

Hugh L. Carey Battery Park City Authority
Meeting of the Members
200 Liberty Street, 24th floor
New York, New York 10281
April 6, 2020
2:15 p.m.

AGENDA

- I. CALL TO ORDER
- II. APPROVAL OF THE FEBRUARY 26, 2020 MINUTES
- III. PUBLIC COMMENT
- IV. AUDIT COMMITTEE MEETING REPORT
- V. INVESTMENT UPDATE
- VI. M/WBE REPORT
- VII. RESILIENCY UPDATE
- VIII. CORPORATE ACTION
 - A. Authorization to Amend Contract with Mohanty Gargiulo, LLC for Swap Advisory Services.
 - B. Authorization to Enter into Contract with US Internet for Email Services.
 - C. Authorization to Enter into Contract with Crossfire Sound Productions for Sound and Stage Production Services.
 - D. Authorization to Enter into a Contract with Specialty Construction System, Inc. for the Battery Park City Ballfields and Community Center Resiliency Project – General Contractor Services.
 - E. Authorization relating to Signing Financial and Bank-Related Documentation, including Checks, Requisitions and Other Instruments.
 - F. Approval of Disposition Guidelines for Personal and Real Property.
- IX. MOTION TO CONDUCT EXECUTIVE SESSION TO DISCUSS THE NEGOTIATIONS RELATED TO THE LEASE OF REAL PROPERTY, THE PUBLICITY OF WHICH COULD SUBSTANTIALLY AFFECT THE VALUE OF THE RELEVANT PROPERTIES.

X. FOR INFORMATION ONLY

A. Recent and Upcoming Procurement Activity.

B. Selected Press Clippings.

C. Draft Sustainability Plan.

XI. MOTION TO ADJOURN



Battery Park City Authority

Market Update

April 6, 2020

PFM Asset
Management LLC

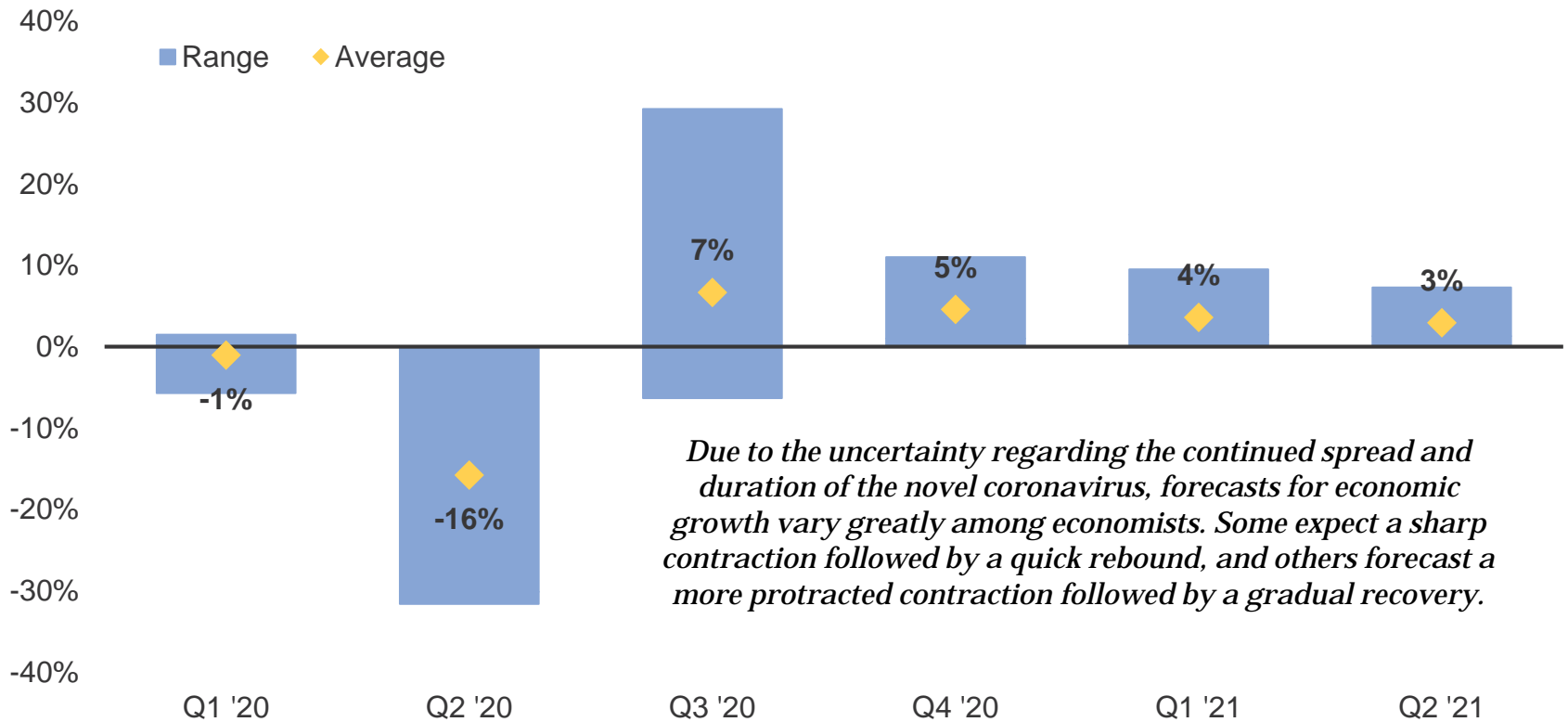
200 Princeton South
Corporate Center
Suite 270A
Ewing, NJ 08628

609.452.0263
pfm.com



U.S. Economy Projected to Contract in the Near-Term

U.S. Quarterly GDP Forecasts (Annual Rate)

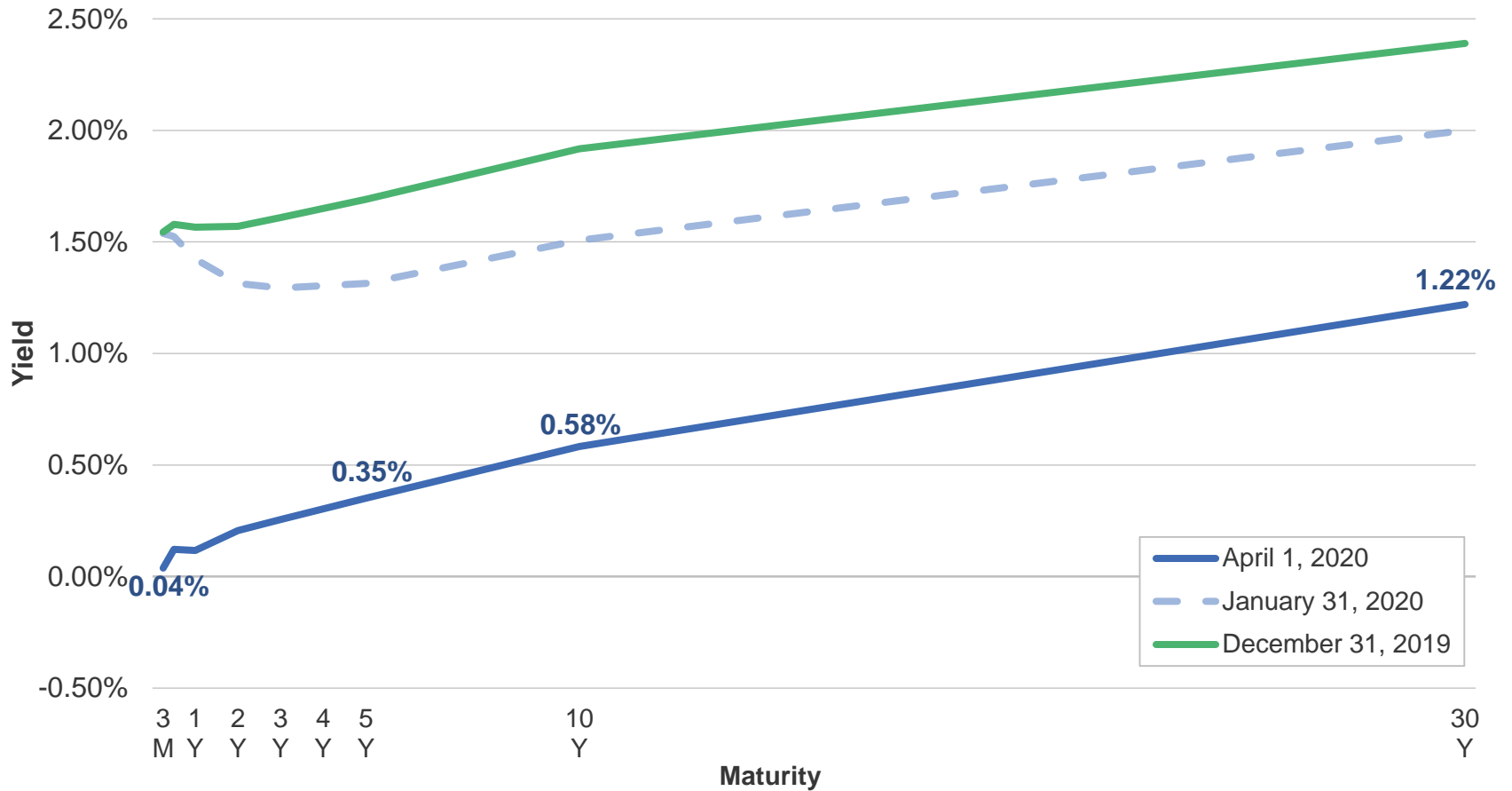


Source: Bloomberg, Economists forecasts from 3/23/2020 to 3/30/2020.



Yield Curve Falls Dramatically, Especially Short-Term Securities

U.S. Treasury Yield Curve

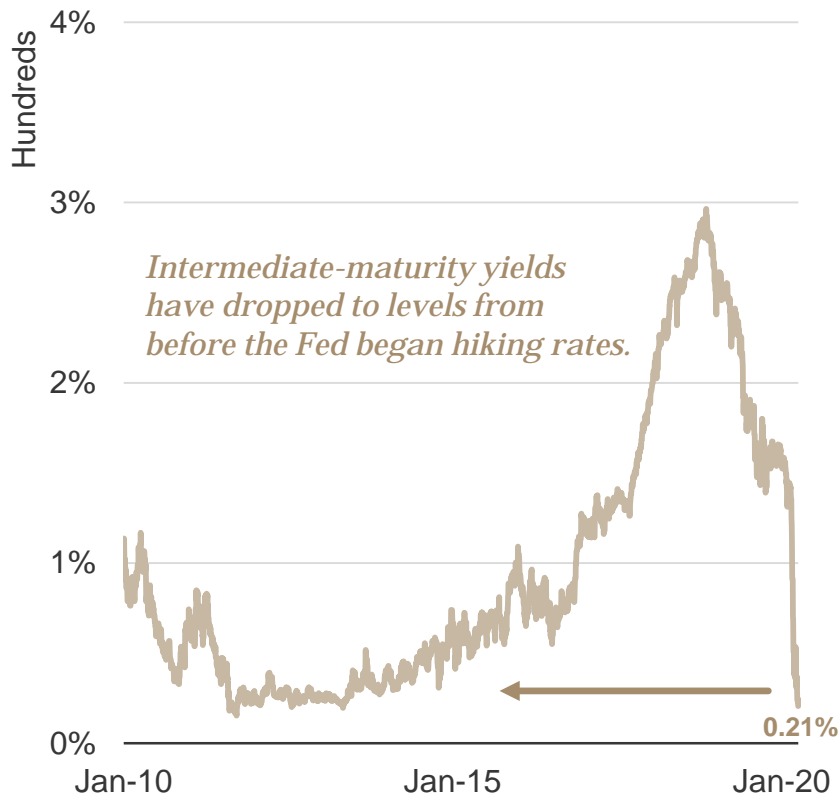


Source: Bloomberg, as of 4/01/2020.



Rates Plummet Due to Coronavirus Outbreak

2-Year Treasury Yield



10-Year Treasury Yield



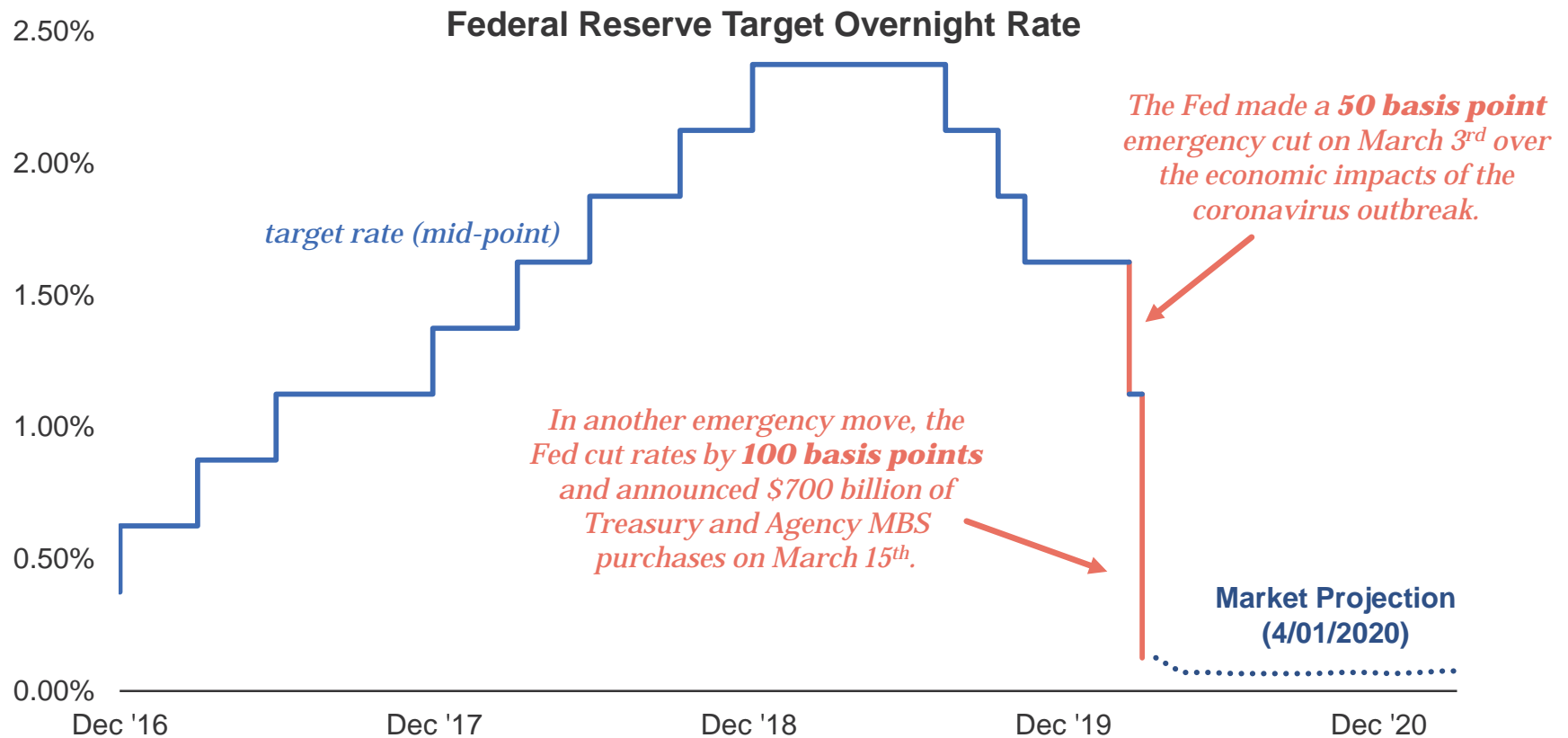
Source: Bloomberg, as of 4/01/2020.



Fed Delivers Two Emergency Rate Cuts in Early March

“A rate cut will not reduce the rate of infection. It won’t fix a broken supply chain... But we do believe that our action will provide a meaningful boost to the economy.”

– Fed Chair Jerome Powell; March 3, 2020

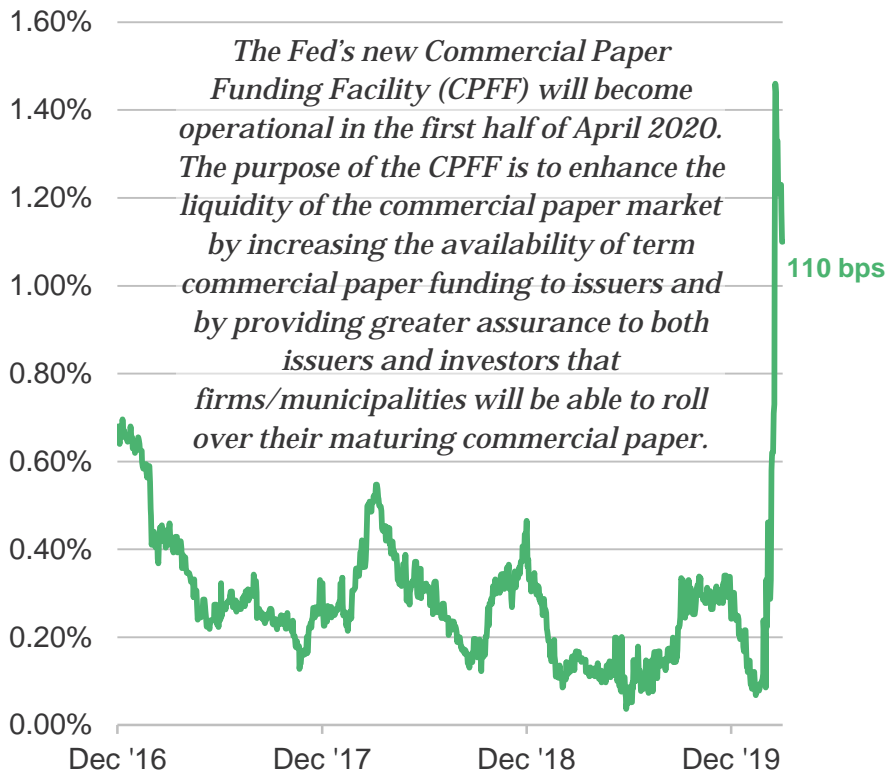


Source: Bloomberg.

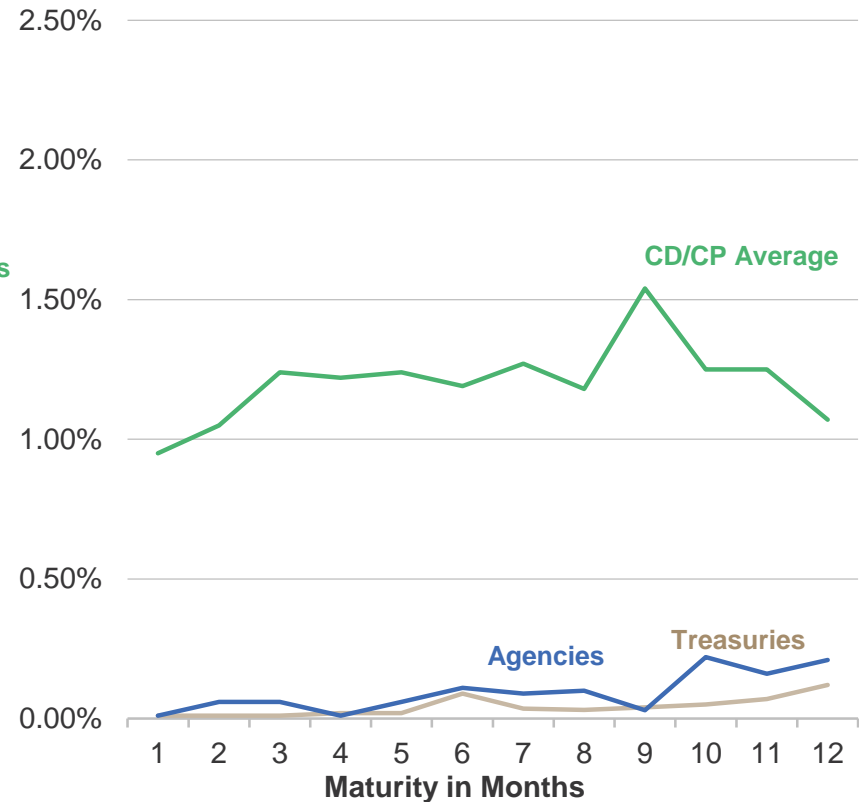


Short-Term Credit Spreads Elevated and Volatile

Yield Spread on 6-month Commercial Paper over T-Bill



Money Market Yield Curves



Sources: Bloomberg & PFM Trading Desk, as of 4/01/2020. 6-mo CP yield spread based on A1/P1 rated CP index (left). PFM Trading Desk, as of 4/01/2020 (right).



Supplemental Information



Federal Reserve Pulls Out All the Stops with New Liquidity Programs

Date	Program Acronym	Program Name	Purpose	Description
3/17/2020	CPFF	Commercial Paper Funding Facility	Backstop Commercial Paper market	<ul style="list-style-type: none"> • SPV purchases A-1/P-1/F-1 rated paper* • Pricing based on 3-month OIS + 110 bps** • Program runs through 3/17/2021
3/17/2020	PDCF	Primary Dealer Credit Facility	Enhance market liquidity by allowing Primary Dealers to post collateral with Fed for loans	<ul style="list-style-type: none"> • Eligible collateral: Investment grade corporate debt, international agencies, CP, munis, MBS, AAA-rated ABS, equities • Rate: equal to primary credit rate offered to depository institutions via the Discount Window • Program runs for 6-months or longer
3/18/2020	MMLF	Money Market Mutual Fund Liquidity Facility	Provide liquidity to prime money funds by allowing prime funds to post collateral with Fed and receive advances	<ul style="list-style-type: none"> • Eligible collateral: Treasuries, agencies, CP, negotiable CDs, munis <12m, VRDN*** <12m, Non-TSY/AGY repo • Rate: primary credit rate + 0-100 bps based on collateral • Program runs through 9/30/2020
3/19/2020	FX Swap Lines	Central Bank Liquidity Swap Lines	Reduce strains in dollar funding markets	<ul style="list-style-type: none"> • Fed provides U.S. dollars to a foreign central bank who provides the same amount of funds in its currency to the Fed, based on market exchange rate • The central banks agreed to swap back these funds at a later date using the same exchange rate as in the first transaction • The foreign central bank determines the terms on which it will lend the dollars to institutions in its jurisdiction

Source: Federal Reserve. *A-2/P-2/F-2 rated paper that was rated A-1/P-1/F-1 on March 17, 2020 also eligible. **A-2/P-2/F-2 rated paper priced at 3-month OIS + 200 bps. ***VRDN – variable rate demand note



Federal Reserve Pulls Out All the Stops with New Liquidity Programs (Ctd.)

Date	Program Acronym	Program Name	Purpose	Description
3/23/2020	PMCCF	Primary Market Corporate Credit Facility	Funding backstop for investment grade corporate debt	<ul style="list-style-type: none"> • SPV purchases IG corporate bonds directly from eligible issuers • Eligible assets: new issue investment grade corporate debt with remaining maturity of four years or less • Rate informed by market conditions • Program runs through 9/30/2020
3/23/2020	SMCCF	Secondary Market Corporate Credit Facility	Enhance market liquidity for outstanding investment grade corporate bonds	<ul style="list-style-type: none"> • SPV will purchase individual IG corporate bonds and IG corporate bond ETFs in the secondary market • Eligible individual corporate bonds: IG corporate debt with remaining maturity of five years or less • Pricing: fair market value in the secondary market • Program runs through 9/30/2020
3/23/2020	TALF	Term Asset-Backed Securities Loan Facility	Funding backstop to facilitate the issuance of eligible ABS	<ul style="list-style-type: none"> • SPV will initially make \$100 billion in 3 year, non-recourse loans available to holders of eligible ABS • Eligible collateral: AAA-rated ABS backed by newly and recently originated consumer and small business loans • Pricing: 2 or 3 year LIBOR swap rate + 100 bps* • Program runs through 9/30/2020
3/31/2020	FIMA Repo Facility	Foreign and International Monetary Authorities Repo Facility	Reduce strains in dollar funding markets	<ul style="list-style-type: none"> • FIMA account holders temporarily exchange Treasury securities held with the Federal Reserve for U.S. dollars • Rate: IOER + 25 bps; term: overnight, rolled over as needed • Program runs through 10/6/2020

Source: Federal Reserve. *2 year LIBOR swap rate if underlying credit exposure with no government guarantee and WAL of 2 years or less; 3 year LIBOR swap rate if underlying credit exposure with no government guarantee and WAL of 2 years or greater.



Fiscal Measures to Combat the Coronavirus

Date	Legislation Title	Estimated Cost	Description
3/6/2020	Coronavirus Preparedness and Response Supplemental Appropriations Act	\$8.3 billion	<ul style="list-style-type: none"> • More than \$2 billion for research and development of coronavirus vaccines, test kits and therapeutics • \$1.9 billion for the Centers for Disease Control and Prevention (CDC), which includes \$950 million for state and local response efforts • \$20 million for the Small Business Administration (SBA) • Permits Medicare providers to offer telehealth services to beneficiaries, at an estimated cost of \$500 million • \$1.6 billion designated for the international response
3/18/2020	Families First Coronavirus Response Act	\$105 billion	<ul style="list-style-type: none"> • Provides two weeks of paid sick and family leave for those affected by the virus, businesses get a tax credit to help cover the expense • Workers can take up to three months of unpaid leave if they are quarantined or need to take care of sick family members • Expands safety-net programs that help people weather economic downturns • Bolsters unemployment aid and the “food stamps” program • Increases federal support for Medicaid
3/27/2020	Coronavirus Aid, Relief, and Economic Security Act	\$2 trillion	<ul style="list-style-type: none"> • One-time checks worth \$1,200 capped above certain income levels • Extends the duration of jobless benefits, increases current unemployment assistance and expands benefits to gig workers and freelancers • \$349 billion in loans available to small businesses • \$500 billion in aid to businesses, states and municipalities, much of which go to backstop losses in lending facilities established/expanded by the Fed • \$117 billion for hospitals and veterans’ care • \$150 billion in direct aid to states, distributed according to population size

Sources: Wall Street Journal, Reuters and The Kaiser Family Foundation.



Disclosures

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AUTHORIZATION TO AMEND THE AGREEMENT WITH MOHANTY GARGIULO, LLC.

BE IT RESOLVED that in accordance with the materials presented to this meeting, the President and Chief Executive Officer of the Hugh L. Carey Battery Park City Authority (the "President") or her/his designee(s) be, and each of them hereby is, authorized and empowered to amend Contract #19-2702 with Mohanty Gargiulo, LLC, to extend the contract expiration date from March 6, 2020 to October 31, 2020, and be it further

RESOLVED, that the President or her/his designee(s) be, and each of them hereby is, authorized and empowered to execute and deliver the contract on behalf of the Hugh L. Carey Battery Park City Authority, subject to such changes as the officer or officers shall, with the advice of counsel, approve as necessary and appropriate and in the best interests of the Authority, such approval to be conclusively evidenced by the execution and delivery of the contract; and be it further

RESOLVED, that the President or her/his designee(s) be, and each of them hereby is, authorized and empowered to execute all such other and further documents and to take all such other and further actions as may be necessary, desirable or appropriate in connection with the transactions contemplated in the foregoing resolutions, and any such execution of documents and any other further actions heretofore taken are hereby ratified and any actions hereafter taken are confirmed and approved.

AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH US INTERNET FOR EMAIL SERVICES

BE IT RESOLVED that in accordance with the materials presented to this meeting, the President and Chief Executive Officer of the Hugh L. Carey Battery Park City Authority (the "President") or her/his designee(s) be, and each of them hereby is, authorized and empowered to enter into an agreement with US Internet to provide email services for a term of five (5) years for a not-to-exceed amount of \$300,000.00, and be it further

RESOLVED, that the President or her/his designee(s) be, and each of them hereby is, authorized and empowered to execute and deliver the contract on behalf of the Hugh L. Carey Battery Park City Authority, subject to such changes as the officer or officers shall, with the advice of counsel, approve as necessary and appropriate and in the best interests of the Authority, such approval to be conclusively evidenced by the execution and delivery of the contract; and be it further

RESOLVED, that the President or her/his designee(s) be, and each of them hereby is, authorized and empowered to execute all such other and further documents and to take all such other and further actions as may be necessary, desirable or appropriate in connection with the transactions contemplated in the foregoing resolutions, and any such execution of documents and any other further actions heretofore taken are hereby ratified and any actions hereafter taken are confirmed and approved.

AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH CROSSFIRE SOUND PRODUCTIONS FOR SOUND & STAGE PRODUCTION AND EQUIPMENT RENTAL SERVICES

BE IT RESOLVED that in accordance with the materials presented to this meeting, the President and Chief Executive Officer of the Hugh L. Carey Battery Park City Authority (the "President") or her/his designee(s) be, and each of them hereby is, authorized and empowered to enter into an agreement with Crossfire Sound Productions to provide Sound & Stage Production and Equipment Rental Services for a term of three (3) years for a not-to-exceed total amount of \$480,000.00, and be it further

RESOLVED, that the President or her/his designee(s) be, and each of them hereby is, authorized and empowered to execute and deliver the contract on behalf of the Hugh L. Carey Battery Park City Authority, subject to such changes as the officer or officers shall, with the advice of counsel, approve as necessary and appropriate and in the best interests of the Authority, such approval to be conclusively evidenced by the execution and delivery of the contract; and be it further

RESOLVED, that the President or her/his designee(s) be, and each of them hereby is, authorized and empowered to execute all such other and further documents and to take all such other and further actions as may be necessary, desirable or appropriate in connection with the transactions contemplated in the foregoing resolutions, and any such execution of documents and any other further actions heretofore taken are hereby ratified and any actions hereafter taken are confirmed and approved.

AUTHORIZATION TO EXECUTE A CONTRACT WITH SPECIALTY CONSTRUCTION SYSTEM, INC. FOR THE BATTERY PARK CITY BALLFIELDS & COMMUNITY CENTER RESILIENCY PROJECT

BE IT RESOLVED, that in accordance with the materials submitted at this Board meeting, the President and Chief Executive Officer (the “President”) of the Battery Park City Authority (the “Authority”) or his/her designee(s) be, and each of them hereby is, authorized and empowered to enter into a thirteen (13) month contract with Specialty Construction System, Inc. in the not-to-exceed amount of \$5,615,000.00 to perform general contractor services for the Ballfields & Community Center Resiliency Project; and be it further,

RESOLVED, that the President or his/her designee(s), and each of them hereby is, authorized and empowered to execute and deliver the Contract on behalf of the Authority, subject to such changes as the officer or officers executing the Contract shall, with the advice of counsel, approve as necessary and appropriate and in the best interest of the Authority, such approval to be conclusive evidence by the execution and delivery of the Contract; and be it further,

RESOLVED, that the President or his/her designee(s) be, and each of them hereby is, authorized and empowered to execute all such other and further documents, and to take all such other and further actions as may be necessary, desirable or appropriate, in connection with the transactions contemplated in the foregoing resolutions, and any such execution of documents and any other and further actions heretofore taken are hereby ratified, and any actions hereafter taken are confirmed and approved.

* * *

**AUTHORIZATION TO SIGN FINANCIAL AND BANK-RELATED DOCUMENTATION,
INCLUDING CHECKS, VOUCHERS, REQUISITIONS AND OTHER INSTRUMENTS**

BE IT RESOLVED, that consistent with the Battery Park City Authority's (the "Authority") enabling legislation and By-Laws, we hereby authorize the officers identified below and on the Incumbency Certificate dated December 11, 2018, to transact business and issue instructions to banking and financial institutions on behalf of the Authority, provided that any documentation relating to such transactions that exceeds \$50,000 must be signed by at least two of the following Authorized Officers: Benjamin Jones, President & Chief Executive Officer, Pamela Frederick, Chief Financial Officer/Treasurer, Abigail Goldenberg, General Counsel, and Eric Munson, Chief Operating Officer. This authorization shall include, but not be limited to, execution of documentation in connection with financial and banking transactions, requisitions of monies, signing of checks, vouchers, requisitions and other instruments made by the Authority or to which the Authority may be a party; and be it further

RESOLVED, that any and all actions taken by any of the Authorized Officers in connection with the above transactions, or actions are hereby ratified, confirmed and approved; and be it further

RESOLVED, that the Assistant Corporate Secretary of the Authority be, and hereby is, directed to file this resolution with the minutes of this meeting.

APPROVAL OF GUIDELINES FOR THE DISPOSITION OF PERSONAL AND REAL PROPERTY

BE IT RESOLVED, that the Guidelines for the Disposition of Personal and Real Property Owned by the Authority (the “Guidelines”) as presented to this meeting, be, and hereby are approved; and be it further

RESOLVED, that the Contracting Officer shall file the Guidelines immediately with the New York State Comptroller; and be it further

RESOLVED, that the Guidelines be posted on the Authority’s internet website; and be it further

RESOLVED; that the Assistant Corporate Secretary of the Authority be, and hereby is, directed to file the Guidelines with the minutes of this meeting.