

Hugh L. Carey Battery Park City Authority  
Meeting of the Investment Committee  
200 Liberty Street, 24<sup>th</sup> Floor  
New York, New York 10281  
May 26, 2021  
12:30 p.m.

AGENDA

- I. CALL TO ORDER
- II. APPROVAL OF THE MARCH 24, 2021 MINUTES
- III. QUARTERLY INVESTMENT REPORT
- IV. INTEREST RATE ANALYSIS
- V. INTEREST RATE DERIVATIVES UPDATE
- VI. MOTION TO ADJOURN



# **Hugh L. Carey** **Battery Park City Authority**

## **Review of Investment Performance**

Quarter Ended April 30, 2021

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PFM Asset  
Management LLC

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Corporate Center  
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Ewing, NJ 08628

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## Table of Contents

- I. Executive Summary
- II. Summary of Aggregate Portfolio
- III. Total Return Performance Attributes
- IV. Market Commentary



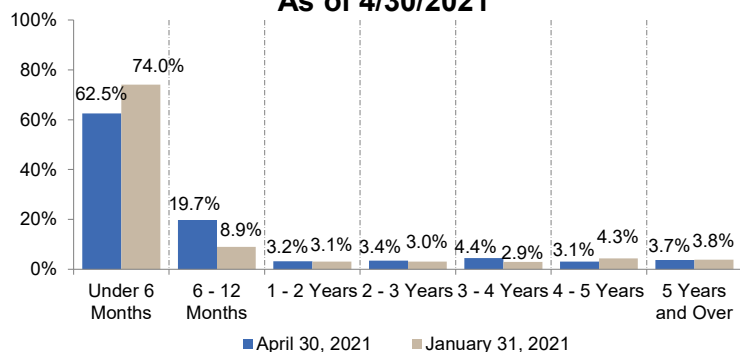
# **I. Executive Summary**



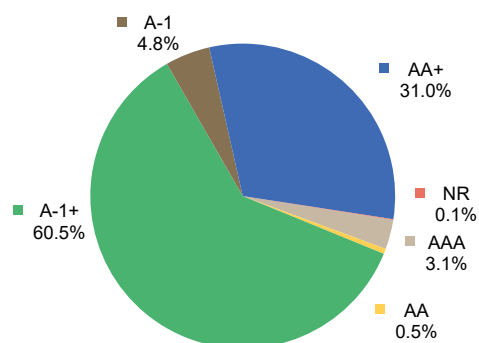
## Aggregate Portfolio Composition and Credit Quality

Security Type <sup>1</sup>	April 30, 2021	% of Portfolio	Effective Duration	January 31, 2021	% of Portfolio	Effective Duration	QoQ Change (% of portfolio)
U.S. Treasuries	\$554,685,224	87.0%	0.86	\$540,431,617	89.8%	0.70	(2.8%)
Federal Agencies and Instrumentalities (non-MBS)	\$17,501,394	2.7%	3.18	\$17,260,422	2.9%	2.64	(0.1%)
Commercial Paper	\$54,658,298	8.6%	0.28	\$30,886,777	5.1%	0.41	3.4%
Municipals	\$7,527,709	1.2%	1.87	\$9,495,775	1.6%	1.71	(0.4%)
Government MBS <sup>2</sup>	\$3,084,086	0.5%	3.21	\$3,747,119	0.6%	2.90	(0.1%)
<b>Totals</b>	<b>\$637,456,711</b>	<b>100.0%</b>	<b>0.89</b>	<b>\$601,821,711</b>	<b>100.0%</b>	<b>0.77</b>	

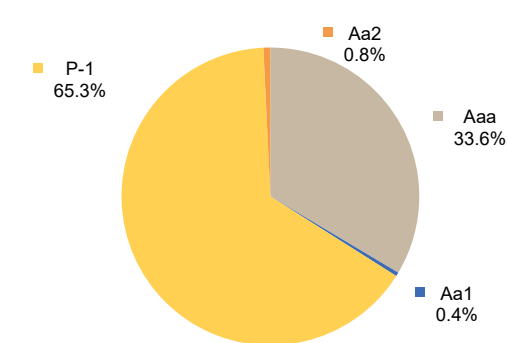
**Maturity Distribution  
As of 4/30/2021**



**Credit Quality Distribution (S&P)  
as of 4/30/2021**



**Credit Quality Distribution (Moody's)  
as of 4/30/2021**



**Notes:**

- End of quarter trade-date market values of portfolio holdings, including accrued interest.
- Government MBS includes Freddie Mac, Fannie Mae, Ginnie Mae, and Small Business Administration MBS.
- NR holdings are not rated by S&P but rated by Moody's and are in compliance with BPCA's Investment Policy.



## Performance Overview – Total Return Strategies – April 30, 2021

	Past Quarter	Past 12 Months	Past 3-Years	Since Inception
<b>Long-Term Strategy:</b>				
<b>2003 Reserve Fund</b>	<b>-0.30%</b>	<b>0.30%</b>	<b>3.05%</b>	<b>3.15%</b>
<i>BM: BAML 1-5 Year US Treasury Note Index</i>	<i>-0.31%</i>	<i>-0.01%</i>	<i>3.44%</i>	<i>2.73%</i>
<b>BPCPC Operating Reserve Contingency Insurance Fund</b>	<b>-0.92%</b>	<b>-0.49%</b>	<b>3.82%</b>	<b>3.62%</b>
<b>Operating Budget Reserve</b>	<b>-0.89%</b>	<b>-0.50%</b>	<b>3.85%</b>	<b>3.58%</b>
	<b>-0.84%</b>	<b>-0.35%</b>	<b>3.86%</b>	<b>3.70%</b>
<i>BM: BAML 1-10 Year US Treasury Note Index</i>	<i>-1.08%</i>	<i>-1.17%</i>	<i>4.02%</i>	<i>3.33%</i>
<b>BPCA Other Post-Employment Benefits</b>	<b>-0.77%</b>	<b>-0.16%</b>	<b>4.18%</b>	<b>2.97%</b>
<i>BM: BAML 1-10 Year US Treasury Note Index</i>	<i>-1.08%</i>	<i>-1.17%</i>	<i>4.02%</i>	<i>2.71%</i>
<b>BPCPC Other Post-Employment Benefits</b>	<b>-0.83%</b>	<b>-0.27%</b>	<b>4.17%</b>	<b>2.52%</b>
<i>BM: BAML 1-10 Year US Treasury Note Index</i>	<i>-1.08%</i>	<i>-1.17%</i>	<i>4.02%</i>	<i>2.43%</i>
<b>Short-Term Strategy:</b>				
<b>2003 Pledged Revenue</b>	<b>0.04%</b>	<b>0.14%</b>	<b>1.45%</b>	<b>1.24%</b>
<b>2003 Project Operating Fund</b>	<b>0.03%</b>	<b>0.13%</b>	<b>1.46%</b>	<b>1.25%</b>
<i>BM: BAML 3 Month US Treasury Bill Index</i>	<i>0.02%</i>	<i>0.11%</i>	<i>1.45%</i>	<i>1.19%</i>

**Notes:**

1. Bank of America/Merrill Lynch (BAML) indices provided by Bloomberg Financial Markets. The total returns shown for periods longer than a year are the annualized returns for the stated period.
2. Performance of the highlighted portfolios was impacted in the 2nd and 3rd calendar quarters of 2019 by a temporary suspension of investment strategy in order to provide liquidity for the 2019 bond financing.
3. Since inception performance for all portfolios other than 'BPCA Other Post Employment Benefits' and 'BPCPC Other Post Employment Benefits' is calculated from January 31, 2006 to present
4. For the 'Reserve Fund,' the BAML 1-5 Year Treasury Index became the performance benchmark on July 31, 2013. For prior periods, the BAML 1-10 Year Treasury Index was utilized.
5. Since inception performance for the 'BPCA Other Post Employment Benefits' is calculated from January 31, 2008 to present.
6. Since inception performance for the 'BPCPC Other Post Employment Benefits' is calculated from February 12, 2010 to present.



## Portfolio Recap – Market Drivers

### Economy

- Economic conditions during the quarter were characterized by dramatically lower COVID-19 caseloads as vaccine inoculations ramped up.
- Congress passed the American Rescue Plan Act to provide \$1.9 trillion in relief to households, businesses, schools, and state, local and tribal governments. The plan extends unemployment benefits, increases the child tax credit, and provides additional funding for vaccinations and testing.
- Economic optimism, fiscal stimulus and an easy monetary policy are fueling a rise in inflation expectations. Although the inflation trend remains muted and well below the Fed's 2% average inflation target, near-term inflation is likely to rise as the recovery accelerates.
- GDP projections have been revised several times, with current forecasts pointing to growth of 6% or more this year.

### Federal Reserve

- The Federal Reserve ("Fed") reaffirmed its commitment to keep short-term rates near zero and its asset purchase program in place until the economy is more fully recovered. The Fed continues "to support the smooth functioning" of the MBS market through its ongoing agency MBS purchase program.

### U.S. Treasury Yields

- The U.S. Treasury yield curve steepened significantly in March and then flattened modestly in April. While Fed policy continues to anchor short-term yields near zero, longer-term rates continued to move higher. The yield on the 10-Year Treasury rose significantly ending the quarter at 1.63%. The difference between the 2- and 10-Year Treasury was 1.47% at quarter end.



## Portfolio Recap – Performance & Cash Flows

### Longer-Term Funds.

- For the quarter, both portfolio and benchmark returns were negative due to the significant increase in longer term yields.
- The Reserve Fund performed in line with its benchmark, the 1-5 year U.S. Treasury index, for the quarter. The other longer-term portfolios outperformed the benchmark, the 1-10 year U.S. Treasury index, by a range of 16 – 31 basis points (0.16% - 0.31%).
- Given the substantial increase in long-term yields that has already occurred, we have reduced our defensive duration position somewhat and find some value in maturity extension along today's steeper yield curve. The aggregate duration of the longer-term portfolios ended the quarter at 3.46 years compared to 3.20 in the previous quarter.

### Short-Term Funds

- Both short-term portfolios performed in line with the benchmark for the quarter and 12-month period.
- As expected, the Pledged Revenue experience significant cash outflows during the quarter.





## Investment Guidelines Compliance

Compliance Issuer Check						
Issuer	Actual (%)	Actual (\$) <sup>3</sup>	IPS Limit	S&P Rating	Moody's Rating	Check
U.S. Treasury	87.02%	554,685,224	100%	AA+	Aaa	OK
MetLife Funding Inc	3.39%	21,619,083	5%	A-1+	P-1	OK
Credit Agricole NA	3.14%	19,996,800	5%	A-1	P-1	OK
International Bank of Recon and Development	1.19%	7,600,259	-	AAA	Aaa	OK
BNP Paribas	0.84%	5,332,487	5%	A-1	P-1	OK
<b>JP Morgan</b>	<b>0.78%</b>	<b>4,992,145</b>	<b>5%</b>	<b>A-1</b>	<b>P-1</b>	<b>OK</b>
International American Development Bank	0.61%	3,878,897	-	AAA	Aaa	OK
New York City	0.55%	3,501,760	10%	AA	Aa2	OK
Asian Development Bank	0.53%	3,400,592	-	AAA	Aaa	OK
<b>Apple Inc</b>	<b>0.43%</b>	<b>2,717,783</b>	<b>5%</b>	<b>A-1+</b>	<b>P-1</b>	<b>OK</b>
New York City Transitional Finance Authority	0.41%	2,644,688	10%	AAA	Aa1	OK
African Development Bank	0.39%	2,482,729	-	AAA	Aaa	OK
Small Business Administration	0.21%	1,337,046	100%	AA+	Aaa	OK
Ginnie Mae	0.17%	1,094,542	\$250,000,000	AA+	Aaa	OK
New York State	0.13%	857,067	10%	AA+	Aa2	OK
Fannie Mae	0.09%	605,166	\$250,000,000	AA+	Aaa	OK
NY State Dorm Authority	0.07%	422,277	10%	NR	Aa2	OK
Freddie Mac	0.03%	186,248	\$250,000,000	AA+	Aaa	OK
Babylon, Town of	0.02%	101,917	10%	AA+	Aaa	OK

Notes:

1. BPCA's investment guidelines do not detail sector limits for commercial paper, supranationals, or Government MBS.
2. Commercial paper issuer limits are subject to the lesser of 5% or \$250 million per issuer.
3. Actual (\$) include market value plus accrued interest.
4. Bolded Issuers are new additions to the portfolio.



## Change in Value – Total Return Accounts

Account Name	Beginning Period Value <sup>1</sup>	(+/-)	Net Transfers <sup>2</sup>	(+/-)	Change in Value	=	Ending Period Value <sup>1</sup>
<b>Longer Term Investment Strategy</b>							
2003 Reserve Fund	\$35,117,614		\$0		(\$134,685)		\$34,982,929
BPCPC Operating Reserve Contingency	\$14,671,763		\$18,750		(\$134,565)		\$14,555,948
Insurance Fund	\$6,298,770		\$0		(\$56,050)		\$6,242,720
Operating Budget Reserve	\$20,714,760		(\$0)		(\$174,847)		\$20,539,913
BPCA Other Post-Employment Benefits	\$28,225,382		(\$0)		(\$216,712)		\$28,008,670
BPCPC Other Post-Employment Benefits	\$14,821,663		(\$0)		(\$122,472)		\$14,699,191
<b>Subtotal</b>	<b>\$119,849,952</b>		<b>\$18,750</b>		<b>(\$839,331)</b>		<b>\$119,029,370</b>
<b>Shorter Term Investment Strategy</b>							
2003 Pledged Revenue	\$321,659,268		(\$238,312,338)		\$22,344		\$83,369,274
2003 Project Operating Fund	\$10,116,034		(\$2,726)		\$2,929		\$10,116,237
<b>Subtotal</b>	<b>\$331,775,302</b>		<b>(\$238,315,064)</b>		<b>\$25,274</b>		<b>\$93,485,512</b>
<b>Total</b>	<b>\$451,625,254</b>		<b>(\$238,296,314)</b>		<b>(\$814,058)</b>		<b>\$212,514,882</b>

Notes:

1. Beginning Period Value is as of January 31, 2021 and Ending Period Value is as of April 30, 2021. Beginning Period Value and Ending Period Value equal market values of portfolio holdings plus accrued interest and cash.
2. Net Transfers represent the total portfolio contributions and withdrawals during the quarter.



## Change in Value – Other BPCA Accounts

Account Name	Beginning Period Value <sup>1</sup>	(+/-)	Net Transfers <sup>2</sup>	(+/-)	Change in Value	=	Ending Period Value <sup>1</sup>
<b>PFM Asset Management Accounts</b>							
Corporate Funds	\$851,815		\$3,289,203		\$544		\$4,141,562
2000 Arbitrage Rebate	\$835,773		\$0		\$271		\$836,044
1993 Unpledged Revenue	\$15,831,942		(\$11,681,816)		\$764		\$4,150,890
2003 Residual Fund	\$1,095,361		\$228,664,980		\$33,975		\$229,794,317
Joint Purpose Fund	\$381,862		\$0		\$148		\$382,010
Special Fund	\$965,957		\$0		\$313		\$966,270
BPCPC Operating Reserve	\$1,041,046		\$0		\$325		\$1,041,371
BPCA Goldman Sachs Liberty Contribution Fund	\$1,438		\$0		\$0		\$1,438
BPCA Series 2009A Project Costs	\$542,648		(\$45,384)		\$46		\$497,311
BPCA Series 2009B Project Costs	\$82		(\$82)		\$0		\$0
BPCA Insurance Advance	\$704		\$0		\$0		\$704
BPCA2013ACDE Proj Cost Sub AC	\$12,789,309		(\$659,740)		\$2,649		\$12,132,218
BPCA Pier A Reserve Fund	\$996,636		\$0		\$417		\$997,053
BPCA Subordinated Pmt Acct	\$0		\$0		\$0		\$0
BPCA 2019A Comm Ctr SB Proj	\$3,435,175		(\$450,988)		\$1,206		\$2,985,393
BPCA 2019A Sustainable Proj	\$59,668,999		(\$2,478,387)		\$23,171		\$57,213,784
BPCA 2019ABCDE COI	\$5,628		\$0		\$0		\$5,628
BPCA 2019BDE Project	\$9,144,748		\$0		\$3,503		\$9,148,251
BPCA 2019C Pier A SB Proj	\$3,553,238		\$0		\$1,284		\$3,554,522
<b>Subtotal</b>	<b>\$111,142,361</b>		<b>\$216,637,786</b>		<b>\$68,616</b>		<b>\$327,848,764</b>

Notes:

1. Beginning Period Value is as of January 31, 2021 and Ending Period Value is as of April 30, 2021. Beginning Period Value and Ending Period Value equal market values of portfolio holdings plus accrued interest and cash.
2. Net Transfers represent the total portfolio contributions and withdrawals during the quarter.



## Change in Value – Other BPCA Accounts

Account Name	Beginning Period Value <sup>1</sup>	(+/-)	Net Transfers <sup>2</sup>	(+/-)	Change in Value	=	Ending Period Value <sup>1</sup>
<b>Ramirez Asset Management Accounts</b>							
Liberty Terr Mariners Cove-K	\$305,179		\$0		\$100		\$305,279
Liberty House Mariners J	\$249,650		\$0		\$82		\$249,731
Rector Park L	\$34,759		\$0		\$10		\$34,769
Hudson View W Towers G	\$175,765		\$0		\$53		\$175,818
Hudson Towers E/F	\$213,753		\$0		\$70		\$213,823
Hudson View Towers C	\$188,679		\$0		\$62		\$188,741
Liberty Ct Mariners Cove B	\$623,154		\$0		\$189		\$623,344
Millenium	\$3,762,456		\$0		\$1,297		\$3,763,752
Liberty Battery Place Assoc 4	\$449,364		\$0		\$147		\$449,511
South Cove Assoc 11	\$408,103		\$0		\$123		\$408,226
Soundings Rector Park A	\$218,398		\$0		\$71		\$218,469
The Regatta Site 10	\$498,217		\$0		\$139		\$498,355
Debt Service Junior Payments	\$5,886,265		\$24,790,551		\$3,861		\$30,680,677
2003 Debt Service Senior Payments	\$7,787,102		\$76,129,986		\$12,452		\$83,929,539
BPCA Millenium Tower Security Fund 2A	\$3,141,982		\$0		\$1,080		\$3,143,062
BPCA S 16/17 Riverhouse Security Fund	\$6,675,801		\$0		\$2,166		\$6,677,967
BPCA Visionaire Security Fund	\$4,065,365		\$0		\$1,406		\$4,066,771
BPCA Pier A Security Deposit Account	\$427,179		\$0		\$140		\$427,319
BPCA One Rector Park Security Fund	\$997,716		\$0		\$357		\$998,073
BPCA Rector Square Security Fund Site D	\$229,760		\$0		\$75		\$229,835
BPCA WFC Tower C Retail Rent Escrow	\$259,063		\$0		\$85		\$259,148
BPCA River & Warren Sec Fund - Site 19A	\$6,148,412		\$0		\$2,016		\$6,150,428
BPCA North Cove Marina Security Fund	\$53,192		\$0		\$17		\$53,209
<b>Subtotal</b>	<b>\$42,799,314</b>		<b>\$100,920,537</b>		<b>\$25,997</b>		<b>\$143,745,848</b>

Notes:

1. Beginning Period Value is as of January 31, 2021 and Ending Period Value is as of April 30, 2021. Beginning Period Value and Ending Period Value equal market values of portfolio holdings plus accrued interest and cash balance.
2. Net Transfers represent the total portfolio contributions and withdrawals during the quarter.



## **II. Summary of Aggregate Portfolio**



## Aggregate Portfolio Issuer Breakdown

Security Type	April 30, 2021	% of Portfolio	January 31, 2021	% of Portfolio	QoQ % Change
<b>United States Treasury<sup>2</sup></b>					
U.S. Treasury	\$554,685,224	87.0%	\$540,431,617	89.8%	(2.8%)
Ginnie Mae	\$1,094,542	0.2%	\$1,637,759	0.3%	(0.1%)
Small Business Administration	\$1,337,046	0.2%	\$1,403,895	0.2%	(0.0%)
<b>Federal Agencies and Instrumentalities<sup>2,3</sup></b>					
Freddie Mac	\$186,248	0.0%	\$209,229	0.0%	(0.0%)
Fannie Mae	\$605,166	0.1%	\$636,049	0.1%	(0.0%)
International Bank of Recon and Development	\$7,600,259	1.2%	\$8,106,431	1.3%	(0.2%)
International American Development Bank	\$3,878,897	0.6%	\$3,060,491	0.5%	0.1%
Asian Development Bank	\$3,400,592	0.5%	\$4,057,774	0.7%	(0.1%)
African Development Bank	\$2,482,729	0.4%	\$1,895,913	0.3%	0.1%
<b>Commercial Paper<sup>2</sup></b>					
JP Morgan	\$4,992,145	0.8%	\$0	0.0%	0.8%
Apple Inc	\$2,717,783	0.4%	\$0	0.0%	0.4%
BNP Paribas	\$5,332,487	0.8%	\$1,598,683	0.3%	0.6%
Credit Agricole NA	\$19,996,800	3.1%	\$19,987,040	3.3%	(0.2%)
MetLife Funding Inc	\$21,619,083	3.4%	\$8,876,094	1.5%	1.9%
<b>Municipal Issuers<sup>2</sup></b>					
New York City	\$3,501,760	0.5%	\$3,539,156	0.6%	(0.0%)
New York City Transitional Finance Authority	\$2,644,688	0.4%	\$2,643,165	0.4%	(0.0%)
NY State Dorm Authority	\$422,277	0.1%	\$428,087	0.1%	(0.0%)
New York State	\$857,067	0.1%	\$1,167,611	0.2%	(0.1%)
Babylon, Town of	\$101,917	0.0%	\$101,837	0.0%	(0.0%)
<b>TOTAL</b>	<b>\$637,456,711</b>	<b>100.0%</b>	<b>\$601,821,711</b>	<b>100.0%</b>	

Notes:

- End of quarter trade-date market values of portfolio holdings, including accrued interest.
- Pursuant to the Authority's Investment Policy, investments in obligations other than those backed by the full faith and credit of the U.S. Government are limited to the following: (1) Federal Agencies - \$250 million per issuer, (2) Commercial Paper - the lesser of 5% or \$250 million per issuer, (3) Bankers' Acceptances - the lesser of 5% or \$250 million per issuer and (4) Municipal Bonds - 10%.
- Federal Agencies and Instrumentalities includes Mortgage-Backed Securities.



## Portfolio Value – Total Return Accounts

	April 30, 2021			January 31, 2021			
<b>Longer Term Investment Strategy</b>	<b>Market Value <sup>1</sup></b>	<b>Effective Duration</b>	<b>% of Total Portfolio</b>	<b>Market Value <sup>1</sup></b>	<b>Effective Duration</b>	<b>% of Total Portfolio</b>	<b>QoQ % Change</b>
2003 Reserve Fund	\$34,981,288	2.89	5.5%	\$35,078,500	2.63	5.8%	-0.3%
BPCPC Operating Reserve Contingency	\$14,555,765	3.77	2.3%	\$14,623,513	3.53	2.4%	-0.1%
Insurance Fund	\$6,240,647	3.71	1.0%	\$6,282,748	3.50	1.0%	-0.1%
Operating Budget Reserve	\$20,539,050	3.62	3.2%	\$20,683,722	3.46	3.4%	-0.2%
BPCA Other Post-Employment Benefits	\$28,008,237	3.68	4.4%	\$28,192,161	3.36	4.7%	-0.3%
BPCPC Other Post-Employment Benefits	\$14,698,343	3.74	2.3%	\$14,805,149	3.42	2.5%	-0.2%
<b>Subtotal Longer Term Investment Strategy</b>	<b>\$119,023,331</b>	<b>3.46</b>	<b>18.7%</b>	<b>\$119,665,793</b>	<b>3.20</b>	<b>19.9%</b>	<b>-1.2%</b>
<b>Short Term Investment Strategy</b>							
2003 Pledged Revenue	\$81,456,796	0.44	12.8%	\$319,665,368	0.11	53.1%	-40.3%
2003 Project Operating Fund	\$10,115,447	0.25	1.6%	\$10,115,544	0.19	1.7%	-0.1%
<b>Subtotal Short Term Investment Strategy</b>	<b>\$91,572,242</b>	<b>0.42</b>	<b>14.4%</b>	<b>\$329,780,912</b>	<b>0.11</b>	<b>54.8%</b>	<b>-40.4%</b>
<b>Subtotal of Total Return Accounts</b>	<b>\$210,595,574</b>	<b>2.14</b>	<b>33.0%</b>	<b>\$449,446,704</b>	<b>0.93</b>	<b>74.7%</b>	<b>-41.6%</b>

Notes:

1. "Market Value" includes accrued interest but does not include cash balances held at the bank.



## Portfolio Value – Other BPCA Accounts

	April 30, 2021			January 31, 2021			
	Market Value <sup>1</sup>	Effective Duration	% of Total Portfolio	Market Value <sup>1</sup>	Effective Duration	% of Total Portfolio	QoQ % Change
Corporate Funds	\$4,137,513	1.51	0.6%	\$850,939	0.15	0.1%	0.5%
2000 Arbitrage Rebate	\$835,660	0.91	0.1%	\$834,940	0.15	0.1%	(0.0%)
1993 Unpledged Revenue	\$4,150,625	0.35	0.7%	\$15,805,994	0.01	2.6%	(2.0%)
2003 Residual Fund	\$229,793,468	0.06	36.0%	\$1,094,921	0.15	0.2%	35.9%
Joint Purpose Fund	\$381,973	0.37	0.1%	\$381,825	0.62	0.1%	(0.0%)
Special Fund	\$965,608	0.91	0.2%	\$964,930	0.15	0.2%	(0.0%)
BPCPC Operating Reserve	\$1,040,125	0.60	0.2%	\$1,039,855	0.08	0.2%	(0.0%)
BPCA Goldman Sachs Liberty Contribution Fund	\$0	0.00	0.0%	\$0	0.00	0.0%	-
BPCA Series 2009A Project Costs	\$495,961	0.41	0.1%	\$541,998	0.02	0.1%	(0.0%)
BPCA Series 2009B Project Costs	\$0	0.00	0.0%	\$0	0.00	0.0%	-
BPCA Pier A Construction Escrow	\$0	0.00	0.0%	\$0	0.00	0.0%	-
BPCA Insurance Advance	\$0	0.00	0.0%	\$0	0.00	0.0%	-
BPCA2013ACDE COI SUB AC	\$0	0.00	0.0%	\$0	0.00	0.0%	-
BPCA2013B COI SUB AC	\$0	0.00	0.0%	\$0	0.00	0.0%	-
BPCA2013ACDE PROJ COST SUB AC	\$12,131,673	0.18	1.9%	\$12,788,050	0.25	2.1%	(0.2%)
BPCA2013B PROJ COSTS SUB AC	\$0	0.00	0.0%	\$0	0.00	0.0%	-
BPCA PIER A RESERVE FUND	\$996,712	0.83	0.2%	\$995,932	0.13	0.2%	(0.0%)
BPCA SUBORDINATED PAYMENT ACCOUNT	\$0	0.00	0.0%	\$0	0.00	0.0%	-
BPCA 2019A Comm Ctr SB Proj	\$2,984,395	0.59	0.5%	\$3,434,458	0.25	0.6%	(0.1%)
BPCA 2019A Sustainable Proj	\$57,212,166	0.55	9.0%	\$59,667,353	0.31	9.9%	(0.9%)
BPCA 2019ABCDE COI	\$0	0.00	0.0%	\$0	0.00	0.0%	-
BPCA 2019BDE Project	\$9,147,541	0.51	1.4%	\$9,143,644	0.32	1.5%	(0.1%)
BPCA 2019C Pier A SB Proj	\$3,553,569	0.45	0.6%	\$3,551,925	0.44	0.6%	(0.0%)
Liberty Terr Mariners Cove-K	\$304,912	0.72	0.0%	\$304,893	0.47	0.1%	(0.0%)
Liberty House Mariners J	\$248,928	0.72	0.0%	\$248,912	0.47	0.0%	(0.0%)
Rector Park L	\$33,998	0.35	0.0%	\$33,988	0.46	0.0%	(0.0%)
Hudson View W Towers G	\$174,989	0.35	0.0%	\$174,938	0.47	0.0%	(0.0%)
Hudson Towers E/F	\$212,939	0.72	0.0%	\$212,925	0.47	0.0%	(0.0%)
Hudson View Towers C	\$187,946	0.72	0.0%	\$187,934	0.46	0.0%	(0.0%)
Liberty Ct Mariners Cove B	\$623,228	0.70	0.1%	\$622,661	0.48	0.1%	(0.0%)
Millenium	\$3,762,984	0.70	0.6%	\$3,761,758	0.44	0.6%	(0.0%)
Liberty Battery Place Assoc 4	\$448,871	0.72	0.1%	\$448,842	0.47	0.1%	(0.0%)
South Cove Assoc 11	\$407,975	0.35	0.1%	\$407,857	0.46	0.1%	(0.0%)
Soundings Rector Park A	\$217,937	0.72	0.0%	\$217,923	0.46	0.0%	(0.0%)
The Regatta Site 10	\$498,318	0.35	0.1%	\$497,595	0.48	0.1%	(0.0%)
Debt Service Junior Payments	\$19,902,246	0.41	3.1%	\$4,384,789	0.30	0.7%	2.4%
2003 Debt Service Senior Payments	\$50,007,151	0.50	7.8%	\$7,781,863	0.28	1.3%	6.6%
BPCA Millenium Tower Security Fund 2A	\$3,142,137	0.70	0.5%	\$3,141,603	0.44	0.5%	(0.0%)
BPCA S 16/17 Riverhouse Security Fund	\$6,677,389	0.69	1.0%	\$6,674,027	0.43	1.1%	(0.1%)
BPCA Visionaire Security Fund	\$4,066,248	0.70	0.6%	\$4,064,525	0.45	0.7%	(0.0%)
BPCA Pier A Security Deposit Account	\$426,877	0.72	0.1%	\$426,850	0.47	0.1%	(0.0%)
BPCA One Rector Park Security Fund	\$998,029	0.67	0.2%	\$996,711	0.42	0.2%	(0.0%)
BPCA Rector Square Security Fund Site D	\$228,934	0.72	0.0%	\$228,919	0.47	0.0%	(0.0%)
BPCA WFC TOWER C RETAIL RENT ESCROW	\$258,925	0.72	0.0%	\$258,909	0.47	0.0%	(0.0%)
BPCA RIVER & WARREN SEC FUND - SITE 19A	\$6,150,200	0.69	1.0%	\$6,146,839	0.43	1.0%	(0.1%)
BPCA NORTH COVE MARINA SECURITY FUND	\$52,985	0.71	0.0%	\$52,981	0.47	0.0%	(0.0%)
<b>Subtotal of Other BPCA Accounts</b>	<b>\$426,861,137</b>	<b>0.28</b>	<b>67.0%</b>	<b>\$152,375,006</b>	<b>0.29</b>	<b>25.3%</b>	<b>41.6%</b>

### Notes:

1. "Market Value" includes accrued interest but does not include cash balances held at the bank.
2. Highlighted funds are managed by Ramirez Asset Management ("RAM"). Market values for these funds are provided by RAM.

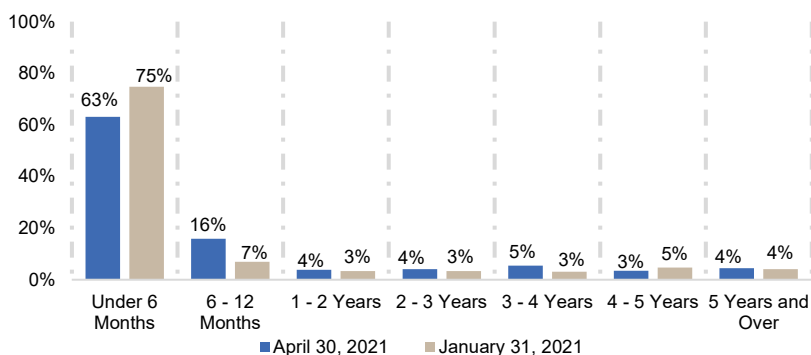




## Aggregate Portfolio Summary: PFM Asset Management

Security Type <sup>1</sup>	April 30, 2021	% of Advisor	% of Total Portfolio	Effective Duration	January 31, 2021	% of Advisor	% of Total Portfolio	Effective Duration	QoQ Change (% of Advisor)
U.S. Treasuries	\$456,288,090	84.7%	71.6%	0.72	\$445,536,602	74.0%	74.0%	0.85	10.7%
Federal Agencies and Instrumentalities (non-MBS)	\$17,362,478	3.2%	2.7%	2.65	\$53,535,194	8.9%	8.9%	1.90	(5.7%)
Commercial Paper	\$54,658,298	10.2%	8.6%	0.41	\$18,387,107	3.1%	3.1%	0.08	7.1%
Municipals	\$7,072,323	1.3%	1.1%	2.21	\$26,095,264	4.3%	4.3%	2.44	(3.0%)
Government MBS <sup>2</sup>	\$3,041,375	0.6%	0.5%	2.91	\$22,756,733	3.8%	3.8%	2.95	(3.2%)
<b>Totals</b>	<b>\$538,422,563.46</b>	<b>100%</b>	<b>84.5%</b>	<b>0.79</b>	<b>\$601,821,711</b>	<b>100.0%</b>	<b>100.0%</b>	<b>1.02</b>	

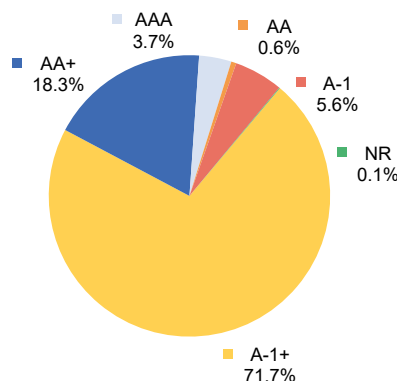
**Maturity Distribution  
as of 4/30/2021**



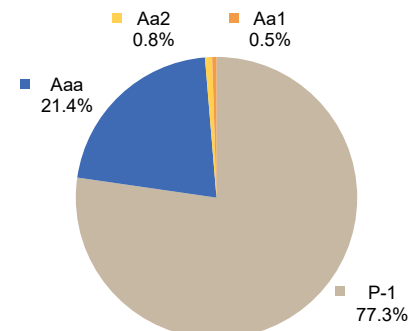
**Notes:**

- End of quarter trade-date market values of portfolio holdings, including accrued interest.
- Government MBS includes Freddie Mac, Fannie Mae, Ginnie Mae, and Small Business Administration MBS.
- NR holdings are not rated by S&P, but rated by Moody's and are in compliance with BPCA's investment policy.

**Credit Quality (S&P)  
as of 4/30/2021**



**Credit Quality (Moody's)  
as of 4/30/2021**

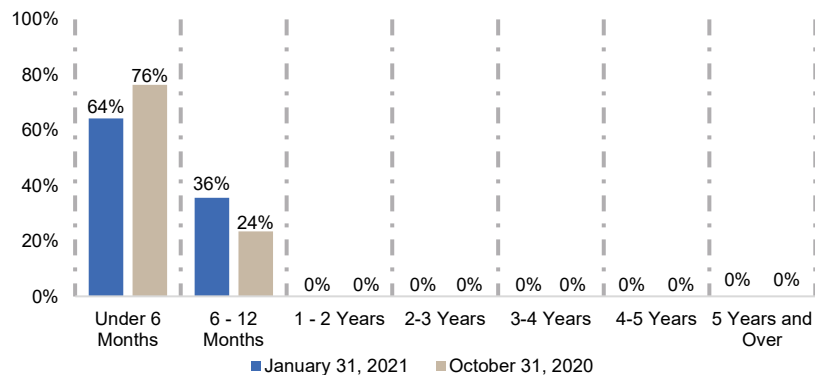




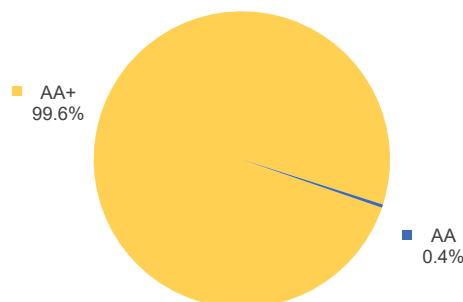
## Aggregate Portfolio Summary: Ramirez Asset Management

Security Type <sup>1</sup>	April 30, 2021	% of Advisor	% of Total Portfolio	Effective Duration	January 31, 2021	% of Advisor	% of Total Portfolio	Effective Duration	QoQ Change (% of Advisor)
U.S. Treasuries	\$98,397,135	99.4%	15.4%	0.54	\$38,715,465	93.8%	6.4%	0.41	5.6%
Federal Agencies and Instrumentalities (non-MBS)	\$138,917	0.1%	0.0%	0.44	\$139,814	0.3%	0.0%	0.68	(0.2%)
Commercial Paper	\$0	0.0%	0.0%	0.00	\$0	0.0%	0.0%	0.00	-
Municipals	\$455,386	0.5%	0.1%	0.36	\$2,376,785	5.8%	0.4%	0.19	(5.3%)
Government MBS <sup>2</sup>	\$42,711	0.0%	0.0%	2.67	\$46,180	0.1%	0.0%	2.18	(0.1%)
<b>Totals</b>	<b>\$99,034,148</b>	<b>100%</b>	<b>15.5%</b>	<b>0.54</b>	<b>\$41,278,245</b>	<b>100.0%</b>	<b>6.9%</b>	<b>0.40</b>	

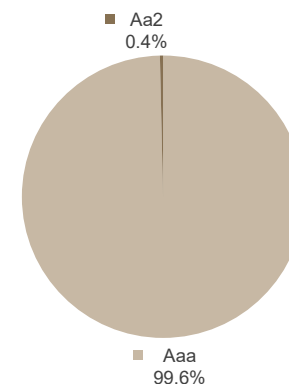
**Maturity Distribution  
as of 4/30/2021**



**Credit Quality (S&P)  
as of 4/30/2021**



**Credit Quality (Moody's)  
as of 4/30/2021**



**Notes:**

- End of quarter trade-date market values of portfolio holdings, including accrued interest.
- Government MBS includes Freddie Mac, Fannie Mae, Ginnie Mae, and Small Business Administration MBS.



## Portfolio Earnings – PFM-Managed Accounts

<b>Portfolio Earnings</b> <i>Quarter-Ended April 30, 2021</i>		
	<b>Market Value Basis <sup>3</sup></b>	<b>Accrual (Amortized Cost) Basis</b>
Beginning Value - January 2021 <sup>1</sup>	\$559,886,407	\$555,878,487
Net Purchases (Sales) <sup>4</sup>	(\$20,726,076)	(\$20,726,076)
Change in Value	(\$1,255,292)	\$115,190
Ending Value - April 2021 <sup>1</sup>	\$537,905,039	\$535,267,602
Net Income <sup>2</sup>	\$509,843	\$509,843
Portfolio Earnings	(\$745,448)	\$625,034

Notes:

1. Beginning and Ending Values exclude accrued income and cash balances at the bank.
2. Interest earned includes coupon income paid, change in beginning and ending accruals, and purchased/sold accrued interest.
3. A negative change in market value does not mean a realized loss. Losses are not realized until security/securities are sold.
4. Net purchases and sales include the sum of all buys and sells across portfolios that occurred during the quarter



## Portfolio Earnings – Ramirez-Managed Accounts

	Portfolio Earnings <i>Quarter-Ended April 30, 2021</i>	
	<u>Market Value Basis <sup>1, 4</sup></u>	<u>Accrual (Amortized Cost) Basis <sup>2</sup></u>
Beginning Value - January 2021	\$41,239,232	\$41,270,340
Net Purchases (Sales)	\$57,901,031	\$57,901,031
Change in Value	(\$126,536)	(\$42,180)
Ending Value - April 2021	\$99,013,727	\$99,129,192
Net Income <sup>3</sup>	\$152,247	\$152,247
Portfolio Earnings	\$25,712	\$110,068

Notes:

1. Underlying data for Market Value Basis supplied by Advent APX, values exclude accrued income and cash balances at the bank.
2. Accrual (Amortized Cost) Basis data provided by custodian, BNY-Mellon.
3. Net Income includes coupon income paid, change in beginning and ending accruals, and purchased/sold accrued interest.
4. A negative change in market value does not mean a realized loss. Losses are not realized until security/securities are sold.

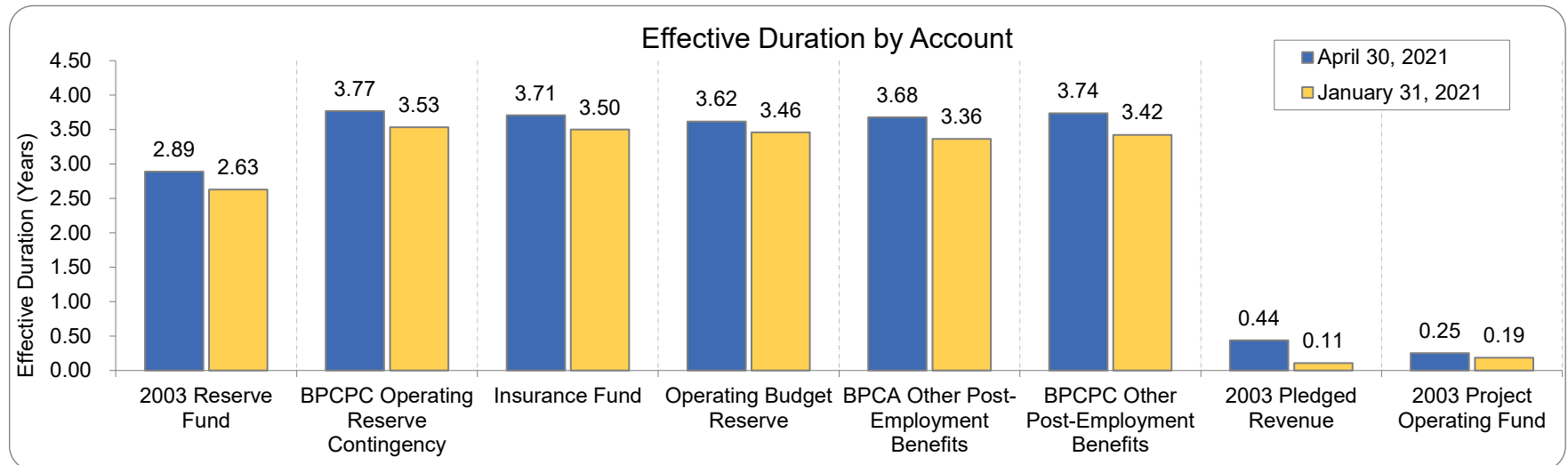


## **III. Total Return Performance Attributes**



## Total Return Portfolio Attributes

	Effective Duration (in years)		Yield To Maturity - At Market		Yield To Maturity - On Cost	
Yields	April 30, 2021	January 31, 2021	April 30, 2021	January 31, 2021	April 30, 2021	January 31, 2021
<b>Longer Term Investment Strategy</b>						
2003 Reserve Fund	2.89	2.63	0.51%	0.33%	1.29%	1.50%
BPCPC Operating Reserve Contingency	3.77	3.53	0.78%	0.48%	1.57%	1.68%
Insurance Fund	3.71	3.50	0.68%	0.36%	1.51%	1.60%
Operating Budget Reserve	3.62	3.46	0.65%	0.38%	1.03%	1.04%
BPCA Other Post-Employment Benefits	3.68	3.36	0.70%	0.40%	1.75%	1.88%
BPCPC Other Post-Employment Benefits	3.74	3.42	0.73%	0.41%	1.72%	1.87%
<b>Short Term Investment Strategy</b>						
2003 Pledged Revenue	0.44	0.11	0.09%	0.04%	0.11%	0.07%
2003 Project Operating Fund	0.25	0.19	0.09%	0.08%	0.09%	0.09%





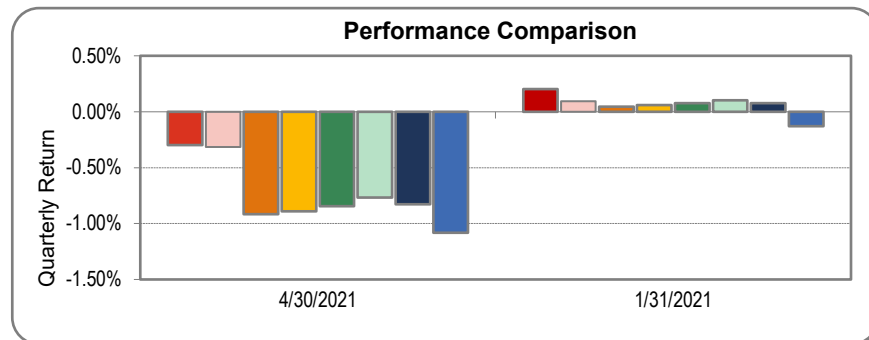
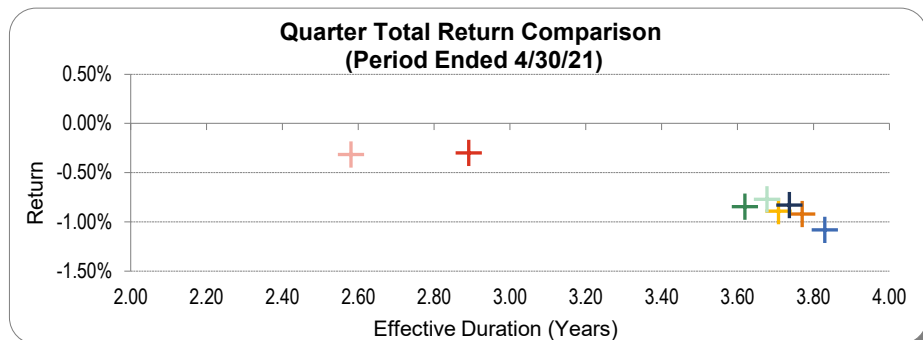
# ***Portfolios Managed with a Longer-Term Investment Strategy***



# Longer-Term Investment Strategy

Total Return <sup>1,2,4,5</sup>	April 30, 2021	Annualized Since Inception
2003 Reserve Fund	(0.30%)	3.15%
<b>BM: BAML 1-5 Year US Treasury Note Index</b>	<b>(0.31%)</b>	<b>3.11%</b>
BPCPC Operating Reserve Contingency	(0.92%)	3.62%
Insurance Fund	(0.89%)	3.58%
Operating Budget Reserve	(0.84%)	3.70%
<b>BM: BAML 1-10 Year US Treasury Note Index</b>	<b>(1.08%)</b>	<b>3.40%</b>
BPCA Other Post-Employment Benefits	(0.77%)	2.97%
<b>BM: BAML 1-10 Year US Treasury Note Index</b>	<b>(1.08%)</b>	<b>2.80%</b>
BPCPC Other Post-Employment Benefits	(0.83%)	2.52%
<b>BM: BAML 1-10 Year US Treasury Note Index</b>	<b>(1.08%)</b>	<b>2.56%</b>

Effective Duration (in years) <sup>3</sup>	April 30, 2021	January 31, 2021
2003 Reserve Fund	2.89	2.63
<b>BM: BAML 1-5 Year US Treasury Note Index</b>	<b>2.58</b>	<b>2.57</b>
BPCPC Operating Reserve Contingency	3.77	3.53
Insurance Fund	3.71	3.50
Operating Budget Reserve	3.62	3.46
BPCA Other Post-Employment Benefits	3.68	3.36
BPCPC Other Post-Employment Benefits	3.74	3.42
<b>BM: BAML 1-10 Year US Treasury Note Index</b>	<b>3.83</b>	<b>3.79</b>



## Notes:

- Performance on trade-date basis, gross-of-fees in accordance with the CFA Institute's Global Investment Performance Standards.
- 2003 Reserve Fund, Operating Budget Reserve, Insurance Fund, and the Operating Reserve Contingency Funds temporarily suspended their investment strategies from June 2019 to December 2019 due to 2019 bond funding.
- Bank of America/Merrill Lynch (BAML) indices provided by Bloomberg Financial Markets. The total returns shown for periods longer than a year are the annualized returns for the stated period.
- Duration is the change in the value of a security that will result from a 1% change in interest rates, stated in years.
- Periodic performance numbers are presented both as the periodic return and on an annualized basis. The annualized return assumes the periodic return is compounded at the same rate and is presented for reference only. The actual annual return will be the result of chaining the most recent four quarterly returns.
- Since inception performance for all portfolios other than 'BPCA Other Post Employment Benefits' and 'BPCPC Other Post Employment Benefits' is calculated from January 31, 2006 to present. For the 'Reserve Fund,' the inception of the BAML 1-5 Year Treasury Index as the performance benchmark is July 31, 2013. For prior periods, the BAML 1-10 Year Treasury Index was utilized. Since inception performance for the 'BPCA Other Post Employment Benefits' is calculated from January 31, 2008 to present. Since inception performance for the 'BPCPC Other Post Employment Benefits' is calculated from February 12, 2010 to present.

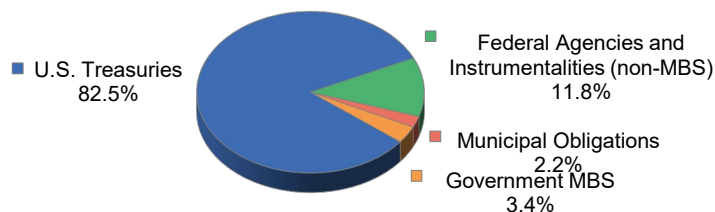




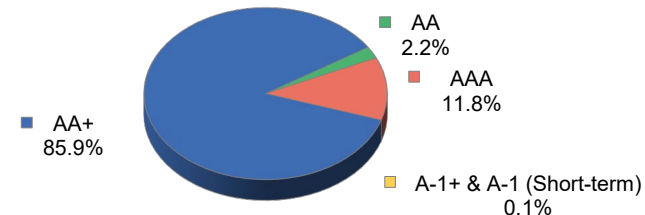
## 2003 Reserve Fund Portfolio

Security Type <sup>1</sup>	April 30, 2021	% of Portfolio	January 31, 2021	% of Portfolio	QoQ % Change
U.S. Treasuries	\$28,858,647	82.5%	\$29,711,693	84.7%	(2.2%)
Federal Agencies and Instrumentalities (non-MBS)	\$4,138,330	11.8%	\$3,049,994	8.7%	3.1%
Commercial Paper	\$0	0.0%	\$0	0.0%	0.0%
Municipal Obligations	\$780,780	2.2%	\$788,169	2.2%	(0.0%)
Government MBS	\$1,203,531	3.4%	\$1,528,644	4.4%	(0.9%)
<b>Totals</b>	<b>\$34,981,288</b>	<b>100.0%</b>	<b>\$35,078,500</b>	<b>100.0%</b>	

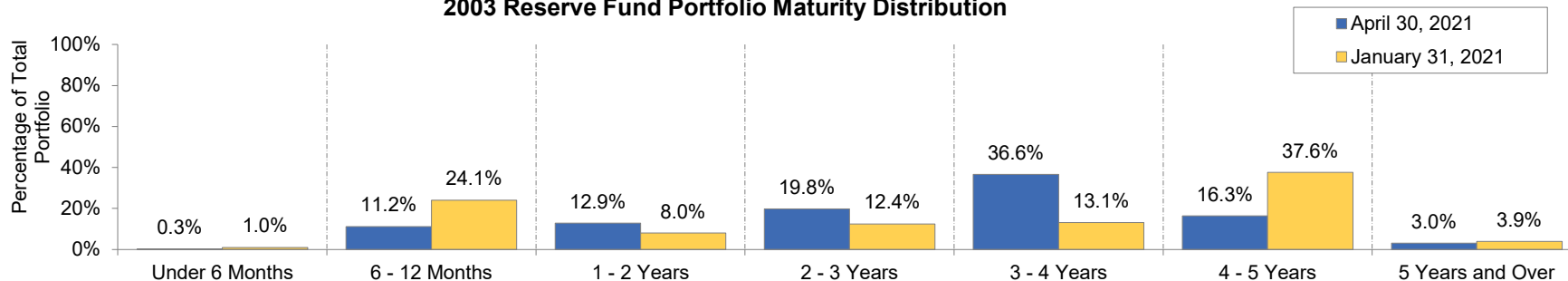
**Portfolio Composition  
as of 04/30/21**



**Credit Quality Distribution  
as of 04/30/21**



**2003 Reserve Fund Portfolio Maturity Distribution**



**Notes:**

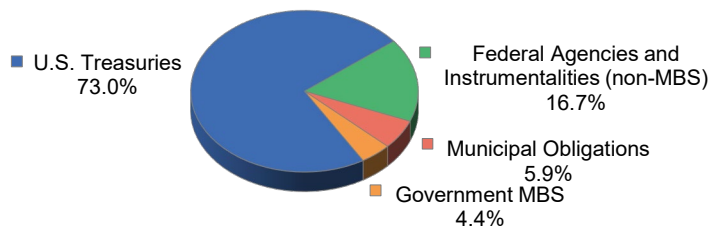
1. End of quarter trade-date market values of portfolio holdings, including accrued interest.
2. Government MBS includes Freddie Mac, Fannie Mae, Ginnie Mae, and Small Business Administration MBS.



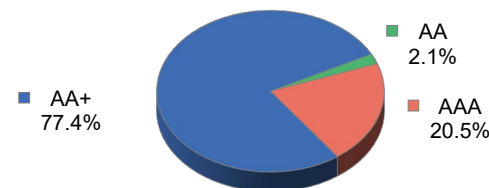
# BPCPC Operating Reserve Contingency Portfolio

Security Type <sup>1</sup>	April 30, 2021	% of Portfolio	January 31, 2021	% of Portfolio	QoQ % Change
U.S. Treasuries	\$10,622,478	73.0%	\$10,518,754	71.9%	1.0%
Federal Agencies and Instrumentalities (non-MBS)	\$2,431,100	16.7%	\$2,491,144	17.0%	(0.3%)
Commercial Paper	\$0	0.0%	\$0	0.0%	0.0%
Municipal Obligations	\$858,482	5.9%	\$861,326	5.9%	0.0%
Government MBS	\$643,705	4.4%	\$752,289	5.1%	(0.7%)
<b>Totals</b>	<b>\$14,555,765</b>	<b>100.0%</b>	<b>\$14,623,513</b>	<b>100.0%</b>	

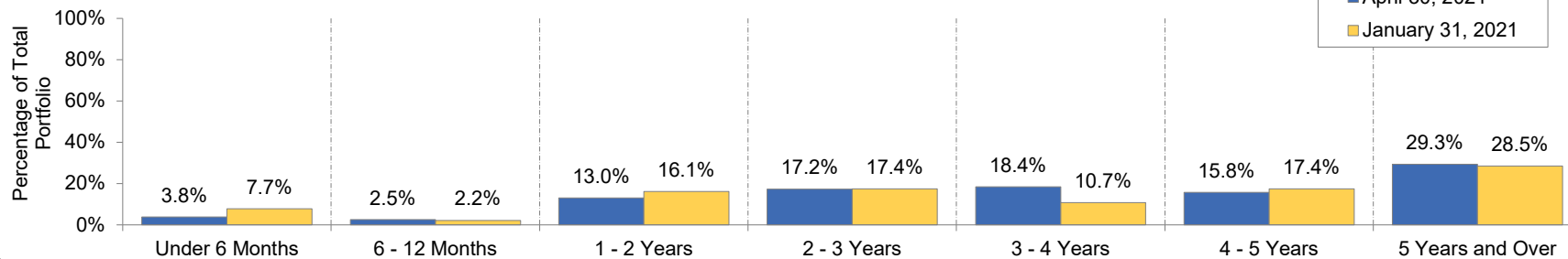
**Portfolio Composition  
as of 04/30/21**



**Credit Quality Distribution  
as of 04/30/21**



**BPCPC Operating Reserve Contingency Portfolio Maturity Distribution**



**Notes:**

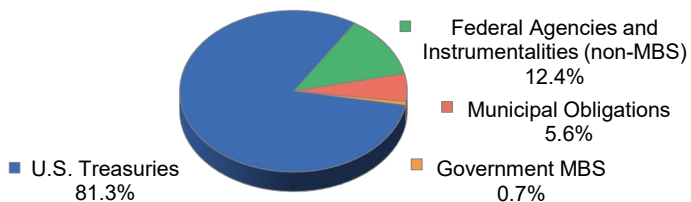
1. End of quarter trade-date market values of portfolio holdings, including accrued interest.
2. Government MBS includes Freddie Mac, Fannie Mae, Ginnie Mae, and Small Business Administration MBS.



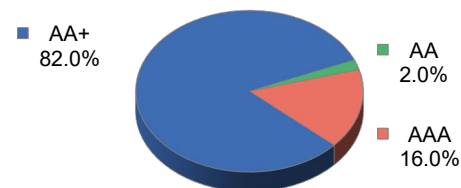
# Insurance Fund Portfolio

Security Type <sup>1</sup>	April 30, 2021	% of Portfolio	January 31, 2021	% of Portfolio	QoQ % Change
U.S. Treasuries	\$5,071,205	81.3%	\$4,922,229	78.3%	2.9%
Federal Agencies and Instrumentalities (non-MBS)	\$776,129	12.4%	\$954,237	15.2%	(2.8%)
Commercial Paper	\$0	0.0%	\$0	0.0%	0.0%
Municipal Obligations	\$348,480	5.6%	\$349,694	5.6%	0.0%
Government MBS	\$44,833	0.7%	\$56,588	0.9%	(0.2%)
<b>Totals</b>	<b>\$6,240,647</b>	<b>100.0%</b>	<b>\$6,282,748</b>	<b>100.0%</b>	

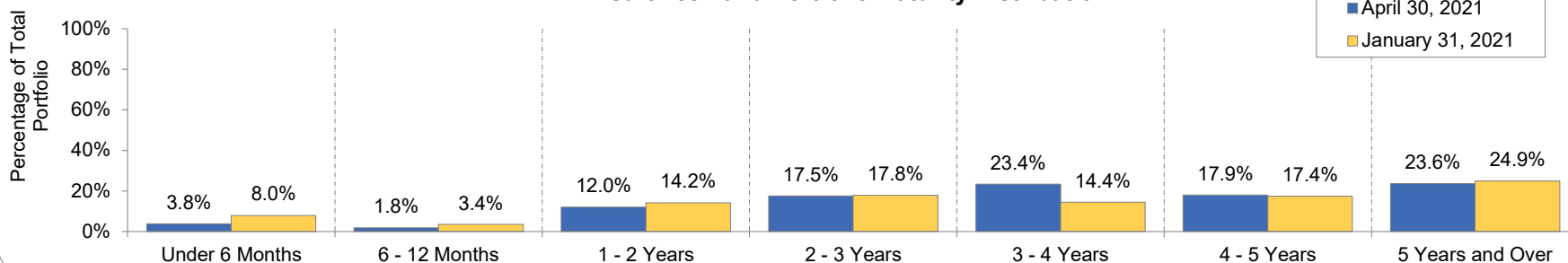
**Portfolio Composition  
as of 04/30/21**



**Credit Quality Distribution  
as of 04/30/21**



**Insurance Fund Portfolio Maturity Distribution**



**Notes:**

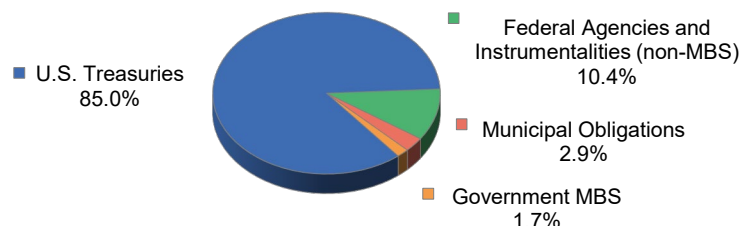
1. End of quarter trade-date market values of portfolio holdings, including accrued interest.
2. Government MBS includes Freddie Mac, Fannie Mae, Ginnie Mae, and Small Business Administration MBS.



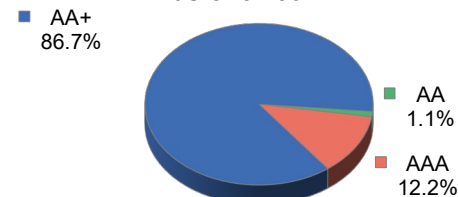
# Operating Budget Reserve Portfolio

Security Type <sup>1</sup>	April 30, 2021	% of Portfolio	January 31, 2021	% of Portfolio	QoQ % Change
U.S. Treasuries	\$17,456,125	85.0%	\$17,627,410	85.2%	(0.2%)
Federal Agencies and Instrumentalities (non-MBS)	\$2,131,117	10.4%	\$2,048,188	9.9%	0.5%
Commercial Paper	\$0	0.0%	\$0	0.0%	0.0%
Municipal Obligations	\$595,961	2.9%	\$598,050	2.9%	0.0%
Government MBS	\$355,848	1.7%	\$410,073	2.0%	(0.3%)
<b>Totals</b>	<b>\$20,539,050</b>	<b>100.0%</b>	<b>\$20,683,722</b>	<b>100.0%</b>	

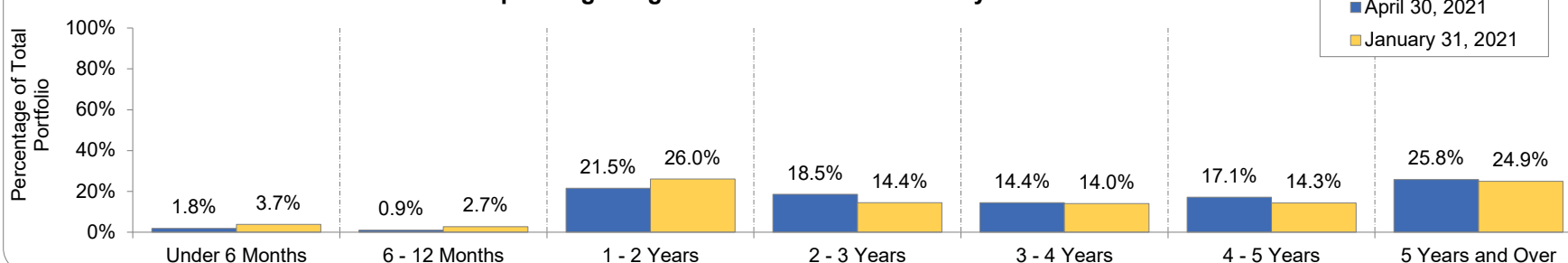
**Portfolio Composition  
as of 04/30/21**



**Credit Quality Distribution  
as of 04/30/21**



**Operating Budget Reserve Portfolio Maturity Distribution**



**Notes:**

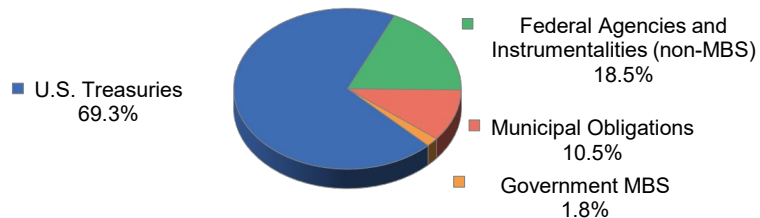
1. End of quarter trade-date market values of portfolio holdings, including accrued interest.
2. Government MBS includes Freddie Mac, Fannie Mae, Ginnie Mae, and Small Business Administration MBS.



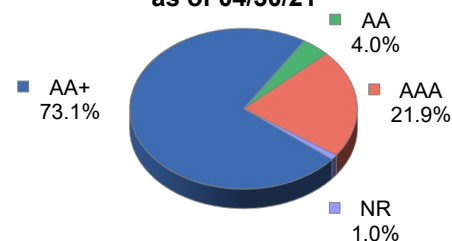
# BPCA OPEB Portfolio

Security Type <sup>1</sup>	April 30, 2021	% of Portfolio	January 31, 2021	% of Portfolio	QoQ % Change
U.S. Treasuries	\$19,398,780	69.3%	\$19,057,232	67.6%	1.7%
Federal Agencies and Instrumentalities (non-MBS)	\$5,176,411	18.5%	\$5,579,576	19.8%	(1.3%)
Commercial Paper	\$0	0.0%	\$0	0.0%	0.0%
Municipal Obligations	\$2,929,426	10.5%	\$2,951,191	10.5%	(0.0%)
Government MBS	\$503,621	1.8%	\$604,162	2.1%	(0.3%)
<b>Totals</b>	<b>\$28,008,237</b>	<b>100.0%</b>	<b>\$28,192,161</b>	<b>100.0%</b>	

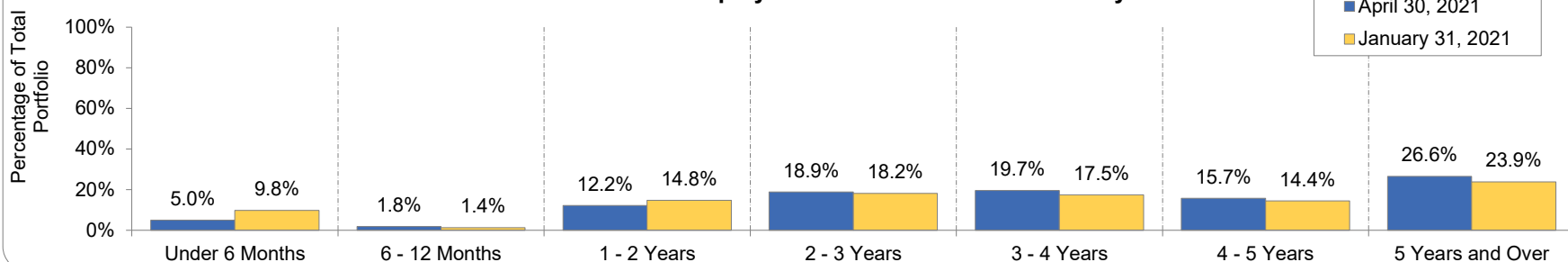
**Portfolio Composition  
as of 04/30/21**



**Credit Quality Distribution  
as of 04/30/21**



**BPCA Other Post Employment Benefits Portfolio Maturity Distribution**



**Notes:**

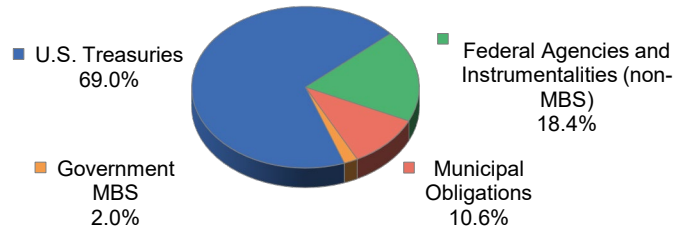
1. End of quarter trade-date market values of portfolio holdings, including accrued interest.
2. Government MBS includes Freddie Mac, Fannie Mae, Ginnie Mae, and Small Business Administration MBS.
3. NR holdings are not rated by S&P, but rated by Moody's and are in compliance with BPCA's investment policy.



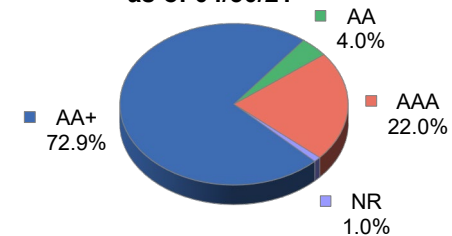
## BPCPC OPEB Portfolio

Security Type <sup>1</sup>	April 30, 2021	% of Portfolio	January 31, 2021	% of Portfolio	QoQ % Change
U.S. Treasuries	\$10,141,231	69.0%	\$9,889,819	66.8%	2.2%
Federal Agencies and Instrumentalities (non-MBS)	\$2,709,391	18.4%	\$2,997,469	20.2%	(1.8%)
Commercial Paper	\$0	0.0%	\$0	0.0%	0.0%
Municipal Obligations	\$1,559,194	10.6%	\$1,570,560	10.6%	(0.0%)
Government MBS	\$288,527	2.0%	\$347,300	2.3%	(0.4%)
<b>Totals</b>	<b>\$14,698,343</b>	<b>100.0%</b>	<b>\$14,805,149</b>	<b>100.0%</b>	

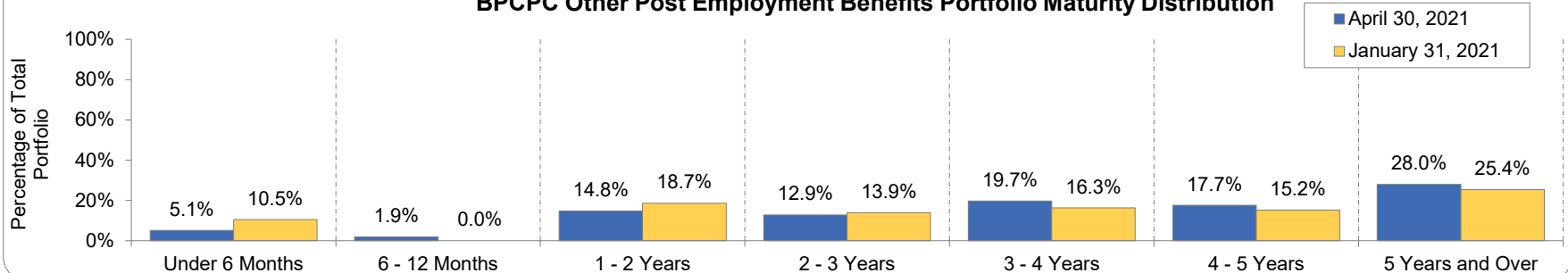
**Portfolio Composition  
as of 04/30/21**



**Credit Quality Distribution  
as of 04/30/21**



**BPCPC Other Post Employment Benefits Portfolio Maturity Distribution**



**Notes:**

1. End of quarter trade-date market values of portfolio holdings, including accrued interest.
2. Government MBS includes Freddie Mac, Fannie Mae, Ginnie Mae, and Small Business Administration MBS.
3. NR holdings are not rated by S&P, but rated by Moody's and are in compliance with BPCA's investment policy.



# ***Portfolios Managed with a Shorter-Term Investment Strategy***

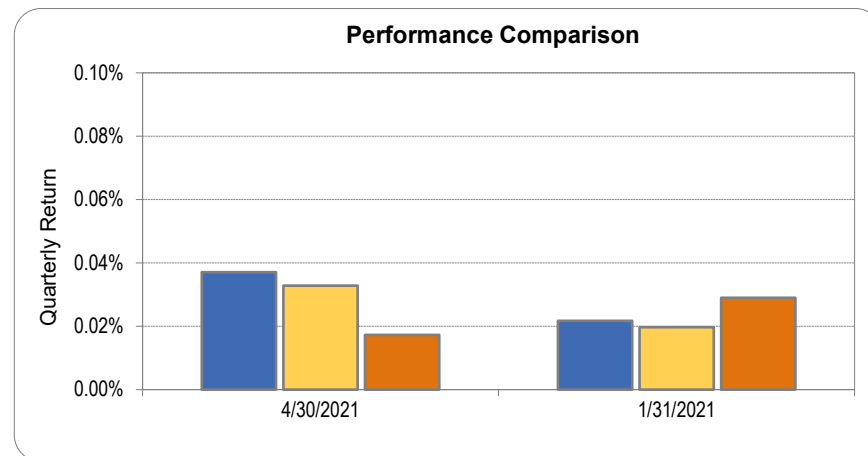
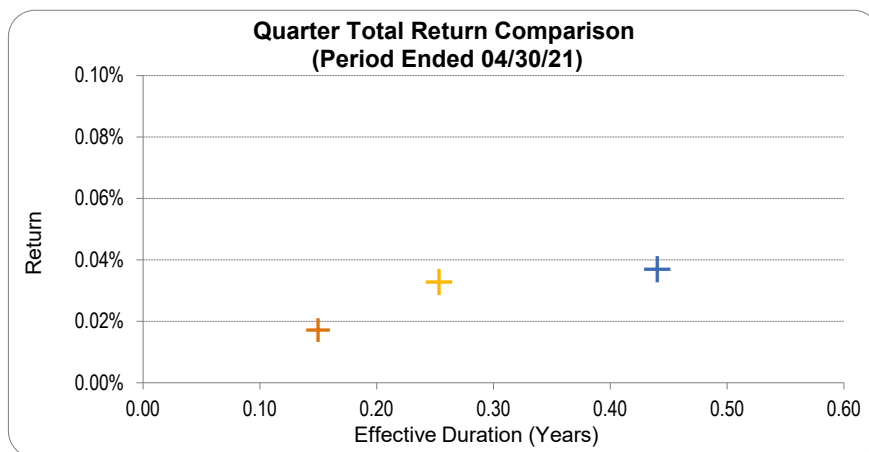


## Shorter-Term Investment Strategy

Total Return <sup>1,2,4,5</sup>	April 30, 2021	Annualized Since Inception
2003 Pledged Revenue	0.04%	1.24%
2003 Project Operating Fund	0.03%	1.25%
<b>BM: BAML 3 Month US Treasury Bill Index</b>	<b>0.02%</b>	<b>1.18%</b>

Effective Duration (in years) <sup>3</sup>	April 30, 2021	January 31, 2021
2003 Pledged Revenue	0.44	0.11
2003 Project Operating Fund	0.25	0.19
<b>BM: BAML 3-Month US Treasury Bill Index</b>	<b>0.15</b>	<b>0.16</b>



### Notes:

1. Performance on trade-date basis, gross-of-fees in accordance with the CFA Institute's Global Investment Performance Standards.
2. Bank of America/Merrill Lynch (BAML) indices provided by Bloomberg Financial Markets. The total returns shown for periods longer than a year are the annualized returns for the stated period.
3. Duration is the change in the value of a security that will result from a 1% change in interest rates, stated in years.
4. Periodic performance numbers are presented both as the periodic return and on an annualized basis. The annualized return assumes the periodic return is compounded at the same rate and is presented for reference only. The actual annual return will be the result of chaining the most recent four quarterly returns.
5. Since inception performance is calculated from January 31, 2006 to present.

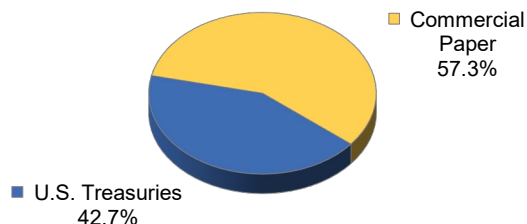




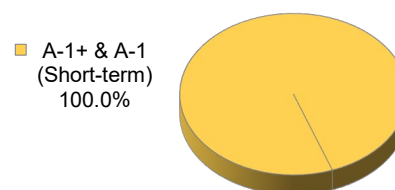
## 2003 Pledged Revenue

Security Type <sup>1</sup>	April 30, 2021	% of Portfolio	January 31, 2021	% of Portfolio	QoQ % Change
U.S. Treasuries	\$34,764,087	42.7%	\$291,201,681	91.1%	(48.4%)
Federal Agencies and Instrumentalities (non-MBS)	\$0	0.0%	\$0	0.0%	0.0%
Commercial Paper	\$46,692,708	57.3%	\$28,463,687	8.9%	48.4%
Municipal Obligations	\$0	0.0%	\$0	0.0%	0.0%
Government MBS	\$0	0.0%	\$0	0.0%	0.0%
<b>Totals</b>	<b>\$81,456,796</b>	<b>100.0%</b>	<b>\$319,665,368</b>	<b>100.0%</b>	

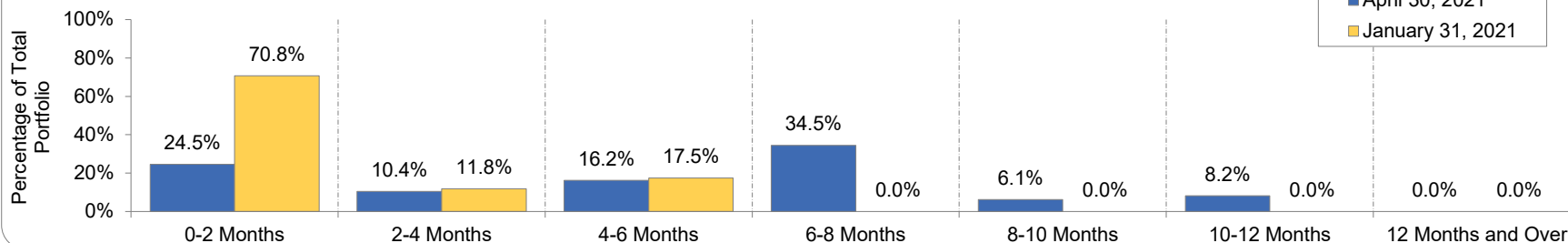
**Portfolio Composition  
as of 04/30/21**



**Credit Quality Distribution  
as of 04/30/21**



**2003 Pledged Revenue Portfolio Maturity Distribution**



**Notes:**

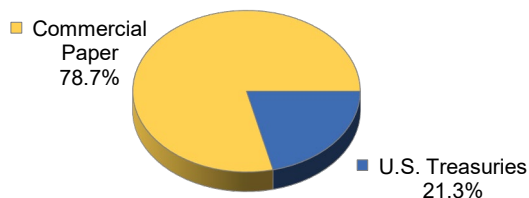
1. End of quarter trade-date market values of portfolio holdings, including accrued interest.
2. Government MBS includes Freddie Mac, Fannie Mae, Ginnie Mae, and Small Business Administration MBS.



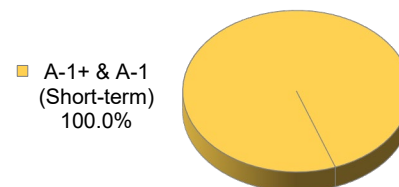
## 2003 Project Operating Fund Portfolio

Security Type <sup>1</sup>	April 30, 2021	% of Portfolio	January 31, 2021	% of Portfolio	QoQ % Change
U.S. Treasuries	\$2,149,857	21.3%	\$7,692,454	76.0%	(54.8%)
Federal Agencies and Instrumentalities (non-MBS)	\$0	0.0%	\$0	0.0%	0.0%
Commercial Paper	\$7,965,590	78.7%	\$2,423,090	24.0%	54.8%
Municipal Obligations	\$0	0.0%	\$0	0.0%	0.0%
Government MBS	\$0	0.0%	\$0	0.0%	0.0%
<b>Totals</b>	<b>\$10,115,447</b>	<b>100.0%</b>	<b>\$10,115,544</b>	<b>100.0%</b>	

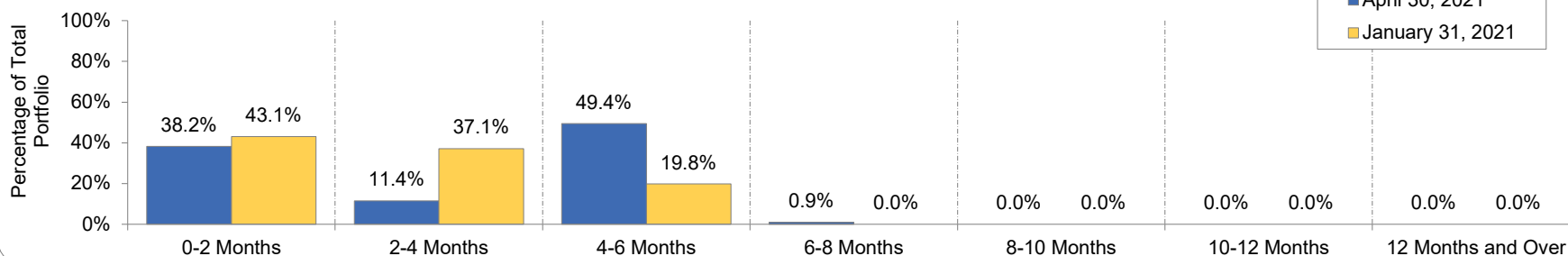
**Portfolio Composition  
as of 04/30/21**



**Credit Quality Distribution  
as of 04/30/21**



**2003 Project Operating Fund Portfolio Maturity Distribution**



**Notes:**

1. End of quarter trade-date market values of portfolio holdings, including accrued interest.
2. Government MBS includes Freddie Mac, Fannie Mae, Ginnie Mae, and Small Business Administration MBS.



## **IV. Market Commentary**



# Market Commentary – Quarter Ended April 30, 2021

## SUMMARY

- In the first calendar quarter, U.S. economic conditions were impacted by: (1) optimism regarding a lower COVID-19 caseload as vaccine inoculations ramped up despite initial logistical challenges; (2) a new administration in Washington pushing new policies and priorities; (3) improving economic data supported by an additional \$1.9 trillion in relief funds from the American Rescue Plan Act; (4) reaffirmed commitment by the Federal Reserve (Fed) to keep short-term rates near-zero for the foreseeable future; (5) expectations for higher inflation; and (6) a significantly steeper U.S. Treasury yield curve.
- The Fed spent much of the first quarter continuing to convey its commitment to utilize the full scope of its monetary authority to facilitate economic recovery. As a result, the Fed made no changes to the near-zero fed funds policy rate and continued its large-scale monthly asset purchases. Shorter-term U.S. Treasury yields remained low and range-bound, while longer-term Treasury yields rose sharply, steepening the yield curve.
- Amidst many market-moving events, domestic equity markets continued their march forward with the Dow Jones Industrial Average, S&P 500 and Nasdaq each posting record highs during the quarter.

## ECONOMIC SNAPSHOT

- In the final revision, U.S. GDP posted a 4.3% expansion in the fourth calendar quarter of 2020, although consumer spending grew at a tepid 2.4% pace. Meanwhile, housing construction was the star performer, growing at a 35.8% rate in the fourth quarter. GDP forecasts for the first quarter are around 5%, with even greater growth expected in calendar Q2 and Q3.
- The labor market recovery in the first quarter progressively improved month by month. The unemployment rate ended the quarter at 6.0%, down 0.7% from the end of 2020. Non-farm payrolls showed strong and accelerating improvement, topping out at 916,000 new jobs in March. Initial jobless claims remained elevated during the quarter but saw claims drop below 700,000 for the first time since the beginning of the pandemic.

## INTEREST RATES

- The U.S. Treasury yield curve steepened dramatically over the calendar and fiscal quarter. Maturities of less than one year were flat to lower over the quarter, as they continued to be anchored by the Fed's zero-interest-rate policy. Yields on maturities of seven years or more rose sharply, steepening the curve and increasing the spread between the 2- and 10-year U.S. Treasury yields to be the largest spread since June 2015. Inflation concerns, fueled by a combination of stimulus dollars and economic optimism, were the primary catalysts for the steeper curve.
- At fiscal quarter-end, the yield on a 3-month U.S. Treasury Bill stood at 0.01%. The 2-year note was 0.16%, the 5-year note was 0.85%, while 10- and 30-year Treasuries ended the quarter at 1.63% and 2.30%, respectively.

## SECTOR PERFORMANCE

- Diversification away from U.S. Treasuries was generally additive to performance, but only modestly. Following three consecutive quarters of significant spread narrowing, most sectors held at tight levels. Two notable exceptions were the investment-grade (IG) corporate sector, where spreads widened a bit off record lows, and the mortgage-backed securities (MBS) sector, where slowing prepayments caused durations to extend materially. On balance, diversification remained a net positive to performance relative to Treasuries, but by a much smaller amount than in recent periods, as spreads began the quarter offering only modest incremental yield.
- The federal agency sector offered record low yield spreads, especially on maturities inside of five years. New issue supply was very light with few new issues.
- IG corporates generated muted excess returns over the calendar quarter (although still positive) compared to other spread sectors. Spreads drifted wider as yields rose, and new issue supply came at a near-record pace for a first calendar quarter. As a result, the relative outperformance of corporates over U.S. Treasuries was generally muted as incremental income from the sector largely offset the adverse impact of the widening spread.
- Federal agency-backed MBS excess returns were positive in aggregate, but low coupon pass-throughs notably underperformed. Conventional 30-year collateral generated modest outperformance relative to 15-year, while higher coupons performed better as prepayments slowed.



# Economic Snapshot

Labor Market		Latest	Jan '21	Apr '20	<div>Unemployment Rate (left) vs. Change in Nonfarm Payrolls (right)</div>
Unemployment Rate	Apr'21	6.1%	6.3%	14.8%	
Change In Non-Farm Payrolls	Apr'21	266,000	233,000	-20,679,000	
Average Hourly Earnings (YoY)	Apr'21	0.3%	5.2%	8.2%	
Personal Income (YoY)	Mar'21	29.0%	13.3%	14.3%	
Initial Jobless Claims (week)	5/8/21	473,000	837,000	3,451,000	
Growth					
Real GDP (QoQ SAAR)	2021Q1	6.4%	4.3% <sup>1</sup>	-5.0% <sup>2</sup>	<div>Real GDP (QoQ)</div>
GDP Personal Consumption (QoQ SAAR)	2021Q1	10.7%	2.3% <sup>1</sup>	-6.9% <sup>2</sup>	
Retail Sales (YoY)	Apr'21	51.2%	9.4%	-20.0%	
ISM Manufacturing Survey (month)	Apr'21	60.7	58.7	41.7	
Existing Home Sales SAAR (month)	Mar'21	6.01 mil.	6.66 mil.	4.37 mil.	
Inflation / Prices					
Personal Consumption Expenditures (YoY)	Mar'21	2.3%	1.4%	0.5%	<div>Consumer Price Index</div>
Consumer Price Index (YoY)	Apr'21	4.2%	1.4%	0.3%	
Consumer Price Index Core (YoY)	Apr'21	3.0%	1.4%	1.4%	
Crude Oil Futures (WTI, per barrel)	Apr 30	\$63.58	\$52.20	\$18.84	
Gold Futures (oz.)	Apr 30	\$1,768	\$1,847	\$1,694	

1. Data as of Fourth Quarter 2020

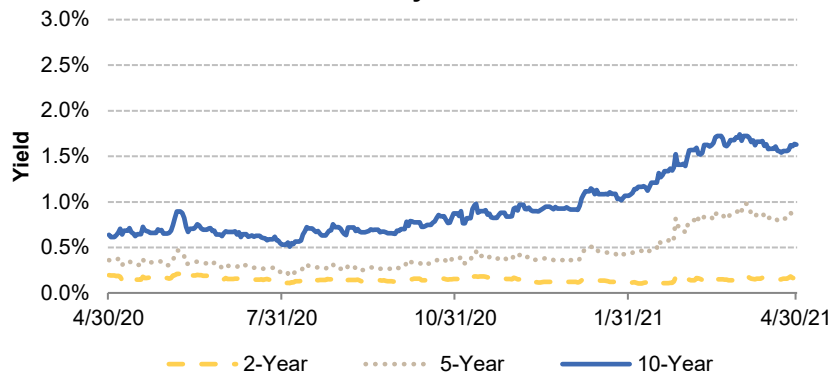
2. Data as of First Quarter 2020

Note: YoY = year over year, QoQ = quarter over quarter, SAAR = seasonally adjusted annual rate, WTI = West Texas Intermediate crude oil



# Interest Rate Overview

U.S. Treasury Note Yields



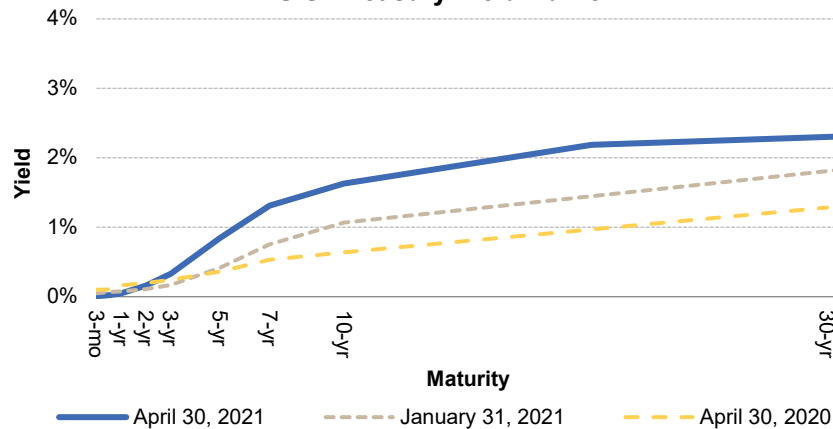
U.S. Treasury Yields

Maturity	Apr '21	Jan '21	Change over Quarter	Apr '20	Change over Year
3-month	0.01%	0.05%	(0.04%)	0.10%	(0.09%)
1-year	0.05%	0.08%	(0.03%)	0.17%	(0.12%)
2-year	0.16%	0.11%	0.05%	0.20%	(0.04%)
5-year	0.85%	0.42%	0.43%	0.36%	0.49%
10-year	1.63%	1.07%	0.56%	0.64%	0.99%
30-year	2.30%	1.83%	0.47%	1.29%	1.01%

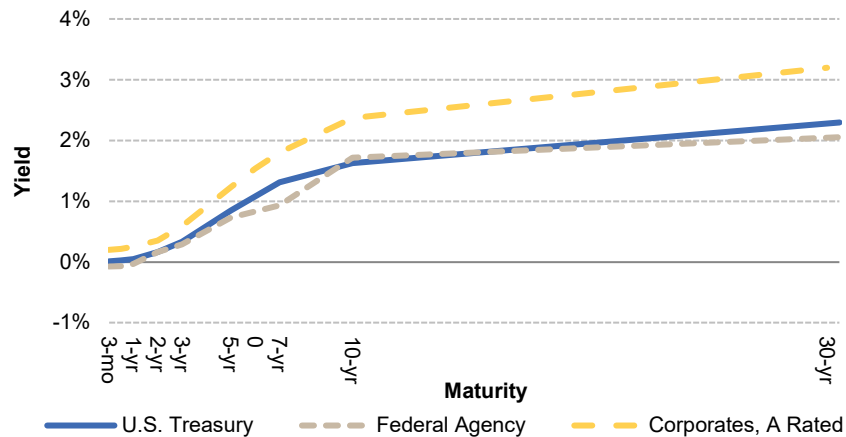
LIBOR Rates

Maturity	Apr '21	Jan '21	Change over Quarter	Apr '20	Change over Year
3-month	0.18%	0.20%	(0.03%)	0.56%	(0.38%)
1-year	0.28%	0.31%	(0.03%)	0.86%	(0.58%)

U.S. Treasury Yield Curve



Yield Curves as of 4/30/21



Source: Bloomberg.



## Bank of America Merrill Lynch Index Returns

April 30, 2021	Duration	Yield	3 Month	1 Year	3 Years
<b>1-3 Year Indices</b>					
U.S. Treasury	1.89	0.18%	(0.02%)	0.24%	2.84%
Federal Agency	1.75	0.22%	(0.02%)	0.50%	2.70%
U.S. Corporates, A-AAA rated	1.89	0.49%	0.10%	2.55%	3.67%
Agency MBS (0 to 3 years)	1.62	0.49%	(1.38%)	(0.64%)	3.64%
Taxable Municipals	1.67	0.82%	0.78%	3.87%	4.00%
<b>1-5 Year Indices</b>					
U.S. Treasury	2.65	0.34%	(0.31%)	(0.01%)	3.44%
Federal Agency	2.40	0.39%	(0.25%)	0.40%	2.99%
U.S. Corporates, A-AAA rated	2.79	0.78%	(0.17)	3.19	4.49
Agency MBS (0 to 5 years)	2.29	1.01%	(0.75%)	(0.10%)	3.57%
Taxable Municipals	2.78	0.85%	0.02%	3.78%	4.11%
<b>Master Indices (Maturities 1 Year or Greater)</b>					
U.S. Treasury	7.07	0.99%	(2.71%)	(4.70%)	4.64%
Federal Agency	4.01	0.77%	(1.08%)	(0.58%)	4.23%
U.S. Corporates, A-AAA rated	8.35	1.93%	(2.50%)	1.92%	6.43%
Agency MBS (0 to 30 years)	3.21	1.25%	(0.70%)	(0.09%)	4.23%
Taxable Municipals	11.22	2.69%	(2.72%)	6.99%	8.14%

Returns for periods greater than one year are annualized  
Source: Bloomberg, BofA Merrill Lynch Indices



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# Battery Park City Authority

## Investment Committee Rate Sensitivity Analysis



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PFM Asset  
Management LLC

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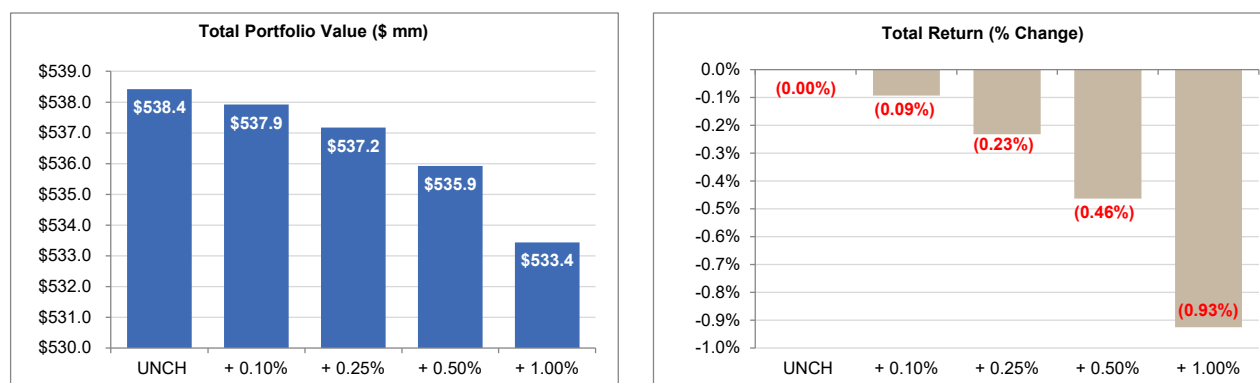
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**BCPA (Aggregate PFM-Managed Assets)**  
**Estimated Earnings Summary and Stress Test**  
*Holdings as of April 30, 2021*

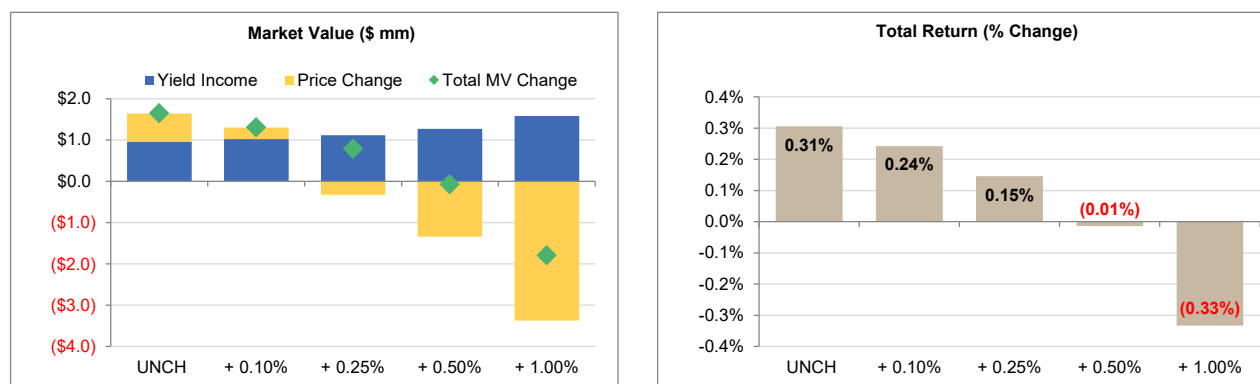
**Portfolio Stress Test -- Instantaneous Rate Shock**



**Summary of Market Value Earnings Estimates under Instantaneous Rate Shock**

Instantaneous	UNCH	+ 0.10%	+ 0.25%	+ 0.50%	+ 1.00%
Ending Portfolio Value	538,422,563	537,924,260	537,176,804	535,931,045	533,439,526
Total Return %	(0.00%)	(0.09%)	(0.23%)	(0.46%)	(0.93%)

**Portfolio Horizon Analysis -- 12-Month Horizon**



**Summary of Market Value Earnings Estimates over the Next 12 Months**

Next 12 Months	UNCH	+ 0.10%	+ 0.25%	+ 0.50%	+ 1.00%
Yield Income	959,657	1,021,435	1,114,102	1,268,546	1,577,435
Price Change	684,415	278,728	(329,801)	(1,344,017)	(3,372,449)
Total MV Change	1,644,072	1,300,164	784,301	(75,471)	(1,795,014)

Next 12 Months	UNCH	+ 0.10%	+ 0.25%	+ 0.50%	+ 1.00%
Yield Income %	0.18%	0.19%	0.21%	0.24%	0.29%
Price Change %	0.13%	0.05%	(0.06%)	(0.25%)	(0.63%)
Total Return %	0.31%	0.24%	0.15%	(0.01%)	(0.33%)

\* See important disclosures.

## **Important Disclosures**

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### **Notes to Stress Test and Earnings Estimates**

1. Portfolio holdings are as of April 30, 2021.
2. Yield curve data source Bloomberg.
3. Yield curve scenarios assume parallel rate shocks in even monthly increments.
4. Security maturities occurring during the analysis period are reinvested in a 1-Year US Treasury Note.
5. Reinvestments are at assumed prevailing rates for the benchmark Treasury Note, per the interest rate scenario.
6. Spreads are assumed to remain constant.

# Sensitivity Analysis of the RAM-managed Portfolios of the Battery Park City Authority

## Sensitivity Analysis of the BPCA-RAM portfolio:

- As of April 30, 2021, Ramirez Asset Management ("RAM") manages \$110.9M on in 23 separately managed accounts on behalf of the Authority.
- RAM conducted an "instantaneous" parallel shift scenario analysis on the combined portfolio holdings as of April 30, 2021, to simulate the aggregate portfolio performance after a one-time U.S. Treasury curve shock across the term structure of up to +150 basis points, and projecting potential returns over a 12-month horizon (below), as well as projecting the ending market values of the aggregate portfolio after the 12-month horizon (page 2).

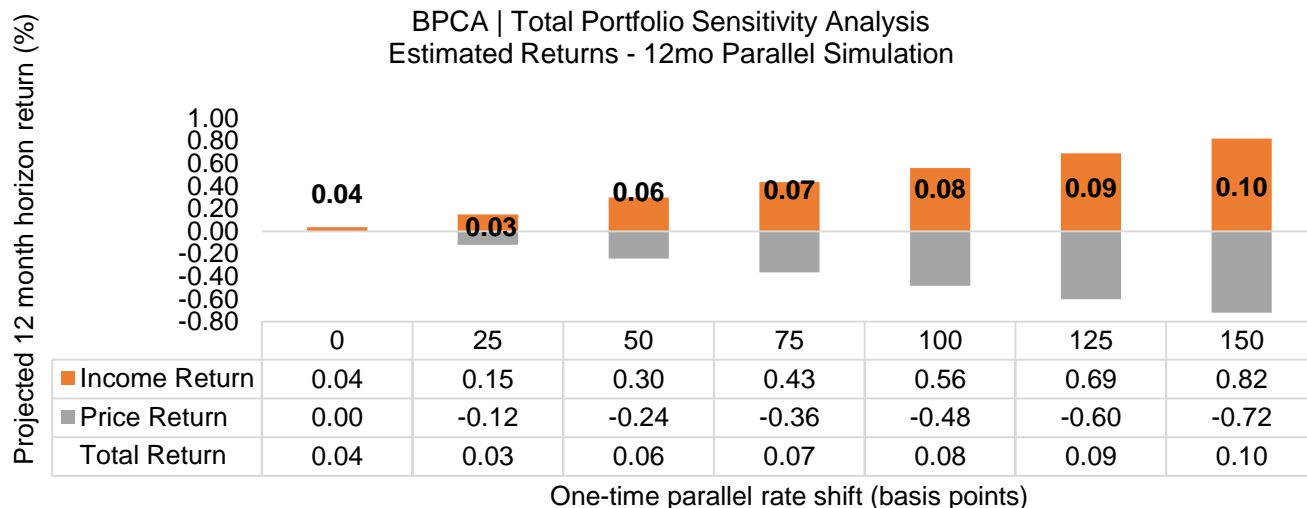
## Sensitivity Analysis of the RAM-Micron portfolio:

Total Return is allocated between Income and Price Return as follows:

- Income Return %** - Income Return includes (i) all coupon payments; (ii) all principal payments from bonds which amortized, prepaid, matured or were called or put as a result of the interest rate scenario; (iii) all reinvestment income earned on these coupon and principal payments, and (iv) amortization and/or accretion of premiums and discounts. Thus, the income return for the portfolio will reflect any changes in coupon payments for CMO floaters, inverse floaters, ARMs and Floating Rate Notes based on the specified scenario.
- Price return %** - A security's Price Return is defined as the percentage change in its market value. In both Instantaneous and Aged simulations, Horizon and Beginning prices are weighted by the bond's remaining par amount as of the horizon date. This approach is consistent with the fact that, for mortgage-backed securities and other amortizing instruments, principal which is repaid at par during the horizon will not experience the price change caused by a change in interest rates. The price change only impacts the par amount which is "alive" as of the horizon date. Similarly, Corporate bonds which are called or put during the horizon period will not experience a price return, as none of the original par value would "survive" to the horizon date if that scenario occurred.

## BPCA Sensitivity Analysis—Projected Returns, Holdings as of April 30, 2021<sup>1</sup>

BPCA | Total Portfolio Sensitivity Analysis  
Estimated Returns - 12mo Parallel Simulation



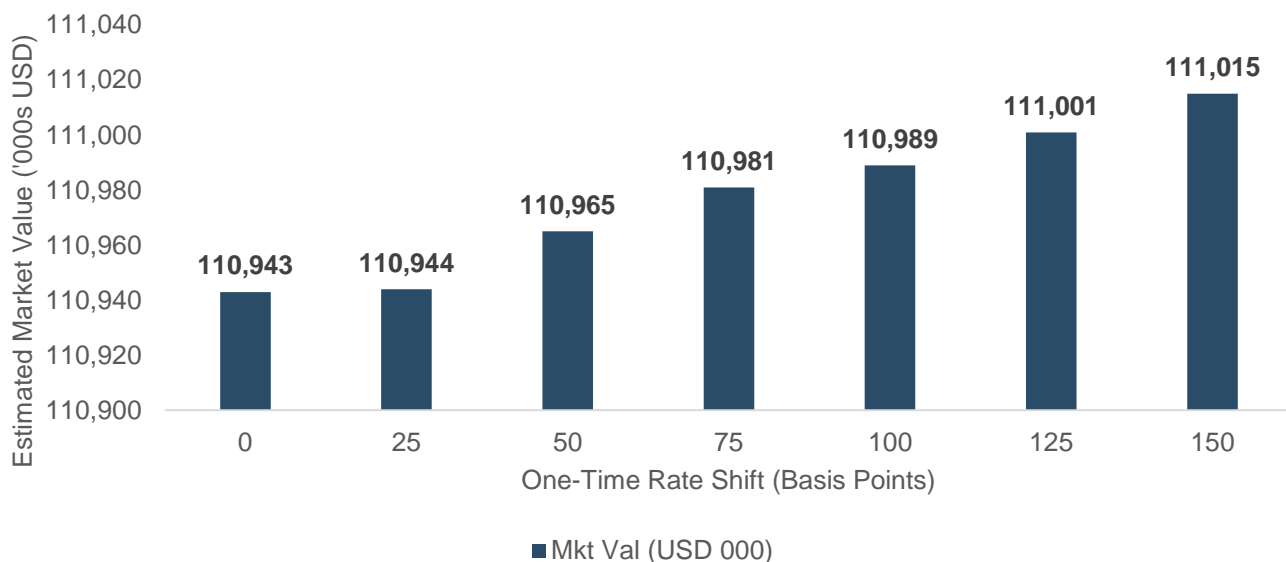
■ Price Return ■ Income Return ■ Total Return

*Our Clients' Success is Essential to Ours*  
*Integrity • Experience • Teamwork • Performance*

## Sensitivity Analysis of the RAM-managed Portfolios of the Battery Park City Authority

### BPCA Sensitivity Analysis—Projected Market Values 12mo Horizon <sup>(2)</sup>

#### BPCA Total Portfolio Sensitivity Analysis Projected Market Values - 12mo Parallel Simulation



#### Sensitivity Analysis — Key Assumptions (excerpted from ICE BondEdge Next-Generation)

- An instantaneous simulation assumes that income (coupon, amortization and reinvestment) is earned over the horizon period but the portfolio's duration does not shorten with the passage of time and the securities in the portfolio do not "roll" down the yield curve. *This consistent duration position is appropriate for a manager that rebalances the portfolio to maintain its initial duration, or manages the portfolio relative to a benchmark which is continuously rebalanced.*
- Reinvestment Rate - The initial user-specified reinvestment rate changes according to the shift in the 6 month Treasury rate. In an instantaneous simulation this shift occurs immediately.
- Coupon Rates - In Instantaneous simulations, coupons on floating rate instruments change assuming an immediate shift in the underlying index, subject to any reset features.
- Prepayment Speeds - In Instantaneous simulations, prepayment speeds for mortgage pass-throughs, CMOs and ARMs change immediately, given the specified shift in the Treasury curve.
- Horizon Prices - Horizon prices for all security types are calculated using the horizon date spot curve and a constant OAS.

(1) Source: BondEdge Next-Generation Software, the indicated performance is an estimate and may change based on prevailing market conditions. (2) Market values are estimates only and will vary according to prevailing market conditions, reinvestment rates, and future liquidity needs.

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# Swap Portfolio Update

May 26, 2021



**Battery Park  
City Authority**

MohantyGargiulo<sub>LLC</sub>

*Advice for informed decisions*

# Agenda

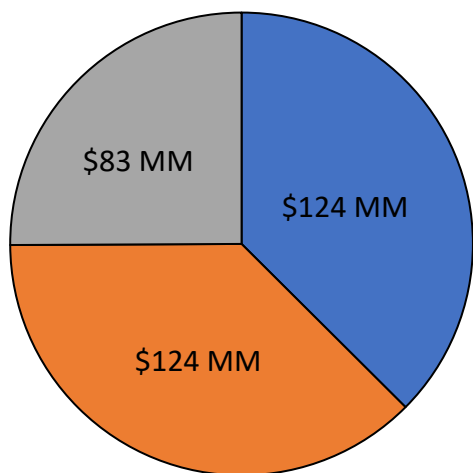
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<b>Section</b>	<b>Page</b>
<b>Swap Transaction Summary</b>	<b>2</b>
<b>Portfolio Market Risk</b>	<b>3</b>
<b>Update on LIBOR Transition</b>	<b>5</b>

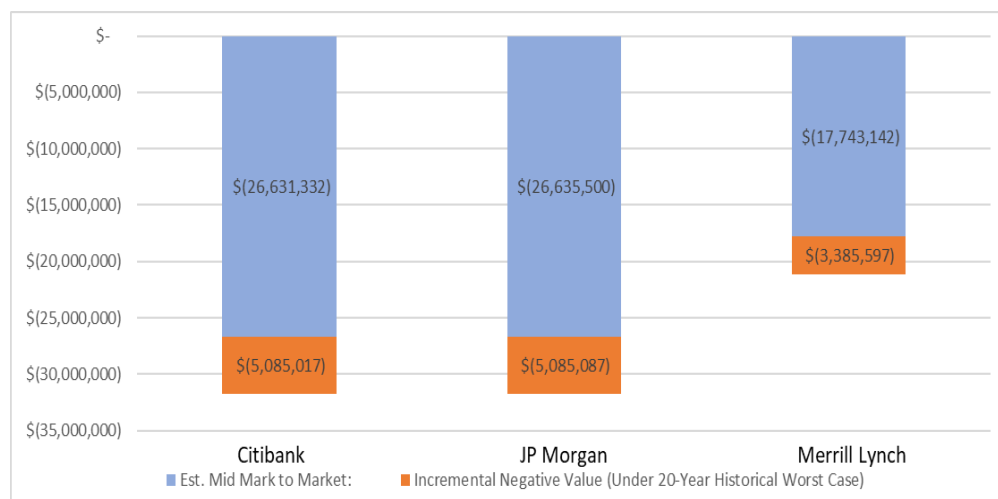
# Summary of Battery Park City Swap Portfolio

Trade Date	Current Notional	Counterparty	Termination Date	WAL (Years)	Pay	Receive	BPCA Receives SIFMA Until	Mid-MTM as of 5/20/2021
10/02/03	\$86,587,000	Citibank	11/01/31	7.3	3.5110%	SIFMA / 65% 1ML	08/06/24	(\$16,603,179)
10/02/03	\$86,587,000	JP Morgan	11/01/31	7.3	3.5120%	SIFMA / 65% 1ML	08/06/24	(\$16,609,362)
10/02/03	\$57,726,000	Merrill Lynch Capital Services	11/01/31	7.3	3.5120%	SIFMA / 65% 1ML	06/01/24	(\$11,084,825)
10/02/03	\$37,500,000	Citibank	11/01/33	11.4	3.5000%	SIFMA / 65% 1ML	08/06/24	(\$10,021,764)
10/02/03	\$37,500,000	JP Morgan	11/01/33	11.4	3.4995%	SIFMA / 65% 1ML	08/06/24	(\$10,019,748)
10/02/03	\$25,000,000	Merrill Lynch Capital Services	11/01/33	11.4	3.4900%	SIFMA / 65% 1ML	08/06/24	(\$6,654,135)
\$330,900,000				8.6	(\$70,993,013)			

## MTM Sensitivity by Dealer



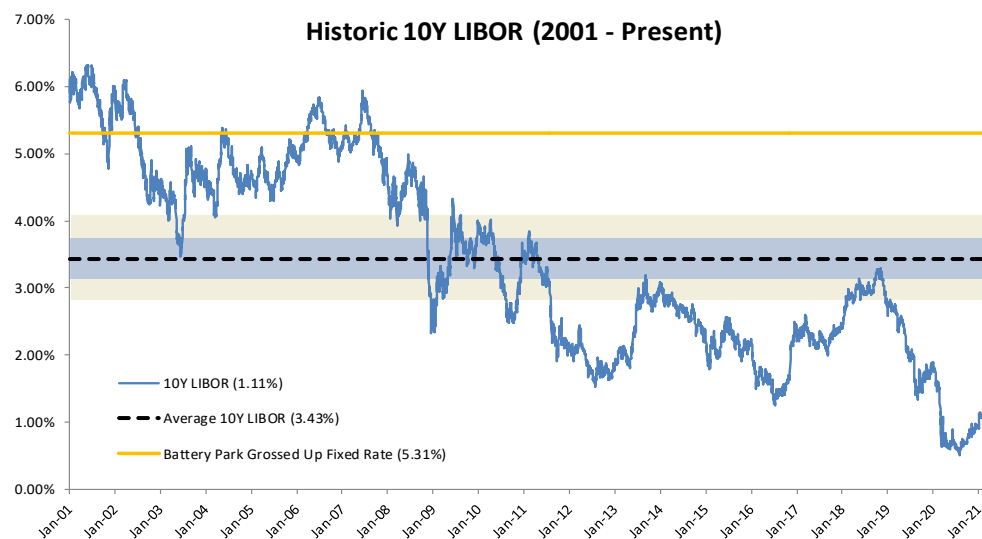
- Citibank NA: (Aa3 / A+ / A+)
- JP Morgan Chase Bank NA: (Aa2 / A+ / AA)
- Merrill Lynch Capital Services: (A2 / A- / A+)





# Summary of Portfolio Market Risk

<b>Notional</b>	\$330,900,000
<b>Mid-MTM as of 5/20/2021</b>	(\$71,009,974)
<b>Weighted Avg. Fixed Rate (Payers)</b>	3.452%
<b>WAL (Years)</b>	8.6
<b>DV01</b>	\$205,952
<b>MTM (2 St. Dev MoM Chng. Rates)</b>	(\$81,554,060)



# Update on ISDA Protocol

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# LIBOR Transition Update

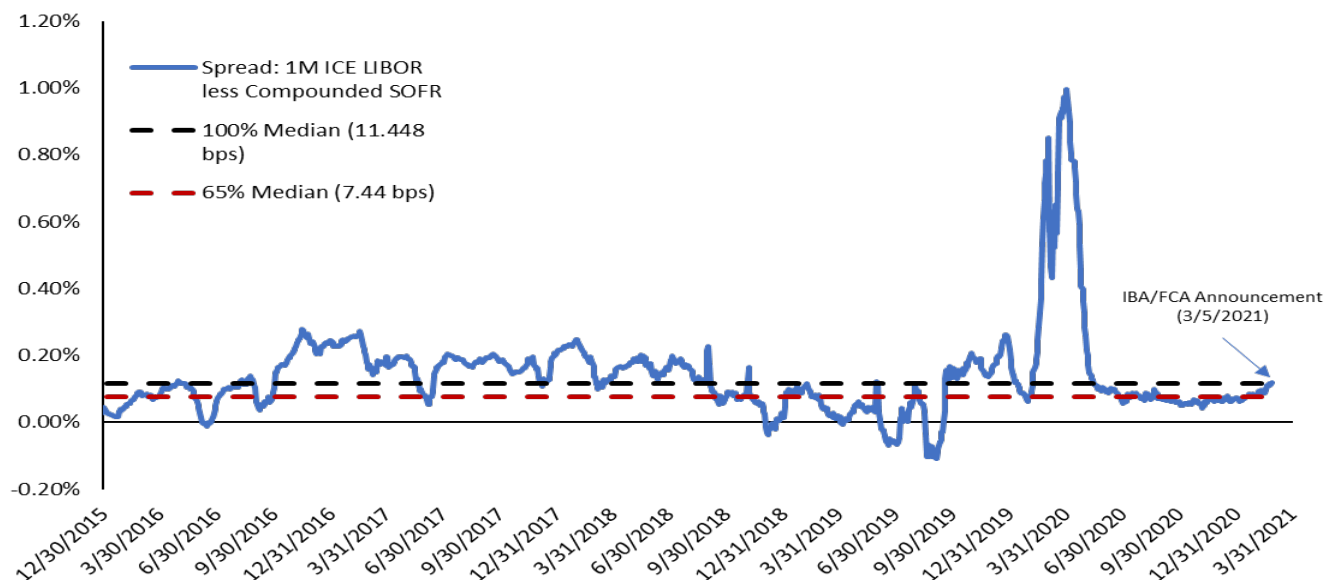
- On October 23, 2020, ISDA Published Fallback Supplement and Fallback Protocol
- The Supplement provides fallback language by amending the ISDA IBOR definitions (including USD LIBOR) to include a Fallback Rate in case of LIBOR discontinuation
- Fallback language can be implemented via Protocol Adherence or bilateral amendments
- On March 5, 2021, the IBA and FCA announcement confirmed the LIBOR Cessation Date
- The announcement triggered the fixing of the USD LIBOR-SOFR fallback spread adjustment
- ISDA confirmed the fallback rates will automatically occur for outstanding derivative contracts that incorporate the Supplement or are subject to adherence to Protocol on the LIBOR Cessation date (trades remain the same until that time).
- New indices incorporating credit and/or term rates are being developed (i.e. BSBY and AMERIBOR)

<b>LIBOR Cessation Date</b>	<ul style="list-style-type: none"> <li>➤ June 30, 2023</li> </ul>
<b>Fallback Rate for USD LIBOR :</b>  <b><i>SOFR + Adjustment Spread</i></b>	<ul style="list-style-type: none"> <li>➤ Overnight SOFR, compounded over the relevant tenor of the LIBOR being replaced + Adjustment Spread</li> <li>➤ Determined in arrears</li> <li>➤ Published by Bloomberg</li> </ul>
<b>Adjustment Spread</b>	<p><b>Spread adjustment: ~ 11.4 bps for 1M LIBOR</b>  <b>~ 26.2 bps for 3 M LIBOR</b></p> <ul style="list-style-type: none"> <li>➤ Account for the difference in tenor and credit between overnight and term (e.g. 1M, 3M) LIBOR rate.</li> <li>➤ The median of historic difference (5 year lookback) between a given tenor of LIBOR and a compound average of SOFR in arrears for the corresponding tenor</li> <li>➤ Adjustment spread is the same regardless of the derivative's maturity</li> </ul>

# Battery Park City Spreads to SOFR Under ISDA Protocol

Trade Date	Current Notional	Counterparty	Termination Date	WAL (Years)	Pay	Receive	Spreads to SOFR Under ISDA Protocol
10/02/03	\$86,587,000	Citibank	11/01/31	7.3	3.511%	SIFMA / 65% 1ML	65% SOFR + 0.0744%
10/02/03	\$86,587,000	JP Morgan	11/01/31	7.3	3.512%	SIFMA / 65% 1ML	65% SOFR + 0.0744%
10/02/03	\$57,726,000	Merrill Lynch Capital Services	11/01/31	7.3	3.512%	SIFMA / 65% 1ML	65% SOFR + 0.0744%
10/02/03	\$37,500,000	Citibank	11/01/33	11.5	3.500%	SIFMA / 65% 1ML	65% SOFR + 0.0744%
10/02/03	\$37,500,000	JP Morgan	11/01/33	11.5	3.4995%	SIFMA / 65% 1ML	65% SOFR + 0.0744%
10/02/03	\$25,000,000	Merrill Lynch Capital Services	11/01/33	11.5	3.490%	SIFMA / 65% 1ML	65% SOFR + 0.0744%
<b>\$330,900,000</b>				<b>8.6</b>			

**Spread: 1M ICE LIBOR less Compounded SOFR (Past 5Y)**



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Pursuant to Municipal Securities Rulemaking Board (“MSRB”) Rule G-42, Mohanty Gargiulo LLC is required to make certain written disclosures to its municipal advisory clients which include, amongst other things, information regarding conflicts of interest and any legal or disciplinary events of Mohanty Gargiulo LLC and its associated persons. Therefore, Mohanty Gargiulo LLC is making the following disclosures.

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[www.sec.gov/edgar/searchedgar/companysearch.html](http://www.sec.gov/edgar/searchedgar/companysearch.html).

There have been no material changes to a legal or disciplinary event disclosure on any Form MA or Form MA-I filed with the SEC. If any legal or regulatory action is brought against Mohanty Gargiulo LLC that is material to our clients’ evaluation of Mohanty Gargiulo LLC or the integrity of Mohanty Gargiulo LLC’s management or advisory personnel, Mohanty Gargiulo LLC will promptly update this disclosure.