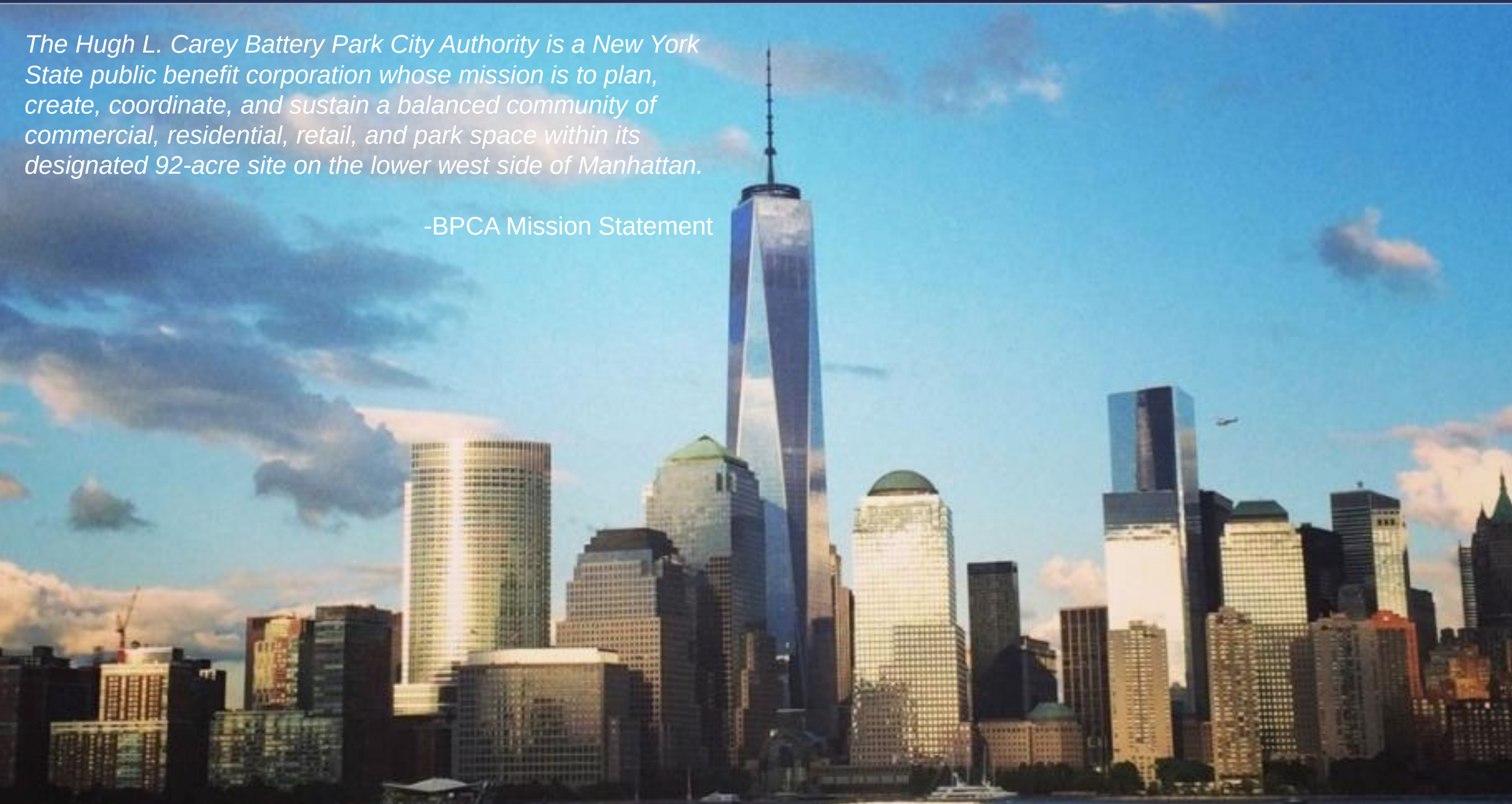
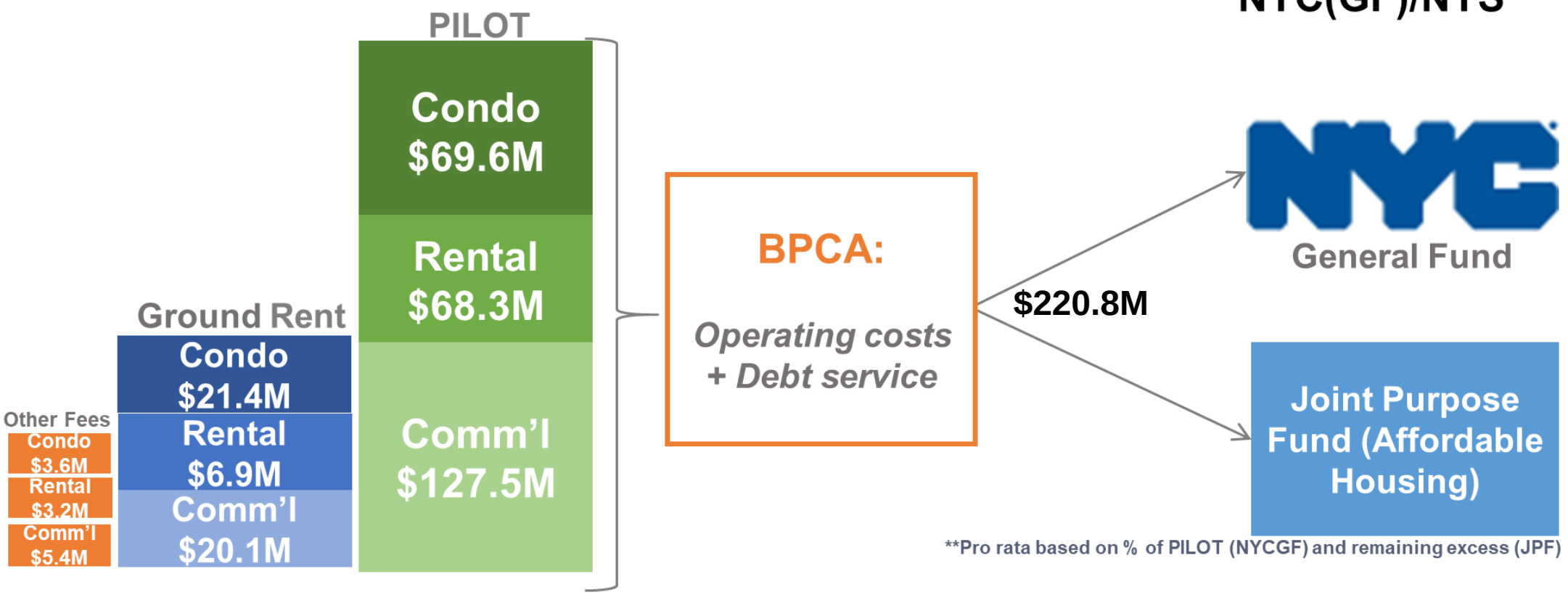
A Climate Resilient Place

B.J. Jones
President & CEO



The Hugh L. Carey Battery Park City Authority is a New York State public benefit corporation whose mission is to plan, create, coordinate, and sustain a balanced community of commercial, residential, retail, and park space within its designated 92-acre site on the lower west side of Manhattan.

-BPCA Mission Statement



**Pro rata based on % of PILOT (NYCGF) and remaining excess (JPF)

*Graphic for illustrative purposes only; Revenues shown based on Actual FY 2021 collections.

BPCA Debt and Swaps Overview

Senior Lien - Fixed Rate Bonds

Series	Outstanding Par $	Tax Status	Interest Rate	Call Date	Final Maturity
2019A (Sustainability Bonds)	72,765,000	Tax-Exempt	4.00% - 5.00%	11/1/2029	11/1/2049
2019B	146,510,000	Tax-Exempt	4.00% - 5.00%	11/1/2029	11/1/2041
2019C (Sustainability Bonds)	3,570,000	Taxable	2.53%	MWC	11/1/2027
2013A	179,280,000	Tax-Exempt	4.00% - 5.00%	11/1/2023	11/1/2031
Senior Total	**402,125,000**				

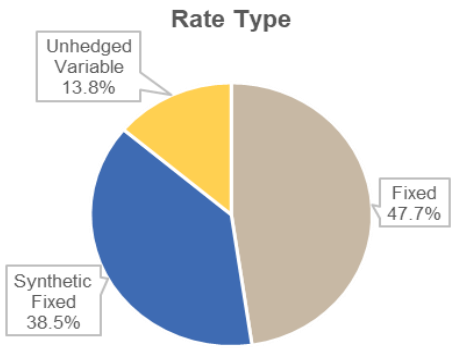
Junior Lien - Variable Rate Bonds

Series	Outstanding Par $	SBPA Provider	Remarketing Agent	Reset Mode	Put Date / SBPA Expiration	Final Maturity
2019D-1 (VRDB)	147,240,000	TD Bank	Morgan Stanley	Weekly	8/6/2024	11/1/2038
2019D-2 (VRDB)	147,240,000	TD Bank	TD Securities	Weekly	8/6/2024	11/1/2038
2019E (RBC DP)	147,235,000	-	-	Weekly	8/6/2024	11/1/2038
Junior Total	**441,715,000**					
Total Outstanding Debt	**843,840,000**					

Outstanding Swaps

Counterparty	Outstanding Notional $	BPCA Pays	BPCA Receives*	Termination Date
Citibank – Uninsured	84,356,000	3.5110%	SIFMA	11/1/2031
Citibank – FSA Insured	37,500,000	3.5000%	SIFMA	11/1/2033
JP Morgan Chase – Uninsured	84,356,000	3.5120%	SIFMA	11/1/2031
JP Morgan Chase – FSA Insured	37,500,000	3.4995%	SIFMA	11/1/2033
Bank of America – Uninsured	56,238,000	3.5120%	SIFMA	11/1/2031
Bank of America – FSA Insured	25,000,000	3.4900%	SIFMA	11/1/2033
Total	**324,950,000**			
	73.57% Variable Rate Debt Hedged			

*Converts to 65% of 1m LIBOR on 8/6/2024



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As of 4/22/2022

Photo: Carl Glassman/Tribeca Trib

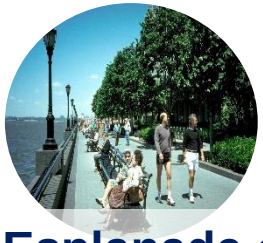
1968: BPCA Act signed

1970: First pier demolition

1974: Gateway groundbreaking

1976: Landfill complete

1982: Residents move in



1983: Esplanade opens

1988: Winter Garden opens

1992: Stuyvesant HS Opens

1997: MJH Opens

2000: Green Guidelines

2001: 9/11

2009: Poets House opens

2020: New Sustainability Plan

2012: Hurricane Sandy

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Battery Park City Authority

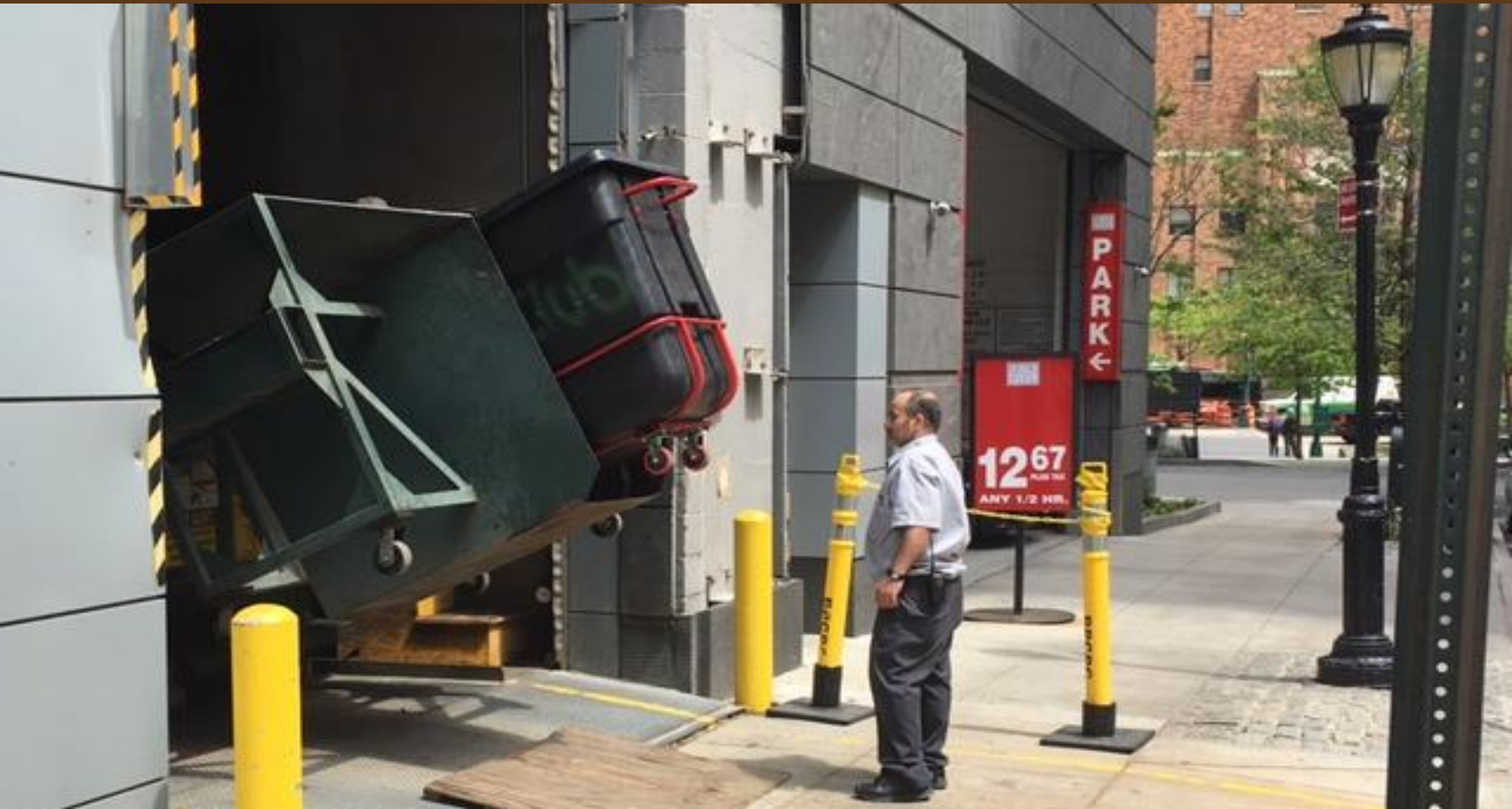

1 23 5 8

https://www.cnn.com/2017/08/20/opinions/911-boatlift-rescue-opinion-dulong/index.html

5.8 Open Space

The most treasured public resource in high-density Manhattan is its open space. The revised Battery Park City Plan has given absolute priority to preserving most of the project site as open space. The Hudson River waterfront is Lower Manhattan's greatest potential recreational amenity. This plan shows how that potential can be turned into reality. The proposed open space plan is shown in Figure 12.


TAYLOR TRUCK
TAYLOR-DUNN


PARK
12 67
ANY 1/2 HR.


www.nyack.edu

Climate Adaptation Milestones

- Wet flood proofing and restoration of Pier A (2014)
- Restoration of Ball Fields (2014)
- Completion of infrastructure risk assessment (2015)
- Raising of electrical vaults above flood zone (2017)
- Upgrading lighting to be water resistant (2017)
- Development of new 5 year capital plan (2018)
- State legislation authorizing a $500 million increase to our bond cap (2018)
- Bond Issuance for Resiliency (2019)
- Design-Build authority granted (2020)
- Sustainability Plan and Green Guidelines (2020)
- Zero Waste Certification (2021)
- Substantial Completion of Ball Fields Resiliency (2021)
- Climate Action Plan (2022)

Photo: Carl Glassman/Tribeca Trib

An Inclusive Community

A Safe and Climate Resilient Place

Vibrant Public Space

Leadership for the Future

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Strategic Plan Goals and Actions

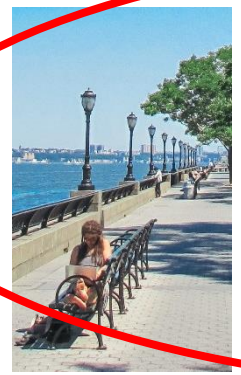
An Inclusive Community

1.1 Expand housing affordability and certainty

1.2 Promote businesses that are diverse, create social benefit and provide affordable services to meet the needs of our community

1.3 Make our streetscape and public spaces accessible and enjoyable to a wide range of users

A Safe and Climate Resilient Place



2.1 Adapt our built environment and natural systems to a changing climate

2.2 Develop and implement a strategy to achieve a carbon neutral BPC

2.3 Support and augment the safety and security services within BPC

Vibrant Public Space

3.1 Provide dynamic and diverse programs and events that welcome and bring together a wide range of park users.

3.2 Amplify and steward our world-class public spaces through forward-thinking design, quality and craftsmanship.

3.3 Remain fertile ground and an international destination for world-class public art and culture.

Leadership for the Future

4.1 Mobilize our organization to improve the delivery of services and efficiently accomplish our projects.

4.2 Embrace diversity by promoting access to contracting opportunities

4.3 Integrate climate resilience and sustainability into our policies and operations.

4.4 Strengthen collaboration with partners, residents, and stakeholders to promote innovation and clarity in governance practices

4.5 Lead by example as stewards of public resources.

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“In the face of global climate change and other man-made crises, BPCA has redoubled its efforts to promote and, along with its lessees and other strategic partners, implement energy efficiency and sustainability improvements throughout Battery Park City, with a focus on significantly reducing greenhouse gas emissions…”

-Sustainability & Energy Efficiency Resolution, May 2019


We envision a Battery Park City
that will serve as an innovative
model for urban climate action,
where all of us who live, work, and
spend time here mobilize to create
a sustainable future.

BPC Sustainability Plan Elements

Energy

Deep energy retrofits
Building electrification
Low-carbon district energy systems
Renewable energy supply and storage
GHG emissions monitoring and reporting

Water

Water conservation
Water recycling systems
Resiliency and stormwater management

Materials and Waste

Sustainable consumption
Sustainable building materials
Waste diversion
Organics collection and composting
Construction and demolition activities

Site

Biodiversity and habitats
Quality of life
Environmental monitoring and data sharing
Active transportation
Electric vehicle infrastructure

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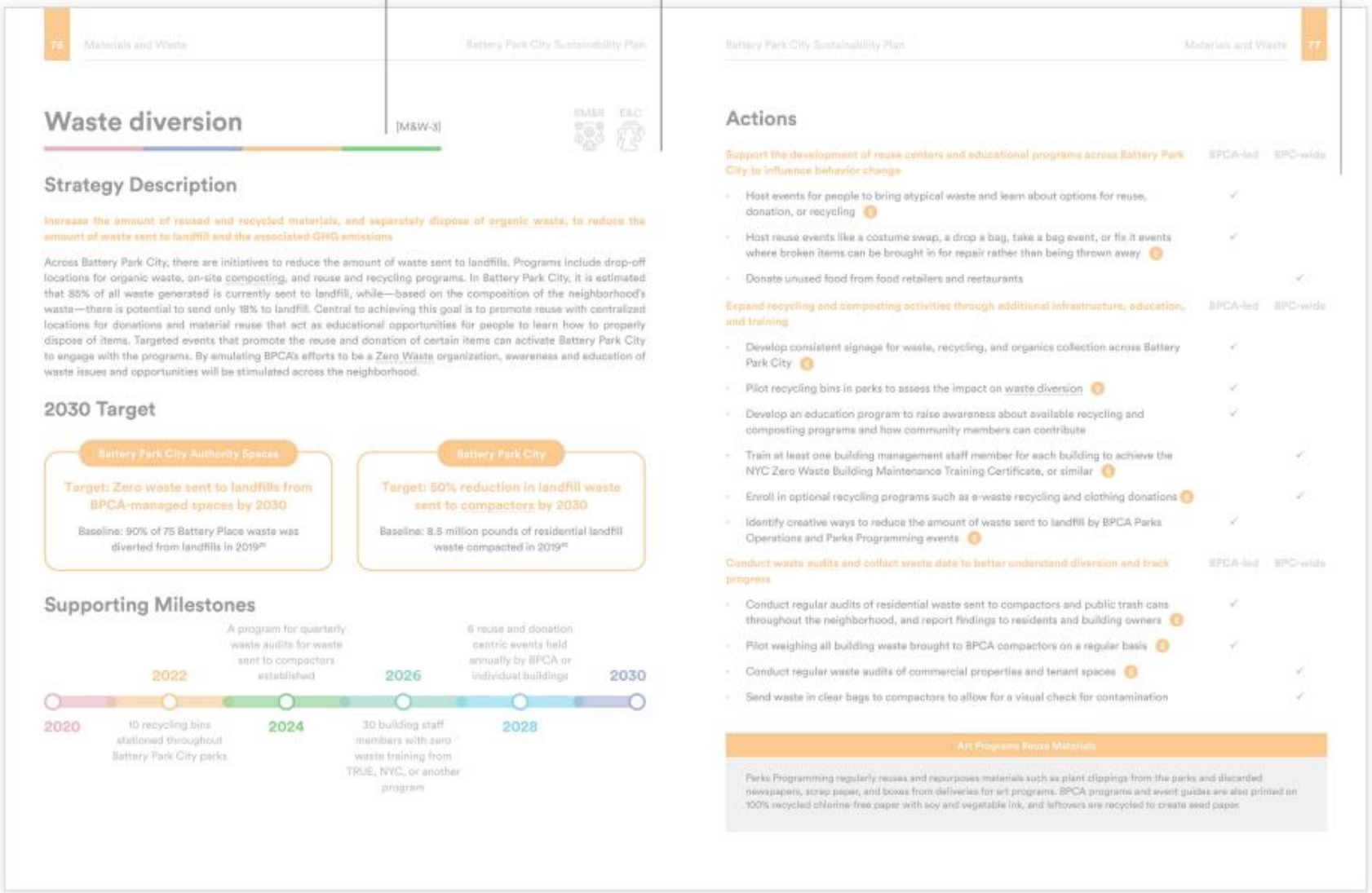
How to Read this Plan

Strategy reference number

Goals relevant to each Strategy

Indicates primary responsibility for a Sub-Action sits with either BPCA or the BPC community at-large, or is shared



78 Materials and Waste — Battery Park City Sustainability Plan

Waste diversion [M&W-3]

RM&R E&C

Strategy Description

Increase the amount of reused and recycled materials, and separately dispose of organic waste, to reduce the amount of waste sent to landfill and the associated GHG emissions

Across Battery Park City, there are initiatives to reduce the amount of waste sent to landfills. Programs include drop-off locations for organic waste, on-site composting, and reuse and recycling programs. In Battery Park City, it is estimated that 85% of all waste generated is currently sent to landfill, while—based on the composition of the neighborhood's waste—there is potential to send only 18% to landfill. Central to achieving this goal is to promote reuse with centralized locations for donations and material reuse that act as educational opportunities for people to learn how to properly dispose of items. Targeted events that promote the reuse and donation of certain items can activate Battery Park City to engage with the programs. By emulating BPCA's efforts to be a Zero Waste organization, awareness and education of waste issues and opportunities will be stimulated across the neighborhood.

2030 Target

Battery Park City Authority Spaces

Target: Zero waste sent to landfills from BPCA-managed spaces by 2030

Baseline: 90% of 75 Battery Place waste was diverted from landfills in 2019[M]

Battery Park City

Target: 50% reduction in landfill waste sent to compactors by 2030

Baseline: 8.5 million pounds of residential landfill waste compacted in 2019[M]

Supporting Milestones

2020 — 10 recycling bins stationed throughout Battery Park City parks

2022 — A program for quarterly waste audits for waste sent to compactors established

2024 — 30 building staff members with zero waste training from TRUE, NYC, or another program

2026 — 6 reuse and donation centric events held annually by BPCA or individual buildings

2028

2030

Battery Park City Sustainability Plan — Materials and Waste 77

Actions

	BPCA-led	BPC-wide
Support the development of reuse centers and educational programs across Battery Park City to influence behavior change		
Host events for people to bring atypical waste and learn about options for reuse, donation, or recycling (E)	✓	
Host reuse events like a costume swap, a drop a bag, take a bag event, or fix it events where broken items can be brought in for repair rather than being thrown away (E)	✓	
Donate unused food from food retailers and restaurants		✓
Expand recycling and composting activities through additional infrastructure, education, and training		
Develop consistent signage for waste, recycling, and organics collection across Battery Park City (E)	✓	
Pilot recycling bins in parks to assess the impact on waste diversion (E)	✓	
Develop an education program to raise awareness about available recycling and composting programs and how community members can contribute	✓	
Train at least one building management staff member for each building to achieve the NYC Zero Waste Building Maintenance Training Certificate, or similar (E)		✓
Enroll in optional recycling programs such as e-waste recycling and clothing donations (E)		✓
Identify creative ways to reduce the amount of waste sent to landfill by BPCA Parks Operations and Parks Programming events (E)	✓	
Conduct waste audits and collect waste data to better understand diversion and track progress		
Conduct regular audits of residential waste sent to compactors and public trash cans throughout the neighborhood, and report findings to residents and building owners (E)	✓	
Pilot weighing all building waste brought to BPCA compactors on a regular basis (E)	✓	
Conduct regular waste audits of commercial properties and tenant spaces (E)		✓
Send waste in clear bags to compactors to allow for a visual check for contamination		✓

Art Programs Reuse Materials

Parks Programming regularly reuses and repurposes materials such as plant clippings from the parks and discarded newspapers, scrap paper, and boxes from deliveries for art programs. BPCA programs and event guides are also printed on 100% recycled chlorine-free paper with soy and vegetable ink, and leftovers are recycled to create seed paper.

Strategy Name

Strategy Description

2030 Targets

Supporting Milestones

Additional achievements to measure and track on the path toward fulfillment of the 2030 Targets

Actions

Underlined words can be referenced in the Glossary (see Appendix)

Actions

Sub-Actions

(E) Items suggested during stakeholder engagement or at BPCA internal pop-ups

BPCA existing practice highlights and fun facts about Battery Park City

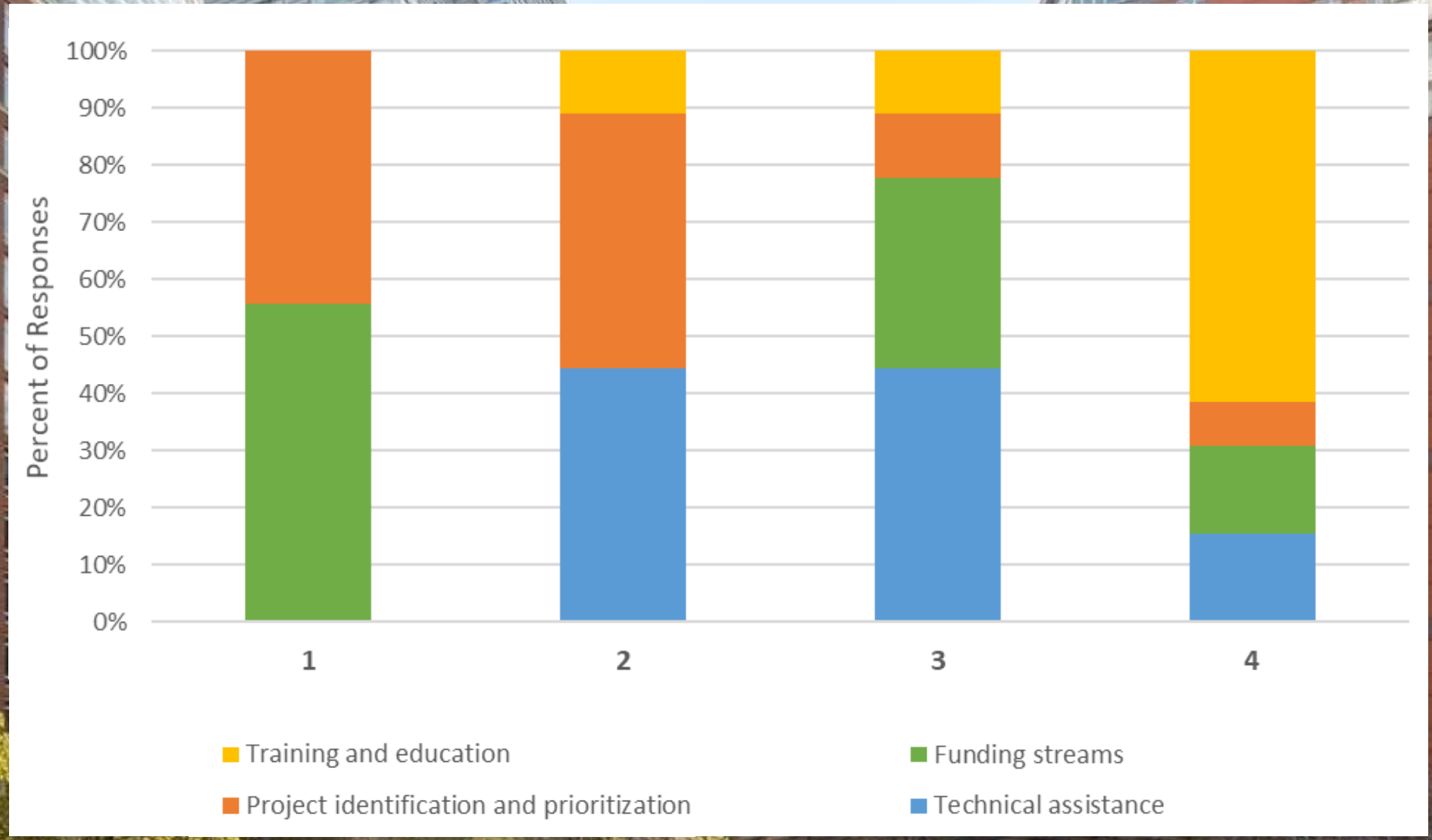
Sustainability Buildings Inventory

- Provide BPCA and building stakeholders a more detailed understanding of equipment and systems in each building
- Identify opportunities such as:
  - Facilitating programs, resources, and funding opportunities to help with projects, planning, and implementation
  - Facilitating pilot projects and sharing lessons learned
  - Facilitating bulk purchases of equipment

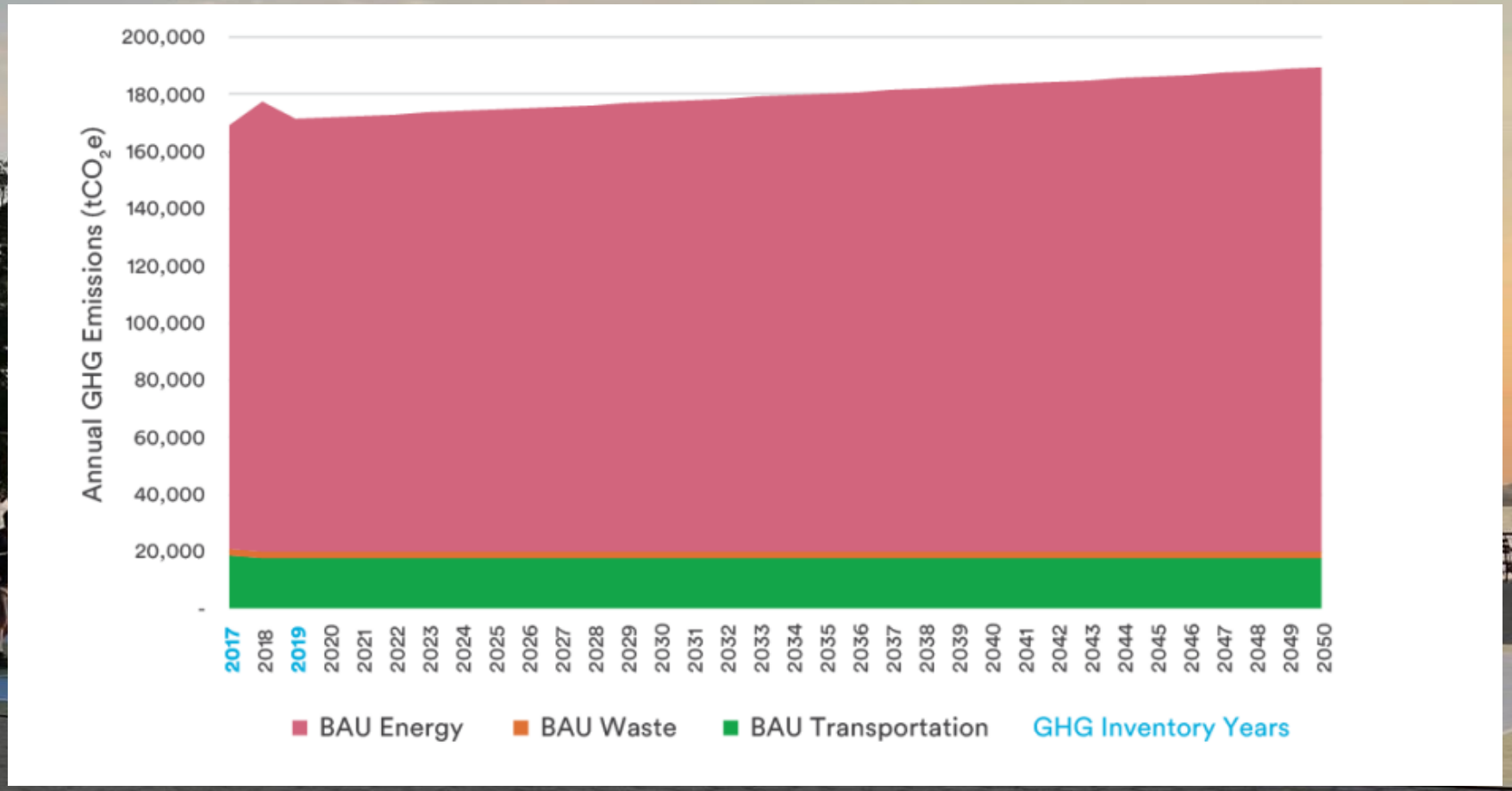
Building the Inventory

- Part 1: Buildings Systems Information
  - Information related to building envelope, mechanical systems, control systems, and building energy use and performance.
- Part 2: Sustainability Project Information
  - Information related to additional sustainability metrics and planned projects or feasibility studies.
- Part 3: Supplementary Information
  - Information from publicly available datasets added. For example: Local Law 84 (LL84) benchmarking data Local Law 97 (LL97) compliance limits, Local Law 33 (LL33) energy grades, etc.

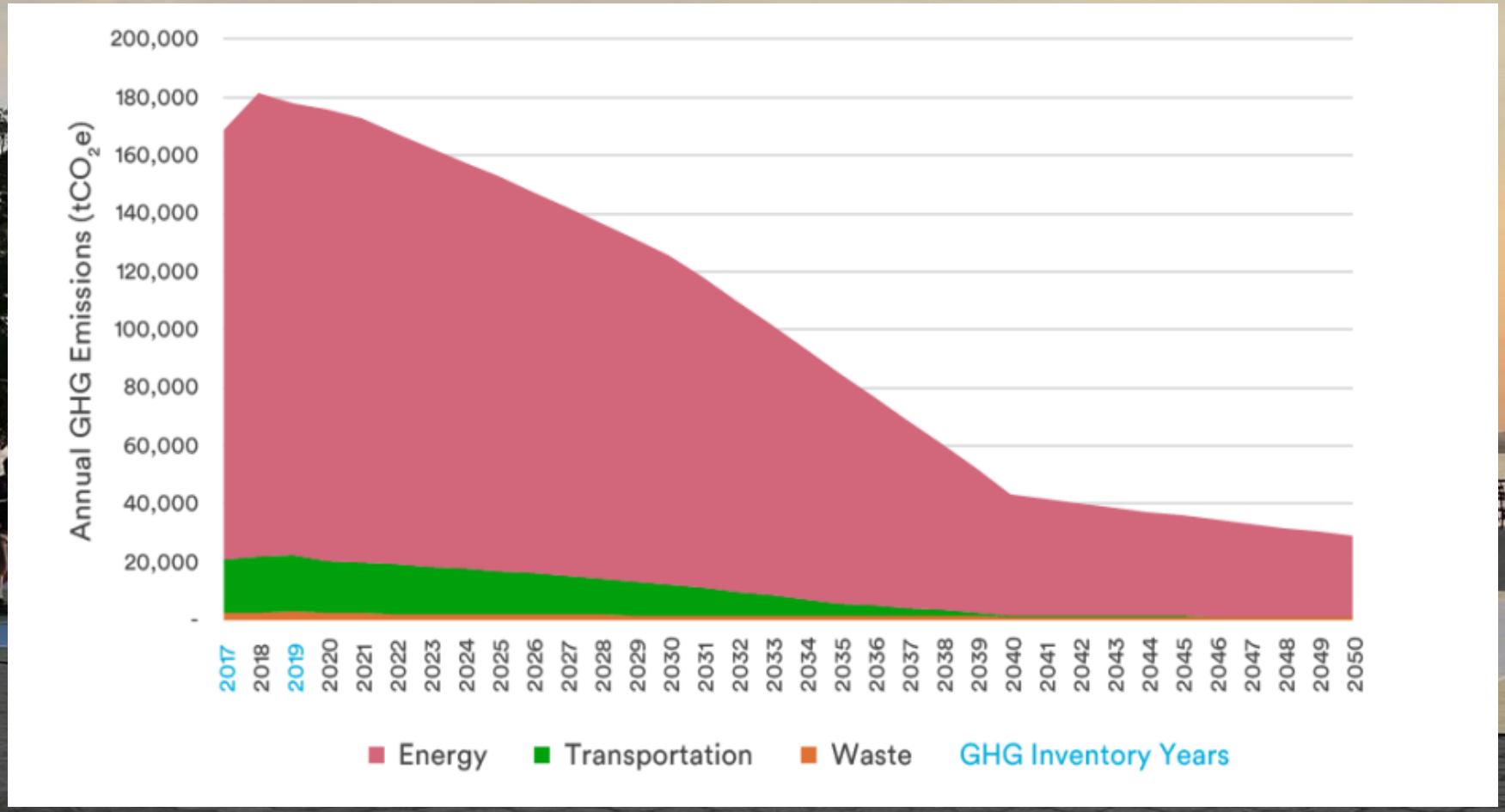
Ranking the Needs



Business as Usual Pathway

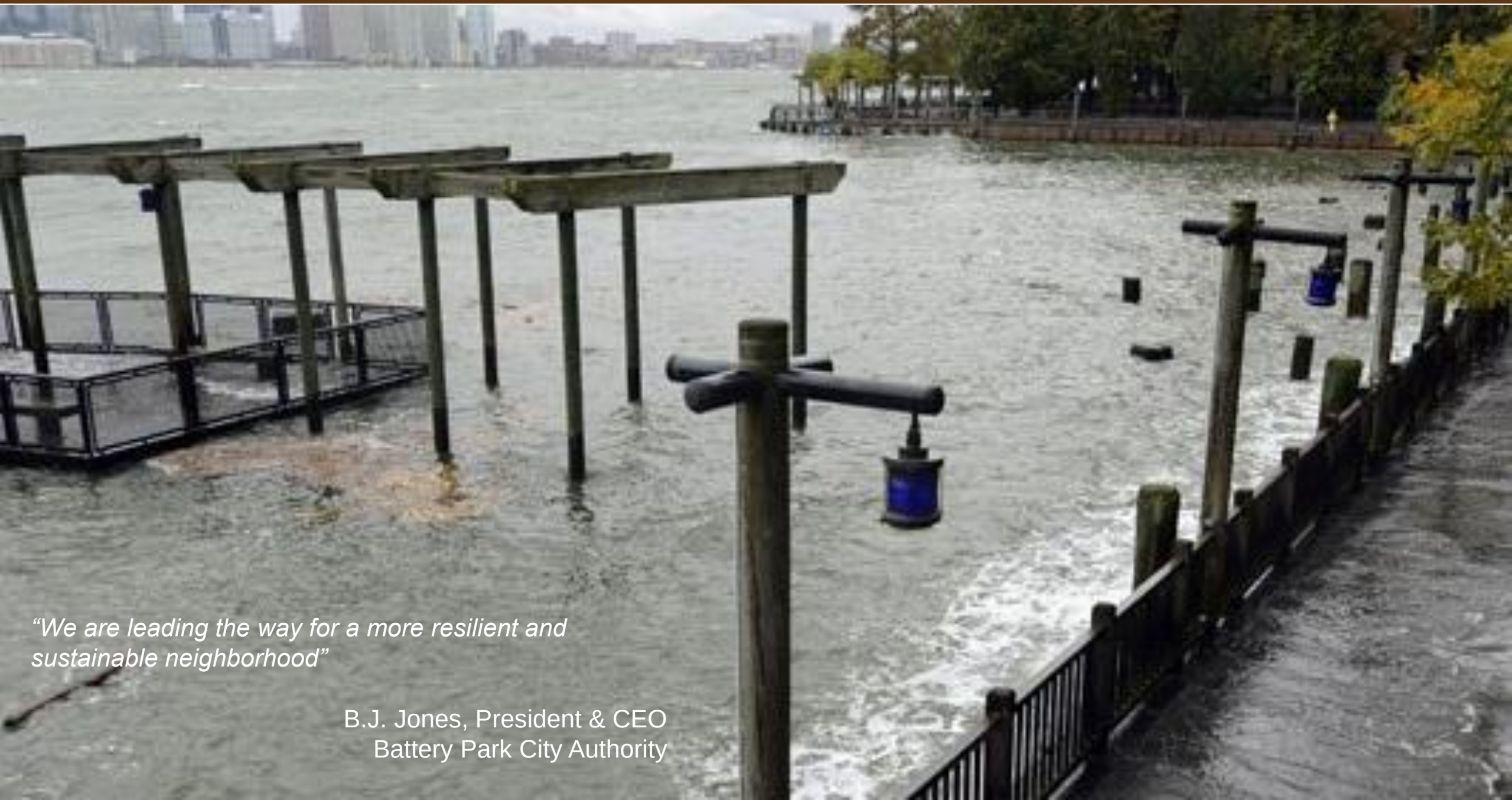


Carbon Neutral Pathway




ZERO WASTE
Recycle


I'M DOING MY PART.
ARE YOU?
In continuing our commitment to sustainability,
BPCA will be launching a Dog Waste Compost Program.
More information is available at our 3 dog runs.
Our goal is to send less dog waste in its raw form to the landfill.
By doing this, BPCA can save up to 13.5 tons of dog waste from entering the landfill and reduce the methane gas released into the environment.
CLIMATE WEEK NYC
THE CLIMATE GROUP
Battery Park City Authority
ZERO WASTE INITIATIVE
www.bpca.ny.gov
facebook.com/batteryparkcityparks
twitter.com/bpca_ny
instagram.com/bpcaparks



“We are leading the way for a more resilient and sustainable neighborhood”

B.J. Jones, President & CEO
Battery Park City Authority

Lower Manhattan by the Numbers

Lower Manhattan is both a destination and a gateway, serving as a transit hub, a thriving residential community, a central business district, and home to dozens of cultural and civic institutions. This graphic and accompanying data represents a snapshot of the importance of Lower Manhattan and the critical functions it serves – for the New York City region and beyond.

14 subway lines
17 ferry routes
510,000 commuters
290,000 workers
62,000 residents
55,000 students

- Lower Manhattan
- NYC Ferry Landing
- Other Ferry Landing
- Subway Station
- Ferry Route
- Subway Route

Building Area

- 20,000 - 250,000 SF
- 250,000 - 750,000 SF
- 750,000 - 1,500,000 SF
- 1,500,000 - 3,000,000 SF
- 3,000,000+ SF

Land Use

- Mixed-Use
- Commercial
- Residential
- Public Facilities

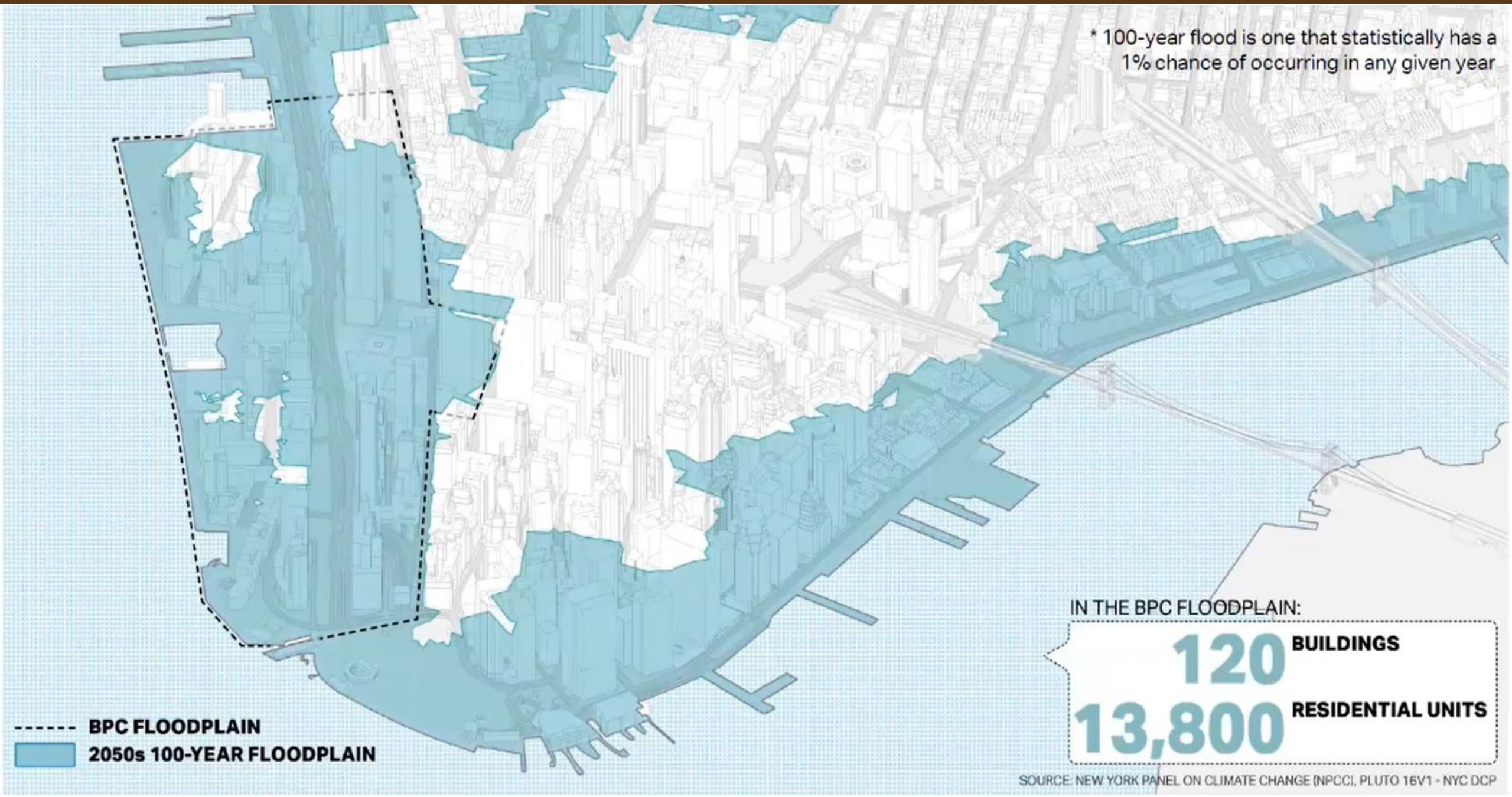
Sources

LEHD Origin-Destination Employment Statistics (LODES).
NYC Permitted Event Information - Historical: NYC Open Data.
Primary Land Use Tax Lot Output (PLUTO). NYC DCP.
Subway and Bus Ridership for 2019. MTA.
Surging Ahead: Lower Manhattan's Economic Revival and What It Means for New York. Alliance for Downtown New York, 2015.
Unique Visitor to Lower Manhattan 2019/2020. Audience Research & Analysis (ARA).

Notes

Data based on 2019 transit ridership figures

0ft 500ft 1000ft N


* 100-year flood is one that statistically has a 1% chance of occurring in any given year
IN THE BPC FLOODPLAIN:
120 BUILDINGS
13,800 RESIDENTIAL UNITS
BPC FLOODPLAIN
2050s 100-YEAR FLOODPLAIN
SOURCE: NEW YORK PANEL ON CLIMATE CHANGE (NPCC), PLUTO 16V1 - NYC DCP

Collaboration Partners

NYC EDC

NYC Mayor's Office of Climate & Environmental Justice

New York State Department of Environmental Conservation

US Army Corps of Engineers®

City of New York Office of the Comptroller

New York City DOT

Stuyvesant High School

NYC Mayor's Office of Management and Budget

BMCC Borough of Manhattan Community College

Museum of Jewish Heritage | A Living Memorial to the Holocaust

NYC Manhattan Community Board 1

NYC Environmental Protection

New York State Department of Transportation

NYC DESIGN Public Design Commission of the City of New York

New York State Battery Park City Authority

Community Engagement

South Battery Park City Resiliency Project

- Pre-construction Community Walkthroughs (April 23 & 28, 2022)
- Project Update to Manhattan CB1 (March 21, 2022)
- Project Update to Manhattan CB1 (April 2021)
- Project Update to Manhattan CB1 (February 2021)
- Project Update to Manhattan CB1 (June 2020)
- January 15, 2020 Public Meeting
- October 3, 2019 Presentation to CB1 Environ. Protection Committee
- June 24, 2019 Public Meeting
- April 15, 2019 Public Meeting / Design Discussion
- March 12, 2019 Public Meeting
- November 1, 2018 Public Meeting
- Wagner Park Site Assessment & South BPC Resiliency Plan (July 13, 2017)
- Presentation to Manhattan CB1 (June 20, 2017)
- Wagner Park Public Presentation (March 22, 2017)
- Community Presentation (November 9, 2016)

BPC Ball Fields Resiliency

- BPC Ball Fields – Decorative Elements Review w/CB1 (May 18, 2020)
- September 26, 2019 Public Meeting
- July 25, 2019 Public Meeting
- March 21, 2019 Public Meeting
- November 19, 2019 Public Meeting

North / West Battery Park City Resiliency Project

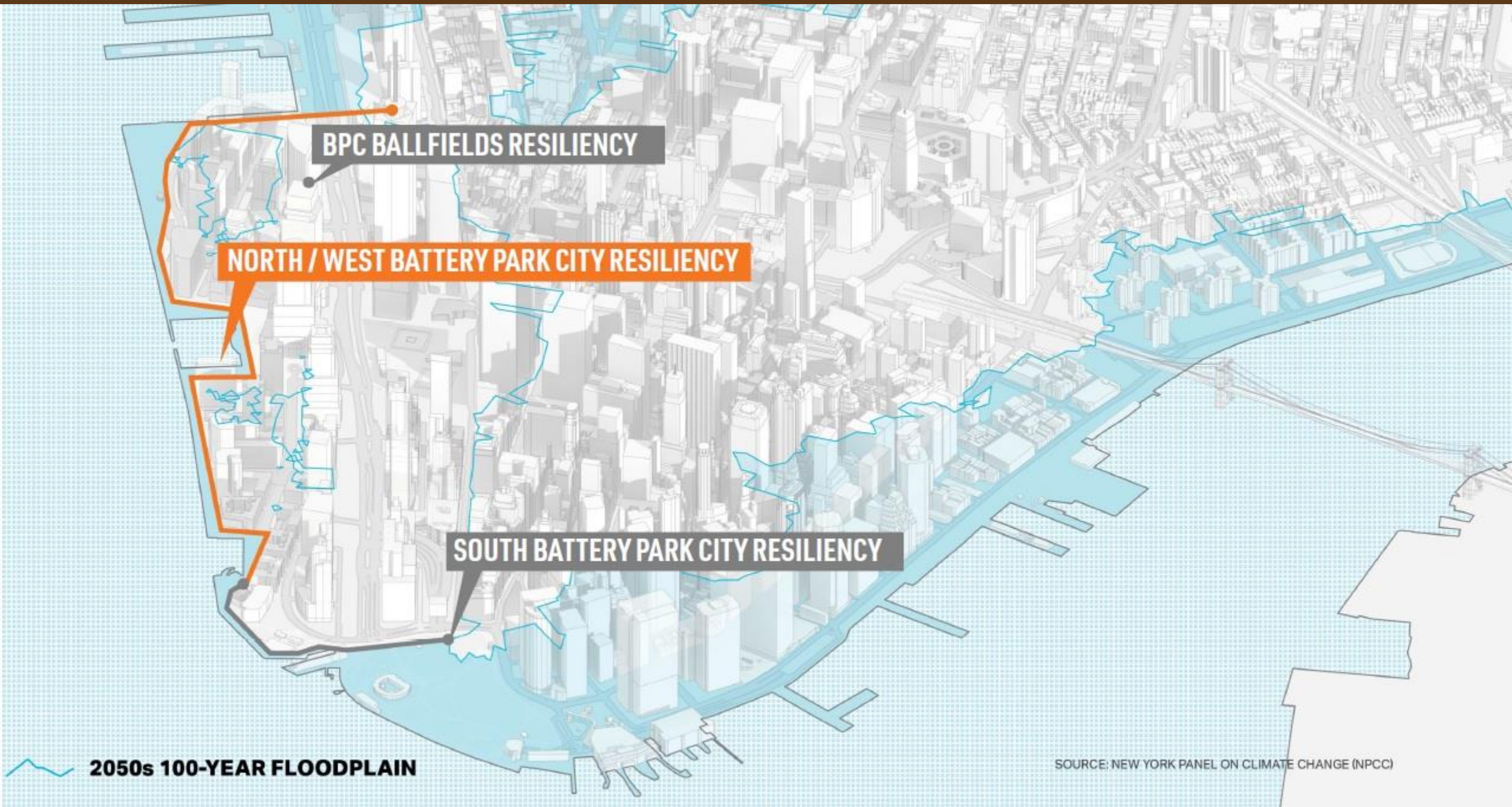
- December 16, 2021 Public Meeting w/breakout rooms
- November 13, 2021 "Walkshop" *(by popular demand!)*
- October 28 & November 4 "Walkshops"
- August 4, 2021 public meeting

North BPC Resiliency Project

- July 23, 2020 Public Meeting
- February 27, 2020 Public Meeting
- October 1, 2019 Public Meeting

Overall/General Resiliency

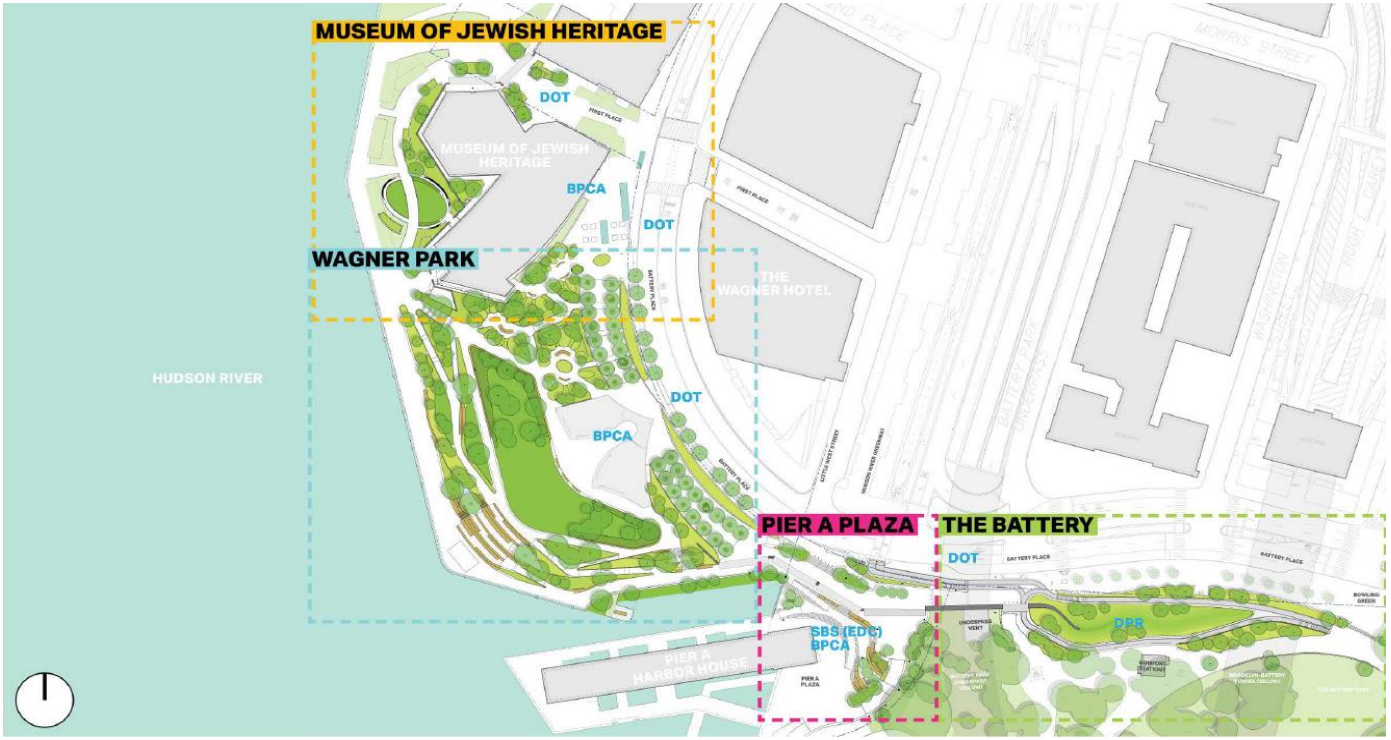
- Assembly Member Niou 2022 Legislative & Budgetary: Environmental Protection / Resiliency Panel Presentation
- Lower Manhattan Coastal Resiliency (LMCR) Quarterly Update (January 24, 2022)
- Update to Manhattan CB1 Executive Committee (August 17, 2021)
- LMCR Quarterly Update (June 21, 2021)
- LMCR Update: Battery Coastal Resilience (March 24, 2021)
- Assembly Member Niou 2021 Legislative & Budgetary Town Hall: Resiliency Panel Presentation
- Assembly Member Niou 2020 Legislative & Budgetary Town Hall: Resiliency Panel Presentation
- Assembly Member Niou Town Hall Feb 2019: Resiliency & Environmental Protection Panel
- BPC Resiliency Assessment Overview (March 22, 2017)


BPC BALLFIELDS RESILIENCY
NORTH / WEST BATTERY PARK CITY RESILIENCY
SOUTH BATTERY PARK CITY RESILIENCY
2050s 100-YEAR FLOODPLAIN
SOURCE: NEW YORK PANEL ON CLIMATE CHANGE (NPCC)

South Battery Park City Resiliency

South Battery Park City Resiliency

The South Battery Park City Resiliency (SBPCR) Project contemplates creation of an integrated coastal flood risk management system from the Museum of Jewish Heritage, through Wagner Park, across Pier A Plaza, and along the northern border of the Historic Battery.



Design Completion of Barrier System (December 2021)

Design Completion of Interior Drainage (April 2022)

Environmental Impact Study Completion (June 2022)

Construction Start (Summer 2022)

Construction Substantial Completion (December 2024)

Construction Final Completion (March 2025)

Timeline - Preliminary Estimate*

*Contingent on NYC approvals

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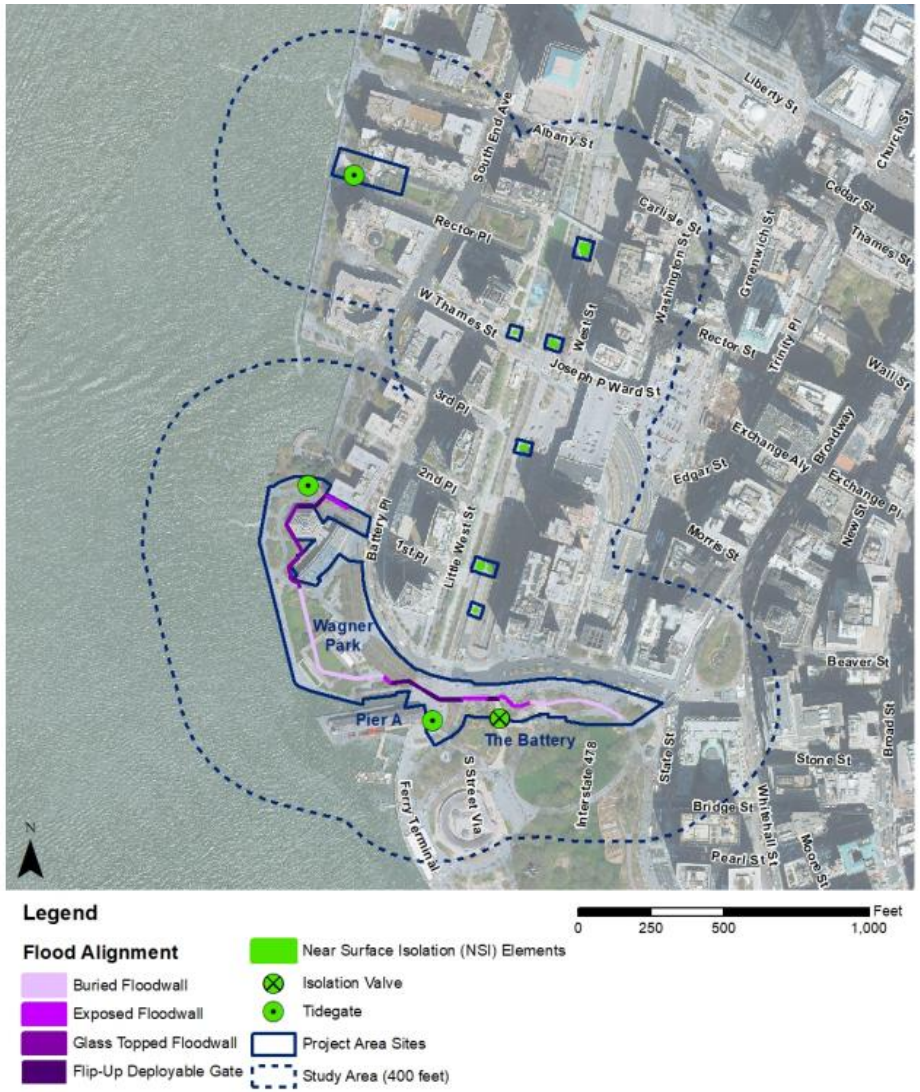
NYPD

Interior Drainage Improvements



In conjunction with DEP and per their recommendation:

- Installation of tide gates – one at First Place, second at Rector St., and third at Pier A Plaza.
- Installation of an isolation valve at the vicinity of the Battery Bikeway
- Isolation of interceptor line branches rising to street level (near surface isolation) – consisting of installation of gate within existing regulator structures and pressure proofing four interceptor manholes

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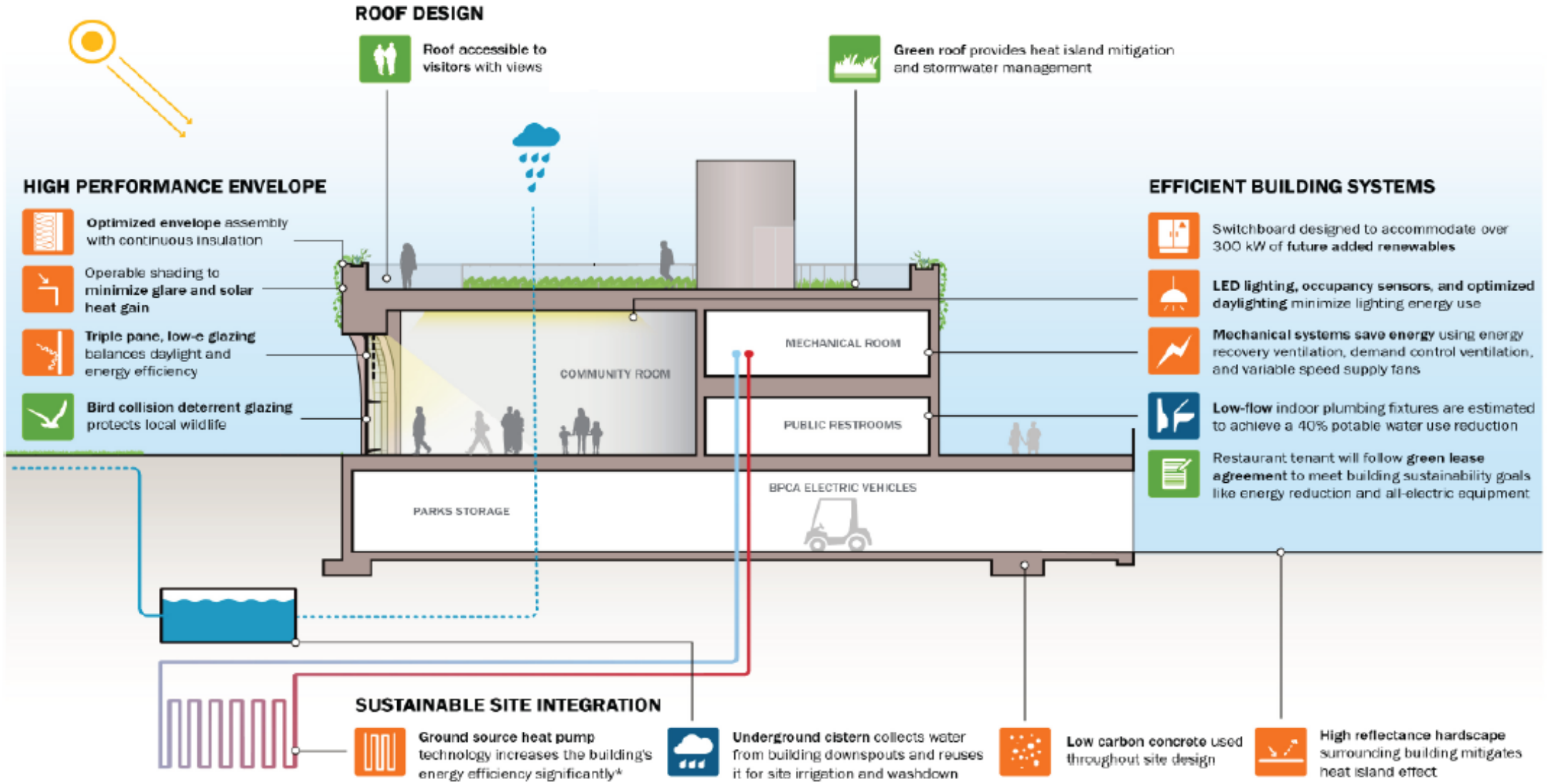
SBPRC Sustainability Components



North/West Battery Park City Resiliency

North/West Battery Park City Resiliency

- The NWBPCR project provides perimeter storm and flood protection system on northern boundary
- Continuous flood barrier to cover North Esplanade, cross West Street, and areas east of West Street that will be a part of the complete flood barrier system for BPC.
- It will build upon the existing system of garden/park walls along the Esplanade and employ targeted supplemental landscaping elements and deployable barrier

Progressive Design Build Contractor Short-list Development (December 2021) → RFP Issuance (Jan 2022) → Project Definition Completion (February 2022) → Contractor Selection (June 2022) → EIS Completion (May 2023) → Construction Start (Sept 2023) → Construction Completion (Feb 2026)

Timeline - Preliminary Estimate**

**Contingent on NYC approvals; also dependent on vendor selection & final design

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Progressive Design Build

- Innovative approach to minimize risk and advance this initiative more efficiently
- BPCA's Design Build Authorization in 2020
- Two main phases: (1) design development, pre-construction services and negotiation of a Guaranteed Maximum Price and (2) final design, construction, and commissioning.
- Advantage of Progressive Design Build:
  - ✓ Risk reduction
  - ✓ Design flexibility
  - ✓ Potential for cost reduction
  - ✓ Potential overall time savings
  - ✓ Allows for more community input

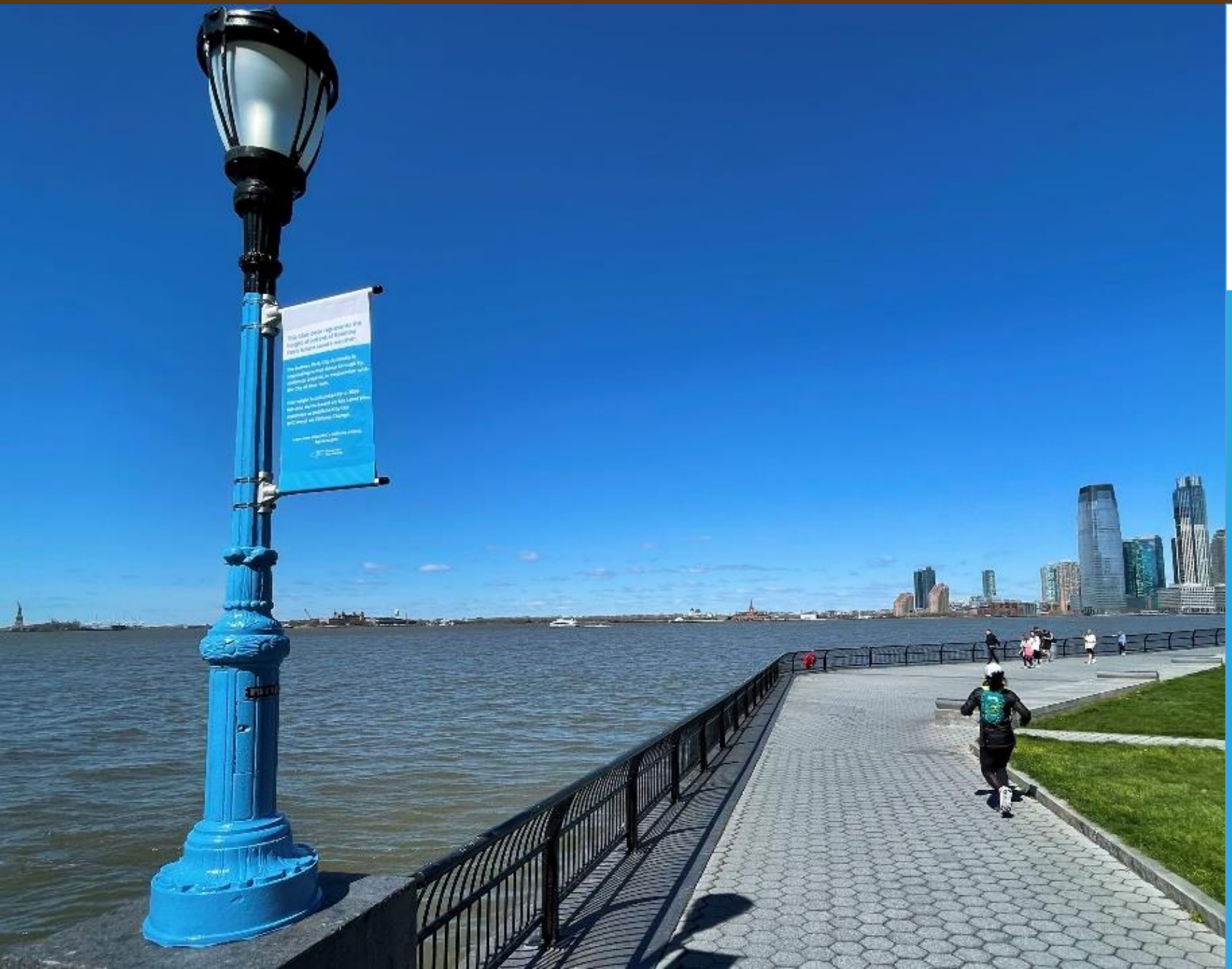
North/West Battery Park City Resiliency

Project Goals

- Resiliency and environmental stewardship
- Engagement and collaboration
- Design and quality excellence
- Budget and schedule compliance
- Effective project management and accountability
- Safety
- Efficient long-term maintenance
- Minimizing impacts and preserving the character of Battery Park City

Photo: Carl Glassman/Tribeca Trib


13



This blue color represents the height of potential flooding from future severe weather.

The Battery Park City Authority is responding to this threat through its resiliency projects, in conjunction with the City of New York.

This height is calculated for a 2050 100-year storm based on Sea Level Rise estimates as published by the NYC Panel on Climate Change.

Learn more about BPC's resiliency projects:
bpca.ny.gov

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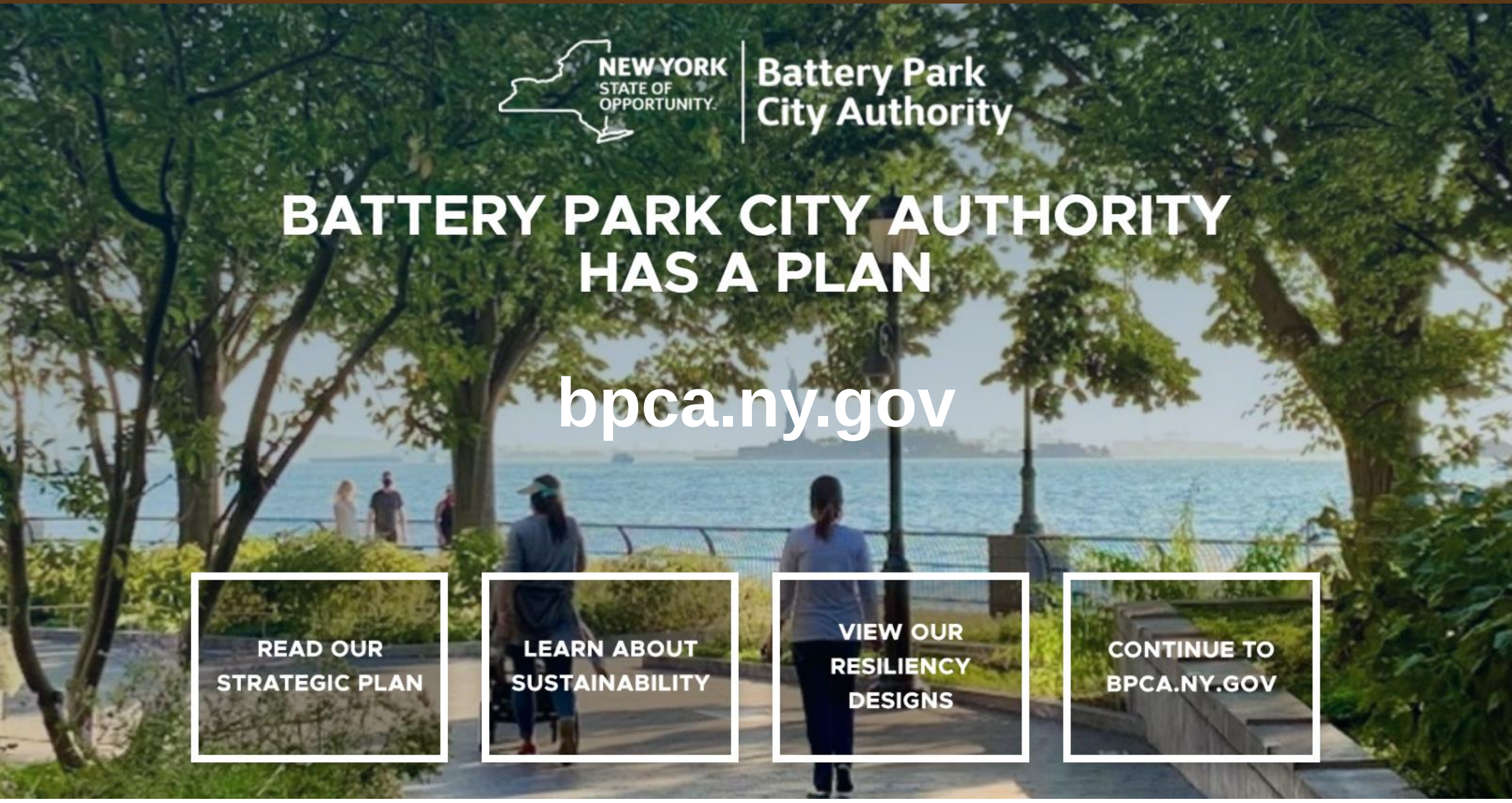
“The effect of parks and natural spaces on local property value is significant, especially in NYC. The results of a recent review of U.S. studies found that passive parks can boost home sales by 8 percent to 10 percent, with more significant premiums for larger parks.”
-The Economic Benefits of Parks in NYC. 2022. Trust for Public Land


NEW YORK
STATE OF
OPPORTUNITY.
Battery Park
City Authority
BATTERY PARK CITY AUTHORITY
HAS A PLAN
bpca.ny.gov
READ OUR
STRATEGIC PLAN
LEARN ABOUT
SUSTAINABILITY
VIEW OUR
RESILIENCY
DESIGNS
CONTINUE TO
BPCA.NY.GOV

Thank you!

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