fair market value of the property does not exceed fifteen thousand dollars;
> (iii) bid prices after advertising therefor are not reasonable, either as to all or some part of the property, or have not been independently arrived at in open competition;
> (iv) the disposal will be to the state or any political subdivision, and the estimated fair market value of the property and other satisfactory terms of disposal are obtained by negotiation;
> (v) the disposal is for an amount less than the fair market value of the property, and (a) the transferee is a government or other public entity, and the terms and conditions of the transfer require that the ownership and use of the asset will remain with the government or any other public entity; (b) the purpose of the transfer is within the purpose, mission or governing statute of the Corporation; or (c) in the event the Corporation seeks to transfer an asset for less than its fair market value to other than a governmental entity, which disposal would not be consistent with the Corporation's mission, purpose or governing statutes, the

Corporation shall provide written notification thereof to the governor, the speaker of the state assembly, and the temporary president of the state senate, and such proposed transfer shall be subject to denial by the governor, the state senate, or the state assembly in the manner specified in Section 2897(7)(iii); provided, however, that with respect to a below market transfer by the Corporation that is not within the purpose, mission or governing statute of the Corporation, if the governing statute provides for the approval of such transfer by the executive and legislative branches of the political subdivision in which the Corporation resides, and the transfer is of property obtained by the Corporation from that political subdivision, then such approval shall be sufficient to permit the transfer; or
(vi) such action is otherwise authorized by law.

Item (vi) includes, without limitation, sales and leases of real property where the property has been acquired for purposes of disposal under Section 384(b)(4) of the New York City Charter, Section 1411 of the New York State Not-for-Profit Corporation Law or Section 1301(2)(g) of the New York City Charter.

If an RFP involves a disposition that meets one of the criteria described above for a negotiated disposition, the Contracting Officer or his/her designee may direct that the disposition of the real property be considered a negotiated disposition. In such circumstance, a public disclosure of the proposals would not be necessary unless otherwise required but an explanatory statement and 90 days' notice (or such other period as the statute may be amended to require) would be required as detailed below.

Upon meeting Title 5-A's requirements for a negotiated disposition, the decision to proceed with a negotiated disposition in a situation where an RFP will not be used is based on an analysis of the facts and nature of the project. In such instance, a negotiated disposition may be undertaken without limitation under the following circumstances where appropriate:

- risk of business relocation or expansion outside the City, based upon a written assessment of such risks
- to permit expansion of business in the City
- due to number of jobs to be created or retained
- development of sites which lack private sector interest (as demonstrated by a failed RFP or other competitive means within the past two years)
- proximity of real property to a business' existing location
- to permit a person or entity contemplating the purchase or long term lease of City real property through the Corporation to lease the property for purposes of investigations and/or work to be undertaken prior to the purchase or long term lease, or
- other important public purpose.

Regardless of the reason the negotiated disposition is deemed permissible, such competition as is "feasible" under the circumstances is still required. In some instances where advertisement is not used, the Corporation might notify neighboring businesses of an available parcel to give them the opportunity to submit a proposal, thereby effecting competition. However, in other instances, even such notification might not be feasible. Realistically, in certain situations a sole source disposition or little competition will be the only feasible alternative. In such instances, a negotiated disposition would be permissible pursuant to Title 5-A Section 2897(6)(c)(vi) in conjunction with Sections 1301(2)(g) and/or 384 (b)(4) of the New York City Charter or other statutory provisions and pursuant to Title 5-A Section 2897(6)(c)(v). In cases where a sole source disposition is presented to the Corporation's Board of Directors for approval, the Board should be informed of the justification for doing a sole source.

If a negotiated disposition is undertaken, in accordance with Section 2897(d) of the Public Authorities Law in most cases not less than 90 days (or such other period as the statute may later require) prior to the disposal of the property, an explanatory statement must be submitted to the state comptroller, state director of the budget, state commissioner of general services and state legislature, a copy of the same to be maintained in the Corporation's files.

Below Fair Market Value Dispositions

In the event a below fair market value asset transfer (pursuant to an RFP or Negotiated Disposition) is proposed to the Corporation's Board of Directors, the following information must be provided to the Corporation's Board of Directors and the public:

(i) a full description of the asset;
(ii) a Conforming Appraisal of fair market value and any other information establishing the fair market value sought by the Board;
(iii) a description of the purpose of the transfer, and a reasonable statement of the kind and amount of the benefit to the public resulting from the transfer, including but not limited to the kind, number, location, wages or salaries of jobs created or preserved as required by the transfer, the benefits, if any, to the communities in which the asset is situated as are required by the transfer;
(iv) a statement of the value to be received compared to the fair market value;
(v) the names of any private parties participating in the transfer, and if different than the statement required by subparagraph (iv) of this paragraph, a statement of the value to the private party; and
(vi) the names of other private parties who have made an offer for such asset, the value offered, and the purpose for which the asset was sought to be used.

Before approving the disposal of any property for less than fair market value, the Board of Directors of the Corporation shall consider the information described in the above paragraph and make a written determination that there is no reasonable alternative to the proposed below-market transfer that would achieve the same purpose of such transfer. The Contracting Officer shall provide such supplemental information as the Board may require.

III. Acquisitions

Real property may be purchased by the Corporation for purposes of use, resale, leasing or otherwise permitting the use of the property or space therein, and may be leased by the Corporation for purposes of use, subleasing or assignment of lease or otherwise permitting the use of the leased property or space. The purpose of such acquisition shall be to further a purpose of the Corporation under the New York State Not-for-Profit Corporation Law. Except for acquisitions arising out of the enforcement of remedies (including rights of reacquisition), the following requirements shall apply to acquisitions by the Corporation. The Contracting Officer or his/her designee shall approve the terms of the acquisition and have the approval of the Corporation's Board of Directors for the same.

In the Corporation's consideration of the acquisitions of real property, for the reasons enumerated above, the following information must be provided to the Board:

1. a description of the real property;
2. any information establishing fair market value as may be sought by the Board;
3. a description of the purpose of the acquisition, and a reasonable statement of the kind and amount of the benefit to the public resulting from such acquisition, such as the kind, number, location, wages, or salaries of jobs created or preserved as required by the acquisition, the benefits, if any, to the communities in which the property is situated as are required by the acquisition;
4. a statement of the acquisition costs;
5. the names of any private parties participating in the acquisition; and
6. any known environmental issues.

IV. Approvals

All purchases, sales and leases of real property by the Corporation (except for those arising out of the enforcement of remedies, including exercises of rights of reacquisition) must be approved by its Board of Directors. Approvals may be obtained for specific purchases, sales or leases or the Board of Directors may grant approval to purchases, sales or leases so long as specified guidelines are met. Generally, purchases, sales and leases are first reviewed by the Real Estate and Finance Committee of the Corporation's Board.

When City property is being leased or purchased by the Corporation, all City required approvals must also be obtained, e.g., ULURP approvals (Section 197-c of the New York City Charter) and Borough Board and Mayoral approvals under Section 384(b)(4) of the New York City Charter.

V. Monitoring and Reporting Contracts for Disposal

Prior to the disposal of the real property, the project manager involved in the disposition shall be the primary person responsible for the monitoring of compliance with the terms of the contract or other agreement or memorandum for the disposal and shall keep the Contracting Officer or his/her designee informed of all major issues that arise and of the status of the disposition.

The Contracting Officer shall cause a record to be maintained of all real property disposed of and shall cause to be prepared and transmitted all reports relating to the disposition of real property required by Title 5-A.

VI. Contracting Officer

The Executive Vice President who, from time to time, oversees those employees of the Corporation that are engaged in real estate activities that are the subject of this policy shall be the Corporation's Contracting Officer for real property dispositions. If there is more than one Executive Vice President who oversees those employees, each of those Executive Vice Presidents shall be considered a Contracting Officer for real property dispositions of the type they oversee and may take any action that may be taken by the Contracting Officer for such dispositions.

Attachment B

NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
POLICY REGARDING THE DISPOSITION OF PERSONAL PROPERTY

Personal Property Valued at $5,000 or Less

Whenever the Corporation wishes to transfer title to or a beneficial interest in an item of personal property or an interest therein with an estimated value of $5,000 or less, it shall obtain offers from one or more persons or entities as the Corporation's contracting officer for personal property dispositions (the "Contracting Officer") or his or her designee deems appropriate. The Corporation shall maintain a record of the persons or entities approached and their responses. The Corporation may conduct discussions with some or all of the persons and entities. The property may be disposed of to whichever person or entity the Contracting Officer or his or her designee selects based on the proposed price and any other factors that the Contracting Officer or his or her designee deems appropriate.

All personal property that the Contracting Officer or his or her designee considers to be of no sale value and no use to the Corporation may be destroyed or otherwise disposed of in such manner as is determined by the Contracting Officer or his or her designee. Notwithstanding the foregoing, records may only be destroyed or disposed of at a time and in a manner not in conflict with applicable law, regulation or contract.

No approval of a disposition of a type described above is required from the Board of Directors or any committee thereof. All disposal documents must be approved and executed by an officer who is an authorized signatory of all agreements of the Corporation.

Personal Property Valued in Excess of $5,000

Whenever the Corporation wishes to transfer title to or a beneficial interest in an item of personal property or an interest therein with an estimated value in excess of $5,000 it shall first obtain an appraisal of the property if, because of the unique nature of the property or the unique circumstances of the proposed transaction, it is not readily valued by reference to an active market for similar property. However, an appraisal of the property will not be required if an appraisal of the property or similar property has been made within the past two years.

The person or entity to which the property shall be disposed of shall be determined through a procurement conducted in accordance with Title 5-A of Article 9 of the Public Authorities Law. The Corporation shall publicly advertise for proposals for the disposal of the property in accordance with Title 5-A, provided that it may dispose of the property without public advertising, obtaining such competition as is feasible under the circumstances, when permitted to do so under Title 5-A. All requirements of Title 5-A and other applicable laws, if any, related to the disposition shall be complied with.

Prior to the disposal of the property, the project manager involved in the disposition shall be the primary person responsible for the monitoring of compliance with the terms of the contract for the disposal, and shall keep the Contracting Officer or his or her designee informed of all major issues that arise and of the status of the disposition.

The disposal must be approved by the Board of Directors or Executive Committee of the Board if the disposal (1) is on a sole source basis for an amount in excess of $20,000, (2) is for an amount in excess of $100,000 and has been competitively procured, or (3) is for property valued in excess of $5,000 and will be disposed of for less than fair market value (in which case it must be approved by the Board of Directors not the Executive Committee). For disposals for less than those amounts, no approval is required of the Board of Directors or a committee thereof. In all cases, the disposal must be approved by the Contracting Officer or his or her designee and disposal documents must be approved and executed by an officer who is an authorized signatory of all agreements of the Corporation.

The Contracting Officer shall cause a record to be maintained of all personal property disposed of for an amount in excess of $5,000 and shall cause to be prepared and transmitted all reports relating to the disposition of personal property required by Title 5-A.

Contracting Officer

The person who, from time to time, oversees the Corporation's unit for procurement of contracts for goods and services shall be the Corporation's Contracting Officer for personal property dispositions.

Attachment C

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.

Attachment D

NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
POLICY REGARDING THE PROCUREMENT OF GOODS AND SERVICES

If the Corporation proposes to enter into a contract or agreement for goods or services and will receive funds for this contract or agreement under or through a contract between the Corporation and The City of New York (the "City") the contract or agreement shall be procured in accordance with the procurement provisions required by the City in the applicable contract between the Corporation and the City.

If the Corporation procures goods or services using funds that are not provided under or through a contract between the Corporation and the City, it shall use such procurement method as is required by the source of funds. If the source of funds does not specify a procurement method, the Corporation shall use a procurement method similar to a method required under its contracts with the City.

Any contracts and agreements for goods and services (other than those for operating expenses) in excess of $100,000 shall be presented to the Board of Directors or Executive Committee for approval.

ANNUAL INVESTMENT REPORT
Board of Directors Meeting
November 10, 2026

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, 2026, including the Reports of Independent Auditors as executed by NYCEDC's auditors; and

WHEREAS, the Annual Investment Report for the fiscal year ended June 30, 2026 was previously presented to NYCEDC's Audit Committee which recommended its approval by NYCEDC's Board and an oral summary of such Report was presented to the Board on September 30, 2026 and the Board approved such report as reviewed by the Audit Committee and presented orally to the Board;

WHEREAS, attached hereto is the final version of the Annual Investment Report for the fiscal year ended June 30, 2026, which substantively lines up with the oral presentation of the Report made to the September 30, 2026 NYCEDC Board meeting;

NOW, THEREFORE, RESOLVED that the Board approves the Annual Investment Report attached hereto, with the Reports of Independent Auditors executed by the auditors.

Staff: Spencer Hobson, Executive Vice President and Treasurer
Leslie Escobar, Senior Vice President, Controller and Assistant Treasurer

NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
ANNUAL INVESTMENT REPORT
FOR THE YEAR ENDED JUNE 30, 2026

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, 2026, 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, 2026 by Ernst & Young LLP.

Investment Income Record

Investment income from interest earned on bank accounts, certificates of deposit and securities was approximately $17,500,000 for the fiscal year ended June 30, 2026.

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

Years Ended June 30, 2026 and 2025 With Reports of Independent Auditors

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

Schedule of Investments

Years Ended June 30, 2026 and 2025

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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, 2026 and 2025, and the related notes to the schedule (collectively referred to as the "schedule").

In our opinion, the accompanying schedule referred to above presents fairly, in all material respects, the investments of the Corporation at June 30, 2026 and 2025, 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.

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.

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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.

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 the Financial Statements

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, 2026 and 2025, and our report thereon, dated September 30, 2026, expressed unmodified opinions on those financial statements.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated September 30, 2026 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.

Ernst & Young LLP

September 30, 2026

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

Schedule of Investments
(In Thousands of Dollars)

	June 30	
	2026	**2025**
Operating	**$ 216,758**	$ 233,490
Restricted	**243,001**	250,859
Total investments	**$ 459,759**	$ 484,349

The accompanying notes are an integral part of this schedule.

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

Notes to Schedule of Investments

June 30, 2026 and 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 in addition to deploying City financial resources. 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 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.

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.

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.

3. Investments (continued)

As of June 30, 2026 and 2025, the Corporation had the following investments. Investment maturities are shown for June 30, 2026, only (dollars in thousands):

	Fair Value		Investment Maturities at June 30, 2026 (In Years)		
	2026	**2025**	**Less Than 1**	**1 to 2**	**Greater Than 2**
Money Market Funds	**$ 277,656**	$ 245,919	$ 277,656	$ –	$ –
FHLB notes	**31,753**	39,675	9,645	10,429	11,679
FFCB notes	**80,409**	141,668	17,106	46,781	16,522
FHLMC	**33,436**	16,876	23,152	10,284	–
FNMA	**22,074**	2,003	7,472	12,599	2,003
Commercial paper	**8,961**	20,829	8,961	–	–
U.S. Treasuries	**5,246**	17,164	5,246	–	–
Certificates of deposit	**224**	215	224	–	–
	$ 459,759	$ 484,349	$ 349,462	$ 80,093	$ 30,204

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.

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, 2026 and 2025, the Corporation's investments in 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), and Federal Home Loan Bank (FHLB) was rated AA+ by Standard & Poor's (S&P), Aa1 by Moody's Investor Services, Inc. (Moody's) and NR by Fitch Ratings. Commercial paper held were rated A1+ by S&P, P1 by Moody's and NR by Fitch. The Money Market Funds were rated Aaa by Moody's Investors 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, 2026 and 2025, 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, including money markets, that represent 5% or more of total investments as of June 30, 2026 and 2025, (dollars in thousands):

	Dollar Amount and Percentage of Total Investments			
Issuer	**June 30, 2026**		**June 30, 2025**	
Money Market Funds	**$ 277,656**	**60%**	$ 245,919	51%
FHLB	**31,753**	**7**	39,675	8
FFCB	**80,409**	**17**	141,668	29
FHLMC	**33,436**	**7**	–	–
FNMA	**22,074**	**5**	–	–

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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, 2026 and the related notes to the schedule (collectively referred to as the "schedule"), and have issued our report thereon dated September 30, 2026.

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 and 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*.

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Purpose of This Report

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

Ernst & Young LLP

September 30, 2026

REPORT ON INVESTMENTS

New York City Economic Development Corporation

Three-Month Period Ended September 30, 2026

New York City Economic Development Corporation
Schedule of Investments

1st Quarter

Investment Type	Total Value 6/30/26	Purchases	Sales/ Maturities	Investment Income (Loss)	Net Transfers In (Out)	Total Value 9/30/26	Weighted Avg. Yield
US Gov't Agencies	167,673,495	-	(54,806,231)	365,262	-	113,232,526	3.79%
United States Treasury Bill	5,245,695	-	(14,438)	49,478	-	5,280,735	3.64%
Certificates of Deposit	223,517	-	-	2,014	-	225,531	3.68%
Commercial Paper	8,960,040	-	(9,000,000)	39,960	-	-	3.61%
Cash Equivalents/MMF	9,677,958	125,311,463	(61,490,795)	143,203	(50,000,000)	23,641,829	3.58%
Grand Total	**191,780,705**	**125,311,463**	**(125,311,464)**	**599,917**	**(50,000,000)**	**142,380,621**	**3.75%**

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

Notes to Schedule of Investments

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

All investment balances as of September 30, 2026 are recorded at fair value and the portfolio consists of the following securities with maturities of seven (7) years or less:

Investment Type	Total Value	%	Max. Allocation per policy
FFCB	65,887,368	46.3%	
FHLB	21,082,670	14.8%	
FNMA	12,028,338	8.4%	
FHLMC	14,234,150	10.0%	
US Gov Agencies Sub-Total	113,232,526	79.5%	100%
US Treasury	5,280,735	3.7%	100%
Certificates of Deposit	225,531	0.2%	20%
Cash Equivalent/MMF	23,641,829	16.6%	-
Grand Investments Total	**142,380,621**	**100.0%**	

Interest Rate Risk – As a means of limiting its exposure to fair value losses arising from increasing interest rates, the NYCEDC limits 80% of its investments to instruments maturing within two years of the date of purchase. The remaining 20% of the portfolio may be invested in instruments with maturities up to a maximum of seven years. At September 30, 2026, 11% of the portfolio was invested in instruments with a maturity of two to seven years.

Credit Risk - It is the NYCEDC's policy to limit its investments in debt securities to those rated in the highest rating category by at least two nationally recognized bond rating agencies or other securities guaranteed by the U.S. government or issued by its agencies. As of September 30, 2026, the Corporation's investments in Federal Farm Credit Bank (FFCB), Federal Home Loan Bank (FHLB), Federal National Mortgage Association (FNMA) and the Federal Home Loan Mortgage Corporation (FHLMC) were rated AA+ by Standard & Poor's, Aa1 by Moody's, and AA+ by Fitch Ratings.

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

NYCEDC manages custodial credit risk by limiting possession of its investments to highly rated institutions and/or requiring that high-quality collateral be held by the counterparty in the name of NYCEDC. At September 30, 2026, NYCEDC was not subject to custodial credit risk. Money market sweep accounts tied to commercial checking accounts not reflected in the table above amounted to $273.6 million as of September 30, 2026. Of this amount, $75.0 million, or 27.4%, is invested in the J.P. Morgan Empower Share Class Money Market Fund which benefits minority and diverse-led financial institutions.