HUGH L. CAREY BATTERY PARK CITY AUTHORITY
(A Component Unit of the State of New York)

Financial Statements

April 30, 2020 and 2019 (Unaudited)

(With Independent Auditors' Review Report Thereon)

MARKS PANETH

ACCOUNTANTS & ADVISORS

HUGH L. CAREY BATTERY PARK CITY AUTHORITY
(A Component Unit of the State of New York)
April 30, 2020 and 2019 (Unaudited)

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Marks Paneth LLP
685 Third Avenue
New York, NY 10017
P 212.503.8800
F 212.370.3759
www.markspaneth.com

MARKS PANETH
ACCOUNTANTS & ADVISORS

Independent Auditors' Review Report

The Members
Hugh L. Carey Battery Park City Authority

Report on the Financial Statements

We have reviewed the accompanying financial statements of Hugh L. Carey Battery Park City Authority (the "Authority"), a component unit of the State of New York, which comprise the statements of net position (deficit) as of April 30, 2020 and 2019, and the related statements of revenues, expenses and changes in net position (deficit) and cash flows for the six-month periods then ended, and the related notes to the financial statements.

Based on our reviews, we are not aware of any material modifications that should be made to the accompanying interim financial information for it to be in accordance with accounting principles generally accepted in the United States of America ("U.S. GAAP").

Basis for Review Results

We conducted our reviews in accordance with auditing standards generally accepted in the United States of America ("GAAS") applicable to reviews of interim financial information. A review of interim financial information consists principally of applying analytical procedures and making inquiries of persons responsible for financial and accounting matters. A review of interim financial information is substantially less in scope than an audit conducted in accordance with GAAS, the objective of which is an expression of an opinion regarding the financial information as a whole, and accordingly, we do not express such an opinion. We are required to be independent of the Authority and to meet our ethical responsibilities in accordance with the relevant ethical requirements relating to our reviews. We believe that the results of the review procedures provide a reasonable basis for our conclusion.

Responsibilities of Management for the Interim Financial Information

Management is responsible for the preparation and fair presentation of the interim financial information in accordance with U.S. GAAP and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of interim financial information that is free from material misstatement, whether due to fraud or error.

Other Matters

Required Supplementary Information

Our reviews were made primarily for the purpose of obtaining a basis for reporting whether we are aware of any material modifications that should be made to the interim financial information in order for it to be in conformity with U.S. GAAP through performing limited procedures. U.S. GAAP requires that the management's discussion and analysis on pages 3 through 18, the schedule of the Authority's proportionate share of the net pension liability on page 63, the schedule of employer contributions on page 64, and the schedule of changes in total OPEB liability and related ratios on page 65, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. The supplementary information, which is the responsibility of management, has not been subjected to the limited procedures applied in the reviews of the interim financial information. We have not audited or reviewed the supplementary information and, accordingly, we do not express an opinion or provide any assurance on it.

Report on Supplementary Information

The supplementary information included on pages 66 through 75, which is the responsibility of management, is presented for purposes of additional analysis and is not a required part of the interim financial information. The supplementary information has been subjected to the limited procedures applied in the reviews of the interim financial information, and we did not become aware of any material modifications that should be made to such information.

Marks Paneth LLP

New York, NY
December 22, 2020

Overview

The following is an overview of the financial activities of Hugh L. Carey Battery Park City Authority (the "Authority") and the Battery Park City Parks Conservancy (the "Conservancy"), a blended component unit of the Authority, collectively referred to as the "Organization", for the six-month periods ended April 30, 2020 and 2019. The basic financial statements, which include the statements of net position (deficit), the statements of revenues, expenses, and changes in net position (deficit), the statements of cash flows, and the notes to the financial statements, provide information about the Organization in accordance with accounting principles generally accepted in the United States of America. All transactions between the Authority and the Conservancy have been eliminated. The financial statements are prepared using the economic resources measurement focus and the accrual basis of accounting.

Comparison of 2020 to 2019 and 2019 to 2018

Financial Highlights – 2020

- The six-month period ended April 30, 2020 yielded a total of $169.7 million in operating revenues, representing an increase of $13.9 million or 8.9% compared to the six-month period ended April 30, 2019. Payments in lieu of real estate taxes ("PILOT") revenue totaling $131.8 million (78% of the Authority's operating revenues for the six-month period ended April 30, 2020), increased $16.0 million or 13.8% compared to the six-month period ended April 30, 2019. Base rent increased $874 thousand or 2.9% to $31.2 million for the six-month period ended April 30, 2020. Civic facilities and other operating revenues decreased $3.0 million or 33.0% to $6.0 million for the six-month period ended April 30, 2020. Total operating expenses increased $1.3 million or 4.7% to $28.3 million for the six-month period ended April 30, 2020.
- A payment of $155.4 million was made in April 2020 towards the provision for the transfer to the City of New York (the "City") for the fiscal year ended October 31, 2019. A $83.9 million provision was recorded representing half the PILOT-related portion estimated for fiscal year 2020 excess revenues that was charged to nonoperating expense for the six-month period ended April 30, 2020 (see note 14), an increase of $7.7 million as compared to the six-month period ended April 30, 2019. Generally, the Authority's net position decreases with increases in the amount of excess revenues to be provided to the City, which has an adverse effect on the Authority's net position.
- The $41.3 million has not been requested by the City towards the provision for the transfer for the "pay-as-you-go" capital payment for fiscal year ended October 31, 2019. As of April 30, 2020, pursuant to the 2010 Agreement (see note 14), the Authority recorded a provision of $22.2 million for the six-month period ended April 30, 2020, as an expected payment to the City, an increase of $1.8 million as compared to the six-month period ended April 30, 2019.
- As of April 30, 2020, $103.3 million remained in the Project Cost funds to be used for certain park, street, other infrastructure improvements, and other capital expenditures (see note 8), as compared to $32.7 million as of April 30, 2019. The increase of $70.6 million is due to the proceeds received by the Authority from the 2019 bond issuance, to be used for certain infrastructure and capital purposes.

- On August 6, 2019, the Authority issued $672,845,000 of fixed-rate and variable-rate bonds. Proceeds were used to redeem all outstanding 2009 Series A and 2009 Series B fixed-rate bonds and all outstanding 2013 Series C, 2013 Series D, and 2013 Series E variable-rate bonds. In addition, $99,352,522 of proceeds are to be used for infrastructure and capital improvements.

Financial Highlights – 2019

- The six-month period ended April 30, 2019 yielded a total of $155.8 million in operating revenues, representing an increase of $3.2 million or 2.1% compared to the six-month period ended April 30, 2018. PILOT revenue totaling $115.8 million (74% of the Authority's operating revenues for the six-month period ended April 30, 2019), increased $2.5 million or 2.2% compared to the six-month period ended April 30, 2018. Base rent decreased $1.1 million or 3.5% to $30.4 million for the six-month period ended April 30, 2019. Civic facilities and other operating revenues increased $1.8 million or 25.8% to $9.0 million for the six-month period ended April 30, 2019. Total operating expenses increased $4.4 million or 19.2% to $27.0 million for the six-month period ended April 30, 2019.
- A payment of $154.8 million was made in June 2019 towards the provision for the transfer to the City for the fiscal year ended October 31, 2018. A $76.2 million provision was recorded representing the PILOT-related portion of fiscal year 2019 excess revenues that was charged to nonoperating expense for the six-month period ended April 30, 2019, an increase of $2.7 million as compared to the six-month period ended April 30, 2018. Generally, the Authority's net position decreases with increases in the amount of excess revenues to be provided to the City, which has an adverse effect on the Authority's net position.
- The $41.7 million has not been requested by the City towards the provision for the transfer for the "pay-as-you-go" capital payment for fiscal year ended October 31, 2018. As of April 30, 2019, pursuant to the 2010 Agreement, the Authority recorded a liability of $20.4 million for the six-month period ended April 30, 2019, as an expected payment to the City, an increase of $1.6 million as compared to the six-month period ended April 30, 2018.
- As of April 30, 2019, $32.7 million remained in the Project Cost funds to be used for certain park, street, other infrastructure improvements, and other capital expenditures, as compared to $37.7 million as of April 30, 2018.

Summary Statement of Net Position (Deficit)

The summary statement of net position (deficit) presents the financial position of the Organization. The net position (deficit) is the difference between total assets plus total deferred outflows of resources and total liabilities plus the deferred inflows of resources. A summarized comparison of the Organization's assets, deferred outflow of resources, liabilities, deferred inflows of resources and net position (deficit) at April 30, 2020, 2019 and 2018 is as follows:

HUGH L. CAREY BATTERY PARK CITY AUTHORITY

(A Component Unit of the State of New York)

Management's Discussion and Analysis

April 30, 2020 and 2019 (Unaudited)

		April 30			2020 vs	2019 vs
		2020	2019	2018	2019	2018
Assets:						
Bank deposits, investments and rents and other receivables	$	12,743,076	15,147,908	11,643,339	(2,404,832)	3,504,569
Bond resolution restricted assets (current and noncurrent)		355,940,652	461,397,477	454,072,217	(105,456,825)	7,325,260
Battery Park City project assets, net		524,137,524	507,925,389	510,810,359	16,212,135	(2,884,970)
Other current and noncurrent assets		112,487,037	104,725,675	101,281,614	7,761,362	3,444,061
Total assets		1,005,308,289	1,089,196,449	1,077,807,529	(83,888,160)	11,388,920
Deferred Outflows of Resources:						
Deferred pension outflows		4,946,335	1,181,878	2,332,582	3,764,457	(1,150,704)
Deferred OPEB outflows		2,690,548	2,030,076	2,046,188	660,472	(16,112)
Accumulated decrease in fair value of interest rate swaps		20,094,212	14,100,277	4,897,031	5,993,935	9,203,246
Unamortized loss on extinguishment of bonds		15,181,409	16,634,343	17,960,254	(1,452,934)	(1,325,911)
Deferred costs of refunding, less accumulated amortization		75,435,348	49,332,409	53,113,064	26,102,939	(3,780,655)
Total deferred outflows of resources		118,347,852	83,278,983	80,349,119	35,068,869	2,929,864
Total assets and deferred outflows of resources	$	1,123,656,141	1,172,475,432	1,158,156,648	(48,819,291)	14,318,784
Liabilities:						
Current liabilities	$	264,132,816	409,524,008	388,104,300	(145,391,192)	21,419,708
Long-term liabilities		1,341,657,674	1,292,482,107	1,336,992,719	49,175,567	(44,510,612)
Total liabilities		1,605,790,490	1,702,006,115	1,725,097,019	(96,215,625)	(23,090,904)
Deferred Inflows of Resources:						
Deferred pension inflows		393,925	835,556	2,968,787	(441,631)	(2,133,231)
Deferred OPEB inflows		7,622,545	8,700,755	1,183,456	(1,078,210)	7,517,299
Total deferred inflows of resources		8,016,470	9,536,311	4,152,243	(1,519,841)	5,384,068
Total liabilities and deferred inflows of resources		1,613,806,960	1,711,542,426	1,729,249,262	(97,735,466)	(17,706,836)
Net Position (deficit):						
Net investment in capital assets		17,859,530	15,261,481	7,548,275	2,598,049	7,713,206
Restricted		65,909,484	80,050,488	76,222,763	(14,141,004)	3,827,725
Unrestricted		(573,919,833)	(634,378,963)	(654,863,652)	60,459,130	20,484,689
Total net deficit		(490,150,819)	(539,066,994)	(571,092,614)	48,916,175	32,025,620
Total liabilities, deferred inflows of resources and net deficit	$	1,123,656,141	1,172,475,432	1,158,156,648	(48,819,291)	14,318,784

Assets and Deferred Outflows of Resources

2020 vs. 2019

At April 30, 2020, the Organization maintained total assets and deferred outflows of resources of approximately $1.12 billion, approximately $48.8 million lower than $1.17 billion at April 30, 2019.

2019 vs. 2018

At April 30, 2019, the Organization maintained total assets and deferred outflows of resources of approximately $1.17 billion, approximately $14.3 million higher than $1.16 billion at April 30, 2018.

Bank Deposits, Investments, Rents and Other Receivables

2020 vs. 2019

Bank deposits, investments, and rents and other receivables held at April 30, 2020 decreased $2.4 million over April 30, 2019. Bank deposits and investments decreased by $2.9 million as a result of the decrease in the unpledged revenue fund account. Rents and other receivables increased by $475 thousand, primarily due to an overall increase in total rental receivables.

2019 vs. 2018

Bank deposits, investments, and rents and other receivables held at April 30, 2019 increased $3.5 million over April 30, 2018. Bank deposits and investments increased by $3.2 million as a result of the increase in the unpledged revenue fund account. Rents and other receivables increased by $301 thousand, primarily due to an overall increase in total rental receivables.

Bond Resolution Restricted Assets

2020 vs. 2019

Bond resolution restricted assets are funds and accounts established in accordance with the 2003 General Bond Resolutions, and the 2009, 2013 and 2019 Revenue Bond Resolutions. Such assets of $355.9 million at April 30, 2020 were $105.5 million lower than the fair value of assets held at April 30, 2019 of $461.4 million (see note 8).

Funds held in the Pledged Revenue Fund ("PRF") of $79.1 million at April 30, 2020 were $23.9 million more than funds held at April 30, 2019.

Funds held in the Debt Service Funds of $86.2 million at April 30, 2020 were $1.9 million less than funds at April 30, 2019.

Funds held in the Project Operating Fund of $10.2 million at April 30, 2020 were $719 thousand higher than funds at April 30, 2019.

Funds held in the Residual Fund for payment to the City of $42.4 million at April 30, 2020 were $155.9 million lower than funds held at April 30, 2019.

Funds held under the resolution for project infrastructure and certain other asset costs were $103.3 million as of April 30, 2020, or $70.6 million less than April 30, 2019.

2019 vs. 2018

Bond resolution restricted assets are funds and accounts established in accordance with the 2003 General Bond Resolutions, and the 2009 and 2013 Revenue Bond Resolutions. Such assets of $461.4 million at April 30, 2019 were $7.3 million higher than the fair value of assets held at April 30, 2018 of $454.1 million.

Funds held in the Reserve Fund of $75.5 million at April 30, 2019 were $2.7 million more than funds held at April 30, 2018.

Funds held in the PRF of $55.3 million at April 30, 2019 were $12.1 million less than funds held at April 30, 2018.

Funds held in the Debt Service Funds of $88.1 million at April 30, 2019 were $11.5 million more than funds at April 30, 2018.

Funds held in the Project Operating Fund of $9.5 million at April 30, 2019 were $1.9 million higher than funds at April 30, 2018.

Funds held in the Residual Fund for payment to the City of $198.3 million at April 30, 2019 were $6.3 million higher than funds held at April 30, 2018.

Funds held in the Subordinated Payment Fund for cost of issuance were $2.0 million at April 30, 2019.

Funds held under the resolution for project infrastructure and certain other asset costs were $32.7 million as of April 30, 2019, or $5.0 million less than April 30, 2018.

Project Assets

At April 30, 2020, the Authority's investment in project assets, net of accumulated depreciation was $524.1 million, an increase of $16.2 million over April 30, 2019. The Battery Park City project ("Project") consists of approximately 92 acres of landfill created, owned, and operated by the Authority. The Project's development plan includes approximately 35 acres of parkland and open spaces and provides for the construction, by private developers, of approximately 10.7 million square feet of office space, retail space, a marina, two hotels, a multiplex cinema, museums, three public schools, a public library, and approximately 8,600 residential units.

The Authority's project assets include land, site improvements, and a residential building constructed by the Authority on Site 22. Additionally, condominium units owned by the Authority in Sites 1, 3, 16/17 and a community center on Sites 23 and 24, and related infrastructure improvements are included in project assets. The balances at April 30, 2020, 2019, and 2018 were as follows:

	April 30 2020	2019	2018	2020 vs 2019	2019 vs 2018
Land	$ 83,015,653	83,015,653	83,015,653	—	—
Site improvements	469,968,096	446,816,776	440,191,155	23,151,320	6,625,621
Residential building and condominium units	140,142,743	137,201,694	137,057,017	2,941,049	144,677
	693,126,492	667,034,123	660,263,825	26,092,369	6,770,298
Less accumulated depreciation	168,988,968	159,108,734	149,453,466	(9,880,234)	(9,655,268)
Total Battery Park City project assets	$ 524,137,524	507,925,389	510,810,359	16,212,135	(2,884,970)

2020 vs. 2019

For the six-month period ended April 30, 2020, the increase to site improvements relates to the esplanade and restoration of piles, Tribeca Bridge Rehabilitation, South Cove Jetty re-planking, Rector Street Grid, leasehold improvements, and other minor capital improvements.

2019 vs. 2018

For the six-month period ended April 30, 2019, the increase to site improvements relates to the Tribeca Bridge Rehabilitation, Rector Street Grid, Sinkhole Remediation, 200 Rector Street leasehold improvements and other minor capital improvements.

Other Current and Noncurrent Assets

Other current and noncurrent assets at April 30, 2020, 2019, and 2018 were as follows:

	April 30 2020	2019	2018	2020 vs 2019	2019 vs 2018
Residential lease required funds	$ 29,037,077	28,449,030	27,748,998	588,047	700,032
Corporate-designated, escrowed, and OPEB funds	79,018,319	72,525,391	70,056,774	6,492,928	2,468,617
Other assets	4,431,641	3,751,254	3,475,842	680,387	275,412
Total other current and noncurrent assets	$ 112,487,037	104,725,675	101,281,614	7,761,362	3,444,061

2020 vs. 2019

Total other current and noncurrent assets increased $7.8 million from $104.7 million at April 30, 2019 to $112.5 million at April 30, 2020.

Residential lease required funds, which include security deposits held for condominium buildings, increased by $588 thousand. Overall, corporate-designated, escrowed, and OPEB funds increased $6.5 million from April 30, 2019.

2019 vs. 2018

Total other current and noncurrent assets increased $3.4 million from $101.3 million at April 30, 2018 to $104.7 million at April 30, 2019.

Residential lease required funds, which include security deposits held for condominium buildings, increased by $700 thousand. Overall, corporate-designated, escrowed, and OPEB funds increased $2.5 million from April 30, 2018.

Deferred Outflows of Resources

Deferred outflows of resources at April 30, 2020, 2019 and 2018 were as follows:

		April 30			2020 vs	2019 vs
		2020	2019	2018	2019	2018
Deferred Outflows of Resources:						
Deferred pension outflows	$	4,946,335	1,181,878	2,332,582	3,764,457	(1,150,704)
Deferred OPEB outflows		2,690,548	2,030,076	2,046,188	660,472	(16,112)
Accumulated change in fair value of interest rate swaps		20,094,212	14,100,277	4,897,031	5,993,935	9,203,246
Unamortized loss on extinguishment of bonds		15,181,409	16,634,343	17,960,254	(1,452,934)	(1,325,911)
Deferred costs of refunding, less accumulated amortization		75,435,348	49,332,409	53,113,064	26,102,939	(3,780,655)
Total deferred outflows of resources	$	118,347,852	83,278,983	80,349,119	35,068,869	2,929,864

2020 vs. 2019

The $4.9 million at April 30, 2020 represents the Authority's portion of the deferred pension outflows from the New York State pension plan (see note 18).

The $2.7 million at April 30, 2020 represents the Authority's deferred OPEB outflows resulting from GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions* ("GASB 75") (see note 19).

Accumulated change in the fair value of interest rate swap agreements, which continue in effect and continue as an effective hedge, had a negative fair value of $14.1 million at April 30, 2019. At April 30, 2020, the interest rate swaps had a negative fair value of $20.1 million. The change in value is primarily due to a revision of the swap agreement, which included an increase in the fixed interest rate, as well as a change in the floating rate index from the one-month London Inter-Bank Offered Rate ("LIBOR") to the one-week Securities Industry and Financial Markets Association ("SIFMA") as of August 2019. The negative fair value has been included as a liability and a deferred outflow of resources in the Authority's statement of net position (deficit).

The unamortized loss on extinguishment of bonds decreased by $1.5 million from April 30, 2019 to April 30, 2020.

The deferred cost of refunding increased by $26.1 million from April 30, 2019 to April 30, 2020. The increase is a result of the revised swap amortization in August 2019.

2019 vs. 2018

The $1.2 million at April 30, 2019 represents the Authority's portion of the deferred pension outflows from the New York State pension plan.

The $2.0 million at April 30, 2019 represents the deferred OPEB outflows from the Organization's Other Post Employment Benefit Plan.

The interest rate swap agreements, which continue in effect and continue as an effective hedge, had a negative fair value of $4.9 million at April 30, 2018, which increased by $9.2 million to negative $14.1 million at April 30, 2019. The negative fair value is recorded as a liability on the Authority's statement of net position (deficit).

The unamortized loss on extinguishment of bonds decreased by $1.3 million from April 30, 2018 to April 30, 2019. The decrease is a result of the current year amortization.

The deferred cost of refunding decreased by $3.8 million from April 30, 2018 to April 30, 2019. The decrease is a result of the current year amortization.

Liabilities

Total liabilities at April 30, 2020, 2019 and 2018 were as follows:

	April 30			2020 vs	2019 vs
	2020	2019	2018	2019	2018
Current liabilities:					
Accrued interest on bonds	$ 12,250,898	15,834,832	16,238,730	(3,583,934)	(403,898)
Accounts payable and other liabilities	11,222,034	8,632,102	7,262,350	2,589,932	1,369,752
Accrued pension payable	7,796,174	1,897,514	830,358	5,898,660	1,067,156
Due to the City of New York	83,917,658	230,958,926	222,481,167	(147,041,268)	8,477,759
Due to the City of New York - 2010 Agreement	63,535,778	62,038,453	60,699,013	1,497,325	1,339,440
Due to Port Authority of NY & NJ	869,381	869,381	869,381	-	-
Unearned revenue	55,111,155	51,545,104	50,815,166	3,566,051	729,938
Security and other deposits	4,738	4,738	4,738	-	-
2009 Revenue Bonds	—	335,000	355,000	(335,000)	(20,000)
2013 Revenue Bonds	25,375,000	28,315,000	27,060,000	(2,940,000)	1,255,000
2019 Revenue Bonds	4,050,000	—	—	4,050,000	-
Bond resolution fund payables	—	9,092,958	1,488,397	(9,092,958)	7,604,561
Total current liabilities	264,132,816	409,524,008	388,104,300	(145,391,192)	21,419,708
Noncurrent liabilities:					
Unearned revenue	218,858,605	230,810,828	244,473,911	(11,952,223)	(13,663,083)
Security and other deposits	29,204,236	28,763,340	28,106,052	440,896	657,288
OPEB	37,143,095	33,554,931	38,927,818	3,588,164	(5,372,887)
Fair value of interest rate swaps	20,094,212	14,100,277	4,897,031	5,993,935	9,203,246
Imputed borrowing	75,435,348	49,332,409	53,113,064	26,102,939	(3,780,655)
Bonds outstanding:					
2009 Revenue Bonds	—	85,449,427	85,857,276	(85,449,427)	(407,849)
2013 Revenue Bonds	239,219,224	850,470,895	881,617,567	(611,251,671)	(31,146,672)
2019 Revenue Bonds	721,702,954	—	—	721,702,954	-
Total noncurrent liabilities	1,341,657,674	1,292,482,107	1,336,992,719	49,175,567	(44,510,612)
Total liabilities	$ 1,605,790,490	1,702,006,115	1,725,097,019	(96,215,625)	(23,090,904)

2020 vs. 2019

The Organization's total liabilities decreased $96.2 million from $1.70 billion at April 30, 2019 to $1.61 billion at April 30, 2020.

Total liabilities comprise amounts due to the City and the Port Authority of New York & New Jersey, accrued interest on bonds, unearned revenue, security and other deposits, OPEB, outstanding bonds, fair value of interest rate swaps, imputed borrowing, accounts payable and accrued expenses.

The $96.2 million decrease in total liabilities is due to:

- a $3.6 million decrease in accrued interest payable on bonds from $15.8 million at April 30, 2019 to $12.3 million at April 30, 2020.
- a $2.6 million increase in accounts payable and other liabilities from $8.6 million at April 30, 2019 to $11.2 million at April 30, 2020. The increase is primarily due to $1.9 million more of accrued expenses at the six month period end as compared to the prior six month period end.
- a $5.9 million increase in accrued pension payable from $1.9 million at April 30, 2019 to $7.8 million at April 30, 2020 is the Authority's liability portion based on the New York State pension plan.
- the liability due to the City includes a $83.9 million provision recorded for the period ended April 30, 2020, representing approximately half of the estimated fiscal year 2020 PILOT-related excess revenues to be transferred to the City. The $83.9 million due to the City was $147 million lower compared to the amount due at April 30, 2019.
- the liability due to the City under the 2010 Agreement for "pay-as-you-go" capital totaling $63.5 million includes a $22.2 million provision recorded for the period ended April 30, 2020, representing approximately half of the estimated fiscal 2020 amount expected payable under the 2010 Agreement, and $41.3 million payable from the previous fiscal year ended October 31, 2019. The $63.5 million due to the City was $1.5 million higher compared to the amount due at April 30, 2019.
- a $8.4 million decrease to $274.0 million in unearned revenue from $282.4 million at April 30, 2019, due to revenue of $8.4 million recognized on leases.
- a $441 thousand increase in total security and other deposits to $29.2 million at April 30, 2020. Security deposits are held for condominiums and not rentals.
- The Organization had a $37.1 million OPEB liability at April 30, 2020, an increase of $3.6 million from $33.6 million at April 30, 2019.
- the interest rate swap agreements, which continue in effect and continue as an effective hedge, had a negative fair value of $20.1 million at April 30, 2020. The negative fair value of $20.1 million is recorded as a deferred outflow of resources and a liability on the Authority's statement of net position (deficit). This value increased $6.0 million, from a negative fair value of $14.1 million at April 30, 2019.
- a $26.1 million increase in the imputed borrowing represents the revised fair value of the bifurcated swaps at the date of refunding. The $80.0 million is being amortized using the straight-line method over the remaining life of the original 2003 bonds.

- a $85.7 million decrease in 2009 Revenue Bonds outstanding is due to the 2019 refunding of these bonds in August 2019 (see note 17).
- a $614.1 million decrease in 2013 Revenue Bonds outstanding due to the 2019 refunding of the Junior Revenue Bonds (2013CDE) in August 2019 (see note 17).
- a $725.7 million increase in 2019 Revenue Bonds outstanding due to the issuance of these bonds in August 2019 (see note 17).
- a $9.1 million decrease in bond resolution funds payable relates to purchases of securities that were in transit as of April 30, 2019. These purchases of securities pertain to the 2003 Junior and Senior Debt Service accounts.

2019 vs. 2018

The Organization's total liabilities decreased $23.1 million from $1.73 billion at April 30, 2018 to $1.70 billion at April 30, 2019.

The $23.1 million decrease in total liabilities is due to:

- a $404 thousand decrease in accrued interest payable on bonds from $16.2 million at April 30, 2018 to $15.8 million at April 30, 2019.
- a $1.4 million increase in accounts payable and other liabilities from $7.2 million at April 30, 2018 to $8.6 million at April 30, 2019. This consists of primarily an increase of $1.2 million in accrued capital and operating expenses, as well as an increase in contract retention costs of $223 thousand.
- a $1.1 million increase in accrued pension payable from $830 thousand at April 30, 2018 to $1.9 million at April 30, 2019 is the Authority's liability portion based on the New York State pension plan.
- the liability due to the City totaling $231.0 million includes a $76.2 million provision recorded for the period ended April 30, 2019, representing approximately half of the estimated fiscal year 2019 PILOT-related excess revenues to be transferred to the City, and $154.8 million payable from the previous fiscal year ended October 31, 2018, which was not paid as of April 30, 2019. The $231.0 million due to the City was $8.5 million higher compared to the amount due at April 30, 2018.
- the liability due to the City under the 2010 Agreement for "pay-as-you-go" capital totaling $62.0 million includes a $20.4 million provision recorded for the period ended April 30, 2019, representing approximately half of the estimated fiscal 2019 amount expected payable under the 2010 Agreement, and $41.6 million payable from the previous fiscal year ended October 31, 2018. The $62.0 million due to the City was $1.3 million higher compared to the amount due at April 30, 2018.
- a $12.9 million decrease to $282.4 million in unearned revenue from $295.3 million at April 30, 2018, primarily due to a decrease in unearned revenue of $12.9 million recognized on leases.
- a $657 thousand increase in total security and other deposits to $28.8 million at April 30, 2019. Security deposits are held for condominiums and not rentals.
- The Organization had a $33.6 million OPEB liability at April 30, 2019, an decrease of $5.4 million from $38.9 million at April 30, 2018.

- the interest rate swap agreements, which continue in effect and continue as an effective hedge, had a negative fair value of $14.1 million at April 30, 2019. The negative fair value of $14.1 million is recorded as a deferred outflow of resources and a liability on the Authority's statement of net position (deficit). This value increased $9.2 million, from a negative fair value of $4.9 million at April 30, 2018.
- a $3.8 million decrease in the imputed borrowing represents the current period amortization of the fair value of the bifurcated Swaps. The original $70.1 million is being amortized using the straight-line method over the remaining life of the original 2003 bonds.
- a $428 thousand decrease in 2009 Revenue Bonds outstanding relating to the payment of principal of $355 thousand and a $73 thousand decrease due to the amortization of the net bond premium.
- a $29.9 million decrease in 2013 Revenue Bonds outstanding relating to the payment of principal of $27.1 million and a $2.8 million decrease due to the amortization of the net bond premium.
- a $7.6 million increase in bond resolution funds payable relates to purchases of securities that were in transit as of April 30, 2019. These purchases of securities pertain to the 2003 Junior and Senior Debt Service accounts.

Deferred Inflows of Resources

Deferred inflows of resources at April 30, 2020, 2019, and 2018 were as follows:

		April 30			2020 vs	2019 vs
		2020	2019	2018	2019	2018
Deferred Inflows of Resources:						
Deferred pension inflows	$	393,925	835,556	2,968,787	(441,631)	(2,133,231)
Deferred OPEB inflows		7,622,545	8,700,755	1,183,456	(1,078,210)	7,517,299
Total deferred inflows of resources	$	8,016,470	9,536,311	4,152,243	(1,519,841)	5,384,068

2020 vs. 2019

Deferred pension inflows of $394 thousand at April 30, 2020 represents the Authority's portion of the deferred pension inflows from the New York State pension plan (see note 18).

Deferred OPEB inflows of $7.6 million at April 30, 2020 represents the Authority's deferred OPEB inflows resulting from GASB 75 (see note 19).

2019 vs. 2018

Deferred pension inflows of $836 thousand at April 30, 2019 represents the Authority's portion of the deferred pension inflows from the New York State pension plan.

Deferred OPEB inflows of $8.7 million at April 30, 2019 represents the Authority's deferred OPEB inflows resulting from GASB 75.

Net Position (Deficit)

		April 30			2020 vs	2019 vs
		2020	2019	2018	2019	2018
Net Position (deficit):						
Invested in capital assets, net of related debt	$	17,859,530	15,261,481	7,548,275	2,598,049	7,713,206
Restricted		65,909,484	80,050,488	76,222,763	(14,141,004)	3,827,725
Unrestricted		(573,919,833)	(634,378,963)	(654,863,652)	60,459,130	20,484,689
Total net deficit	$	(490,150,819)	(539,066,994)	(571,092,614)	48,916,175	32,025,620

2020 vs. 2019

The change in total net position (deficit) from April 30, 2020 represents a positive change in the deficit position of $48.9 million from $539.1 million at April 30, 2019 to $490.2 million at April 30, 2020.

Net investment in capital assets was a surplus of $17.9 million and $15.3 million at April 30, 2020 and April 30, 2019, respectively. Although investment in capital assets is reported net of related debt, the resources needed to repay this debt must be provided from other sources, since capital assets cannot be used to liquidate these liabilities. The Organization's $65.9 million of restricted net position at April 30, 2020 represents resources that are subject to various external restrictions. These assets are generally restricted under bond resolutions and other agreements.

The remaining balance is classified as an unrestricted deficit totaling $574.0 million at April 30, 2020 resulting from the cumulative net excess revenues, which are transferred to the City annually.

2019 vs. 2018

The change in total net position (deficit) from April 30, 2019 represents a positive change in the deficit position of $32.0 million from $571.1 million at April 30, 2018 to $539.1 million at April 30, 2019.

Net investment in capital assets was a surplus of $15.3 million and $7.5 million at April 30, 2019 and 2018, respectively. Although investment in capital assets is reported net of related debt, the resources needed to repay this debt must be provided from other sources, since capital assets cannot be used to liquidate these liabilities. The Organization's $80.1 million of restricted net position at April 30, 2019 represents resources that are subject to various external restrictions. These assets are generally restricted under bond resolutions and other agreements.

The remaining balance is classified as an unrestricted deficit totaling $634.4 million at April 30, 2019 resulting from the cumulative net excess revenues, which are transferred to the City annually.

Summary Schedule of Revenues, Expenses, and Changes in Net Position (Deficit)

Below is a summary of the Organization's revenues, expenses, and changes in net position (deficit) for the six-month periods ended April 30, 2020, 2019, and 2018:

	April 30 2020	2019	2018	2020 vs 2019	2019 vs 2018
Operating revenues:					
Revenues from ground leases:					
Base rent	$ 31,238,236	30,364,107	31,454,290	874,129	(1,090,183)
Supplemental rent	660,543	660,543	660,543	-	-
Payments in lieu of real estate taxes	131,775,210	115,788,339	113,301,429	15,986,871	2,486,910
Civic facilities payments and other	6,019,455	8,989,983	7,144,608	(2,970,528)	1,845,375
Total operating revenues	169,693,444	155,802,972	152,560,870	13,890,472	3,242,102
Operating expenses:					
Wages and related benefits	10,611,967	8,484,140	7,851,703	2,127,827	632,437
OPEB	1,799,087	1,683,242	193,349	115,845	1,489,893
Other operating and administrative expenses	10,500,109	11,695,099	9,492,575	(1,194,990)	2,202,524
Depreciation and amortization	5,408,755	5,178,714	5,143,019	230,041	35,695
Total operating expenses	28,319,918	27,041,195	22,680,646	1,278,723	4,360,549
Operating income	141,373,526	128,761,777	129,880,224	12,611,749	(1,118,447)
Nonoperating revenues (expenses):					
Investment and other income	8,824,626	8,374,802	532,570	449,824	7,842,232
Gain (loss) on project assets	(760,462)	-	-	(760,462)	-
Interest expense, net	(16,933,672)	(18,900,143)	(17,099,179)	1,966,471	(1,800,964)
Bond issuance costs	(12,344)	-	-	(12,344)	-
Provision for transfer to the City of New York	(83,914,442)	(76,185,226)	(73,504,090)	(7,729,216)	(2,681,136)
Provision for transfer to the City of New York - 2010 Agreement	(22,212,335)	(20,373,996)	(18,734,910)	(1,838,339)	(1,639,086)
Provision for transfer to the City of New York - West Thames Park	(722,109)	-	-	(722,109)	-
Total nonoperating expenses, net	(115,730,738)	(107,084,563)	(108,805,609)	(8,646,175)	1,721,046
Change in net position	25,642,788	21,677,214	21,074,615	3,965,574	602,599
Net deficit, beginning of period	(515,793,607)	(560,744,208)	(592,167,229)	(592,167,229)	31,423,021
Net deficit, end of period	$ (490,150,819)	(539,066,994)	(571,092,614)	(588,201,655)	32,025,620

Operating Revenue

2020 vs. 2019

Overall operating revenues for the six-month period ended April 30, 2020 totaled $169.7 million, $13.9 million higher than the six-month period ended April 30, 2019 of $155.8 million. Lease revenues consist primarily of base (land) rent and PILOT from long-term leaseholds.

Base rent increased $874 thousand from $30.4 million for the six-month period ended April 30, 2019. PILOT revenue totaling $131.8 million (78% of the total operating revenues for the six-month period ended April 30, 2020), increased by $16.0 million over the six-month period ended April 30, 2019, primarily due to an increase in PILOT assessments established by the City.

The change in civic facility payments and other is a $3.0 million decrease from $9.0 million for the six-month period ended April 30, 2019 to $6.0 million for the six-month period ended April 30, 2020, primarily due to an decrease in retail revenue.

2019 vs. 2018

Overall operating revenues for the six-month period ended April 30, 2019 totaled $155.8 million, $3.2 million higher than the six-month period ended April 30, 2018 of $152.6 million. Lease revenues consist primarily of base (land) rent and PILOT from long-term leaseholds.

Base rent decreased $1.1 million from $31.5 million for the six-month period ended April 30, 2018. PILOT revenue totaling $115.8 million (74% of the total operating revenues for the six-month period ended April 30, 2019), increased by $2.5 million over the six-month period ended April 30, 2018. The change in civic facility payments and other is a $1.8 million increase from $7.1 million for the six-month period ended April 30, 2018 to $9.0 million for the six-month period ended April 30, 2019, primarily due to an increase in retail revenue.

Operating Expenses

2020 vs. 2019

Operating expenses totaled $28.3 million for the six-month period ended April 30, 2020, representing a $1.3 million increase compared to the six-month period ended April 30, 2019. The expenses include: wages and related benefits; OPEB; other operating and administrative expenses and depreciation and amortization.

Wages and related benefits totaling $10.6 million were $2.1 million higher than the prior six-month period ended April 30, 2019. The increase consisted of $2.1 million due to the change in payroll and all other benefits.

OPEB expenses for the Organization increased for the six-month period ended April 30, 2020 by $116 thousand as compared to the six-month period ended April 30, 2019 (see note 19).

Other operating and administrative expenses of $10.5 million decreased by $1.2 million for the six-month period ended April 30, 2020.

Depreciation and amortization expenses recorded for the six-month period ended April 30, 2020 of $5.4 million were $230 thousand higher than the six-month period ended April 30, 2019.

2019 vs. 2018

Operating expenses totaled $27.0 million for the six-month period ended April 30, 2019, representing a $4.4 million increase compared to the six-month period ended April 30, 2018. The expenses include: wages and related benefits; OPEB; other operating and administrative expenses such as security, insurance, rent, maintenance, transportation, legal, financial, and promotional; planning/design expenditures; and depreciation and amortization.

Wages and related benefits totaling $8.5 million were $632 thousand higher than the prior six-month period ended April 30, 2018, primarily due to the increase in the New York State Retirement System pension expense in the amount of $273 thousand. There was an increase of $360 thousand due to the change in payroll and all other benefits.

OPEB expenses for the Organization increased for the six-month period ended April 30, 2019 by $1.5 million as compared to the six-month period ended April 30, 2018.

Other operating and administrative expenses of $11.7 million increased by $2.2 million for the six-month period ended April 30, 2019.

Depreciation and amortization expenses recorded for the six-month period ended April 30, 2019 of $5.2 million were $36 thousand higher than the six-month period ended April 30, 2018.

Nonoperating Revenues (Expenses)

2020 vs. 2019

Total nonoperating expenses, net, were $8.6 million more for the six-month period ended April 30, 2020 than the six-month period ended April 30, 2019. A provision for a transfer to the City of $83.9 million in excess revenues was charged to expense for the six-month period ended April 30, 2020, an increase of $7.7 million from the six-month period ended April 30, 2019. A provision for transfer to the City for a pay-as-you-go fund of $22.2 million was charged to expense for the six-month period ended April 30, 2020, an increase of $1.8 million from the six-month period ended April 30, 2019.

Investment and other income increased period over period by $449 thousand, primarily due to realized and unrealized gains in the portfolio during the period ended April 30, 2020. Net interest expense decreased by $2.0 million, including $1.9 million of additional interest expense that existed at April 30, 2019 but not at April 30, 2020 due to the refunding of debt in August 2019.

2019 vs. 2018

Total nonoperating expenses, net, were $1.7 million less for the six-month period ended April 30, 2019 than the six-month period ended April 30, 2018. A provision for a transfer to the City of $76.2 million in excess revenues was charged to expense for the six-month period ended April 30, 2019, an increase of $2.7 million from the six-month period ended April 30, 2018. A provision for transfer to the City for a pay-as-you-go fund of $20.4 million was charged to expense for the six-month period ended April 30, 2019, an increase of $1.6 million from the six-month period ended April 30, 2018.

Investment and other income increased by $7.8 million compared to the six-month period ended April 30, 2018. Net interest expense related to outstanding bonds increased $1.8 million compared to the six-month period ended April 30, 2018.

Change in Net Position (Deficit)

The total net deficit at April 30, 2020 and 2019 was $490.2 million and $539.1 million, respectively.

The total net deficit at April 30, 2019 and 2018 was $539.1 million and $571.1 million, respectively.

Other Information

Debt Administration – On December 22, 2009, the Authority issued $56,600,000 of fixed-rate Senior Revenue Bonds, Series A (Federally Taxable – Build America Bonds), (the "2009 Series A Bonds") and $30,635,000 of fixed-rate Senior Revenue Bonds, Series 2009 B (the "2009 Series B Bonds") (see notes 11 and 17). At April 30, 2020, there were no 2009 Series A Bonds or 2009 Series B Bonds outstanding.

On October 23, 2013, the Authority issued $356,085,000 of fixed-rate Senior Revenue Bonds, Series 2013A (Tax-Exempt Bonds) (the "2013 Series A Bonds") and $6,700,000 of fixed-rate Senior Revenue Bonds, Series 2013B (the "2013 Series B Bonds"). In addition, the Authority directly placed $609,530,000 of variable-rate Junior

Revenue Bonds with three banks or bank affiliates, comprising $210,865,000 of Junior Revenue Bonds, Series 2013C (the "2013 Series C Bonds"), $199,330,000 of Junior Revenue Bonds, Series 2013D (the "2013 Series D Bonds"), and $199,335,000 of Junior Revenue Bonds, Series 2013E (the "2013 Series E Bonds") (collectively, the "2013 Series C, D, and E Bonds") (see notes 12 and 17). At April 30, 2020, outstanding bonds and ratings were as follows:

	Outstanding debt	Fitch	Moody's
2013 Senior Revenue A Bonds	$ 232,030,000	AAA	Aaa

On August 6, 2019, the Authority issued $72,765,000 of fixed-rate tax-exempt Senior Revenue Bonds, Series 2019A (Sustainability Bonds) (the "2019 Series A Bonds"), $146,510,000 of fixed-rate tax-exempt Senior Revenue Bonds, Series 2019B (the "2019 Series B Bonds"), and $3,570,000 of fixed-rate Senior Revenue Bonds, Series 2019C (Federally Taxable) (Sustainability Bonds) (the "2019 Series C Bonds"). On that date, the Authority also issued $300,000,000 of variable-rate Junior Revenue Bonds, Series 2019D (Adjustable Rate Bonds) (the "2019 Series D Bonds"), composed of $150,000,000 of Subseries 2019D-1 and $150,000,000 of Subseries 2019D-2) and sold $150,000,000 of variable-rate Junior Revenue Bonds, Series 2019E (the "2019 Series E Bonds") to a bank (see notes 13 and 17). At April 30, 2020, outstanding bonds and ratings were as follows:

	Outstanding debt	Fitch	Moody's
2019 Senior Revenue A Bonds	$ 72,765,000	AAA	Aaa
2019 Senior Revenue B Bonds	146,510,000	AAA	Aaa
2019 Senior Revenue C Bonds	3,570,000	AAA	Aaa
2019 Junior Revenue D Bonds	300,000,000	AAA	Aaa
2019 Junior Revenue E Bonds	150,000,000	Not rated	Not rated

COVID-19 Pandemic - The COVID-19 pandemic remains a rapidly evolving situation. The extent of the impact of COVID-19 on the Authority's business and financial results will depend on future developments, including the duration and spread of the outbreak. Due to the rapidly changing business environment, unprecedented market volatility, and other circumstances resulting from the COVID-19 pandemic, the Authority is currently unable to fully determine the extent of COVID-19's impact in future periods. The Authority's performance in future periods will be heavily influenced by the timing, length, and intensity of the economic recoveries in the United States. The Authority continues to monitor evolving economic and general business conditions and the actual and potential impacts on its financial position and results.

Requests for Information – This financial report is designed to provide a general overview of the Organization's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Office of the Chief Financial Officer, 200 Liberty Street, 24th Floor, New York, NY 10281. The Authority's Web site is: www.bpca.ny.gov.

HUGH L. CAREY BATTERY PARK CITY AUTHORITY
(A Component Unit of the State of New York)

Statements of Net Position (Deficit)

April 30, 2020 and 2019 (Unaudited)

Assets		2020	2019
Current assets:			
Bank deposits	$	184,483	558,678
Investments (notes 3(e) and 3(k))		6,587,719	9,093,255
Restricted assets:			
Rents and other receivables (net of allowance for doubtful accounts of $1,659,447 in 2020 and $1,763,772 in 2019 (note 15)		5,970,874	5,495,975
2003 General Bond Resolution Funds (notes 3(e), 3(k), 8, 9, and 10)		217,930,255	353,156,975
2009 Revenue Bond Resolution Funds (notes 3(e), 3(k), 8, 9, and 11)		208,351	2,058,908
2013 Revenue Bond Resolution Funds (notes 3(e), 3(k), 8, 9, and 12)		5,056,662	23,764,238
2019 Revenue Bond Resolution Funds (notes 3(e), 3(k), 8, 9, and 13)		38,123,954	—
Corporate-designated, escrowed, and OPEB funds (notes 3(e), 3(k), 19)		1,450,627	1,529,924
Total current assets		275,512,925	395,657,953
Noncurrent assets:			
Restricted assets:			
2003 General Bond Resolution Funds (notes 3(e), 3(k), 8, 9, and 10)		34,737,123	75,513,936
2009 Revenue Bond Resolution Funds (notes 3(e), 3(k), 8, 9, and 11)		362,793	—
2013 Revenue Bond Resolution Funds (notes 3(e), 3(k), 8, 9, and 12)		8,787,396	6,903,420
2019 Revenue Bond Resolution Funds (notes 3(e), 3(k), 8, 9, and 13)		50,734,118	—
Residential lease required funds (note 3(e) and 3(k))		29,037,077	28,449,030
Corporate-designated, escrowed, and OPEB funds (notes 3(e), 3(k), 19)		77,567,692	70,995,467
Battery Park City project assets – at cost, less accumulated depreciation (notes 2, 3(c), and 4)		524,137,524	507,925,389
Other assets		4,431,641	3,751,254
Total noncurrent assets		729,795,364	693,538,496
Total assets		1,005,308,289	1,089,196,449
Deferred Outflows of Resources			
Deferred pension outflows (note 18)		4,946,335	1,181,878
Deferred OPEB outflows (note 19)		2,690,548	2,030,076
Accumulated change in fair value of interest rate swaps (notes 3(j) and 10)		20,094,212	14,100,277
Unamortized loss on extinguishment of 1993, 1996, 2000, 2003, 2009 and 2013 bonds (notes 3(g), 11 and 12)		15,181,409	16,634,343
Deferred costs of refunding, less accumulated amortization of $4,579,109 in 2020 and $20,883,003 in 2019 (note 10)		75,435,348	49,332,409
Total deferred outflows of resources		118,347,852	83,278,983
Total assets and deferred outflows of resources	$	1,123,656,141	1,172,475,432

(Continued)

HUGH L. CAREY BATTERY PARK CITY AUTHORITY
(A Component Unit of the State of New York)

Statements of Net Position (Deficit)

April 30, 2020 and 2019 (Unaudited)

Liabilities		**2020**	**2019**
Current liabilities:			
Accrued interest on bonds	$	12,250,898	15,834,832
Accounts payable and other liabilities (note 16)		11,222,034	8,632,102
Accrued pension payable (note 18)		7,796,174	1,897,514
Due to the City of New York (note 14)		83,917,658	230,958,926
Due to the City of New York - 2010 Agreement (note 14)		63,535,778	62,038,453
Due to the Port Authority of New York & New Jersey (note 20(c))		869,381	869,381
Unearned revenue (note 3(d)):			
PILOT revenue		41,446,373	38,779,200
Base rent and other revenue		13,664,782	12,765,904
Security and other deposits		4,738	4,738
2009 Revenue Bonds (notes 8, 9, 11)		—	335,000
2013 Revenue Bonds (notes 8, 9, 12)		25,375,000	28,315,000
2019 Revenue Bonds (notes 8, 9, 13)		4,050,000	—
Bond resolution fund payables (notes 3(e), 8, 9, 12)		—	9,092,958
Total current liabilities		264,132,816	409,524,008
Noncurrent liabilities:			
Unearned revenue (note 3(d)):			
Base rent and other revenue		218,858,605	230,810,828
Security and other deposits		29,204,236	28,763,340
OPEB (note 19)		37,143,095	33,554,931
Fair value of interest rate swaps (notes 3(j) and 10)		20,094,212	14,100,277
Imputed borrowing (notes 3(j) and 10)		75,435,348	49,332,409
Bonds outstanding (notes 8, 9, 10, 11, 12, 13 and 17):			
2009 Revenue Bonds, less accumulated amortization of $681,580 in 2019		—	85,449,427
2013 Revenue Bonds, less accumulated amortization of $18,471,764 in 2020 and $15,640,092 in 2019		239,219,224	850,470,895
2019 Revenue Bonds, less accumulated amortization of $1,861,225 in 2020		721,702,954	—
Total noncurrent liabilities		1,341,657,674	1,292,482,107
Total liabilities		1,605,790,490	1,702,006,115
Deferred Inflows of Resources			
Deferred pension inflows (note 18)		393,925	835,556
Deferred OPEB inflows (note 19)		7,622,545	8,700,755
Total deferred inflows of resources		8,016,470	9,536,311
Total liabilities and deferred inflows of resources		1,613,806,960	1,711,542,426
Net Position (Deficit):			
Invested in capital assets, net of related debt		17,859,530	15,261,481
Restricted:			
Debt service		62,608,297	80,050,449
Under bond resolutions and other agreements		3,301,187	39
Unrestricted (deficit)		(573,919,833)	(634,378,963)
Total net position (deficit)		(490,150,819)	(539,066,994)
Total liabilities and net position (deficit)	$	1,123,656,141	1,172,475,432

See accompanying notes to financial statements and independent auditors' review report.

HUGH L. CAREY BATTERY PARK CITY AUTHORITY
(A Component Unit of the State of New York)

Statements of Revenues, Expenses, and Changes in Net Position (Deficit)

Six-month periods ended April 30, 2020 and 2019 (Unaudited)

		2020	2019
Operating revenues:			
Revenues from ground leases (notes 5, 6, and 7):			
Base rent	$	31,238,236	30,364,107
Supplemental rent		660,543	660,543
Payments in lieu of real estate taxes (note 14)		131,775,210	115,788,339
Civic facilities payments and other		6,019,455	8,989,983
Total operating revenues		169,693,444	155,802,972
Operating expenses:			
Wages and related benefits		10,611,967	8,484,140
OPEB (note 19)		1,799,087	1,683,242
Other operating and administrative expenses		10,500,109	11,695,099
Depreciation of project assets		5,028,771	4,836,786
Other depreciation and amortization		379,984	341,928
Total operating expenses		28,319,918	27,041,195
Operating income		141,373,526	128,761,777
Nonoperating revenues (expenses):			
Investment income on funds relating to:			
2003 Revenue Bonds (note 10)		600,542	985,057
Corporate-designated, escrowed, and OPEB funds		672,403	703,958
Realized and unrealized (losses) and gains		7,551,681	6,685,787
Gain (loss) on project assets		(760,462)	—
Interest expense relating to:			
2003 Swap agreements – net expense		(3,629,709)	(3,175,490)
2003 Revenue Bonds (note 10)		(5,977)	(5,879)
2009 Revenue Bonds (note 11)		—	(1,860,485)
2013 Revenue Bonds (note 12)		(4,338,364)	(13,195,334)
2019 Revenue Bonds (note 13)		(8,310,262)	—
Loss from extinguishment		(649,360)	(662,955)
Bond issuance costs		(12,344)	—
Provision for transfer to the City of New York of payments in lieu of real estate taxes and other amounts (note 14)		(83,914,442)	(76,185,226)
Provision for transfer to the City of New York per 2010 Agreement (note 14)		(22,212,335)	(20,373,996)
Provision for transfer to City of New York - West Thames Park		(722,109)	—
Total nonoperating expenses		(115,730,738)	(107,084,563)
Change in net position (deficit)		25,642,788	21,677,214
Net position (deficit), beginning of period		(515,793,607)	(560,744,208)
Net position (deficit), end of period	$	(490,150,819)	(539,066,994)

See accompanying notes to financial statements and independent auditors' review report.

HUGH L. CAREY BATTERY PARK CITY AUTHORITY
(A Component Unit of the State of New York)

Statements of Cash Flows

Six-month periods ended April 30, 2020 and 2019 (Unaudited)

	2020	2019
Cash flows from operating activities:		
Cash receipts from:		
Tenant payments	$ 166,168,530	147,508,606
Miscellaneous receipts	204,082	428,046
Total cash receipts from operating activities	166,372,612	147,936,652
Cash payments for:		
Salaries and benefits	(7,760,418)	(7,620,719)
Services and supplies	(4,904,375)	(4,980,082)
Total cash payments for operating activities	(12,664,793)	(12,600,801)
Net cash provided by operating activities	153,707,819	135,335,851
Cash flows from noncapital financing activities:		
Payments from LMDC West Thames St Pedestrian Bridge	1,377,080	3,204,114
Payments to NYC EDC - West Thames St Pedestrian Bridge	(2,251,001)	(3,204,114)
Payments to New York City	(155,386,255)	—
Net cash used in noncapital financing activities	(156,260,176)	—
Cash flows from capital and related financing activities:		
Development costs – site improvements and construction	(2,715,426)	(3,866,583)
Capital asset expenditures	(6,517,272)	(306,956)
Payments for bond issuance costs	(6,883)	—
Auction fees for variable debt	(5,977)	(5,879)
Swap payment made on the 2003 Swap agreement	(3,769,574)	(5,999,145)
Swap interest payments received on the 2003 Swap agreement	268,729	2,708,190
Principal paydown on 2009 Senior Revenue Bonds	—	(355,000)
Interest paid on 2009 Senior Revenue Bonds	—	(2,495,416)
Principal paydown on 2013 Senior Revenue Bonds	(24,590,000)	(23,360,000)
Interest paid on 2013 Senior Revenue Bonds	(6,343,950)	(6,877,950)
Principal paydown on 2013 Bonds C, D, E	—	(3,700,000)
Interest paid on 2013 Bonds CDE	—	(6,439,747)
Interest paid on 2019 Senior Revenue Bonds	(2,539,463)	—
Interest paid on 2019 Junior Revenue Bonds	(3,659,547)	—
Remarketing fees for 2019 Junior Revenue Bonds	(75,103)	—
Bond purchase agreement fee for 2019 Junior Revenue Bonds	(646,952)	—
Margin rate fees	—	(1,759,882)
2009 Senior Revenue Bonds - Build America Bonds refund from US Treasury	—	592,294
Net cash used in capital and related financing activities	(50,601,418)	(51,866,074)
Cash flows from investing activities:		
Interest and realized gains/losses on sales of investment securities	5,363,931	5,761,502
Maturities and redemptions of investment securities	516,744,440	405,207,746
Purchases of investment securities	(579,499,848)	(480,886,002)
Net cash used in investing activities	(57,391,477)	(69,916,754)
Increase (decrease) in cash and cash equivalents	(110,545,252)	13,553,023
Cash and cash equivalents, beginning of period	166,247,060	135,539,205
Cash and cash equivalents, end of period	$ 55,701,808	149,092,228

(Continued)

HUGH L. CAREY BATTERY PARK CITY AUTHORITY
(A Component Unit of the State of New York)

Statements of Cash Flows

Six-month periods ended April 30, 2020 and 2019 (Unaudited)

		2020	2019
Reconciliation of operating income to net cash provided by operating activities:			
Operating income	$	141,373,526	128,761,777
Adjustments to reconcile operating income to net cash provided by operating activities:			
Provision for bad debt expense		(144,425)	1,233,734
Depreciation and amortization		5,408,755	5,178,714
Other		(53,147)	45,952
Changes in operating assets and liabilities:			
Decrease (increase) in rents and other receivables		2,034,915	(1,746,117)
Decrease in other assets		1,090,564	783,565
Increase in accounts payable and other liabilities		4,766,074	3,502,595
Decrease in unearned revenue		(4,830,052)	(4,925,012)
Increase (decrease) in OPEB liability		2,298,507	(6,637,069)
Increase in pension liability		5,898,660	1,067,156
Changes in deferred resources:			
Deferred pension resources		(3,240,899)	180,655
Deferred OPEB resources		(894,659)	7,889,901
Net cash provided by operating activities	$	153,707,819	135,335,851
Reconciliation of cash and cash equivalents, end of period:			
Bank deposits	$	184,483	558,678
Cash and cash equivalents (note 3(e))		25,615,916	30,219,842
Investments with less than 91-day maturities (note 3(e))		29,901,409	118,313,708
Cash and cash equivalents, end of period	$	55,701,808	149,092,228

See accompanying notes to financial statements and independent auditors' review report.

(1) General

Hugh L. Carey Battery Park City Authority (the "Authority") is a public benefit corporation created in 1968 under the laws of the State of New York (the "State") pursuant to the Battery Park City Authority Act (the "Act") and is a legally separate entity from the State. The Authority has been doing business as the Hugh L. Carey Battery Park City Authority since 1999. For financial reporting purposes, the Authority is a component unit of the State and is included in the State's comprehensive annual financial report.

The Authority's reporting entity comprises itself and the Battery Park City Parks Conservancy (the "Conservancy"). The Conservancy was incorporated on December 2, 1987 as a New York not-for-profit corporation and is a blended component unit of the Authority in accordance with Governmental Accounting Standards Board ("GASB") standards. The Conservancy's assets, liabilities, and results of operations are combined with the operations of the Authority for financial reporting purposes (see note 21).

The Authority and its blended component unit, the Conservancy, are referred to collectively as "the Organization" in the financial statements. All significant transactions between the Authority and the Conservancy have been eliminated.

The Act sets forth the purposes of the Authority, including: the improvement of the Battery Park City project (the "Project") area; the creation in such area, in cooperation with the City of New York (the "City") and the private sector, of a mixed commercial and residential community; and the making of loans secured by first mortgages to any housing company organized to provide housing within the project area pursuant to the New York State Private Housing Finance Law. The Act also authorizes the Authority to pledge and assign revenues to secure financing for low and moderate-income housing developments outside the project area, as well as issue bonds for the purposes of furthering the development of a commodities and futures exchange facility in Battery Park City, repaying certain State appropriations, and making payments to the City and State (see note 9).

The Act provides that the Authority and its corporate existence shall continue until terminated by law, provided, however, that no such law shall take effect so long as the Authority shall have bonds, notes, and other obligations outstanding, unless adequate provision has been made for the payment of those obligations.

(2) Description of Project

The Project consists of approximately 92 acres of landfill created, owned, and operated by the Authority (see note 4). The Project's development plan includes approximately 35 acres of parkland and open spaces and provides to private developers, approximately 10.7 million square feet of office space, retail space, a marina, two hotels, a multiplex cinema, museums, three public schools, a community center, a public library, four not-for-profit condos owned by the Authority, and approximately 8,600 residential units (see notes 5, 6, and 7).

The Authority also owns and controls significant air rights throughout the Project. Ground rents, payments in lieu of real estate taxes ("PILOT"), and other lease payments are received under the ground leases, all expiring in 2069. All sites on the Project have been developed.

(3) Summary of Significant Accounting Policies

a) *Financial Reporting*

The Organization follows accounting principles generally accepted in the United States of America ("U.S. GAAP") as promulgated by GASB.

The Organization's financial statements are prepared using the economic resources measurement focus and the accrual basis of accounting. Under this basis, revenues are recognized in the period they are earned and expenses are recognized in the period they are incurred.

b) *Use of Estimates*

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make certain estimates and assumptions that affect amounts reported and disclosed in the financial statements and related notes. Estimates include reserves for doubtful accounts, useful lives of project assets and other postemployment benefits. Actual results could differ from those estimates.

c) *Project Assets*

Costs incurred by the Authority in developing the Project as of April 30, 2020 and 2019 are capitalized as project assets and classified as follows:

	Balance at October 31, 2019	Additions	Deletions	Balance at April 30, 2020
Land	$ 83,015,653	—	—	83,015,653
Site improvements	465,537,094	5,346,266	915,264	469,968,096
Residential building and condominiums	137,518,866	2,623,877	—	140,142,743
Total project assets	686,071,613	7,970,143	915,264	693,126,492
Less accumulated depreciation:				
Site improvements	127,113,644	3,411,197	154,802	130,370,039
Residential building and condominiums	37,001,355	1,617,574	—	38,618,929
Total accumulated depreciation	164,114,999	5,028,771	154,802	168,988,968
Net project assets	$ 521,956,614	2,941,372	760,462	524,137,524

	Balance at October 31, 2018	Additions	Deletions	Balance at April 30, 2019
Land	$ 83,015,653	—	—	83,015,653
Site improvements	441,873,740	4,943,036	—	446,816,776
Residential building and condominiums	137,180,295	21,399	—	137,201,694
Total project assets	662,069,688	4,964,435	—	667,034,123
Less accumulated depreciation:				
Site improvements	120,484,376	3,231,521	—	123,715,897
Residential building and condominiums	33,787,572	1,605,265	—	35,392,837
Total accumulated depreciation	154,271,948	4,836,786	—	159,108,734
Net project assets	$ 507,797,740	127,649	—	507,925,389

The Authority records project assets at historical cost. The costs of normal maintenance of the Project that do not add to the value of the Project or extend its useful life are not capitalized. Upon completion, site improvement costs, which consist principally of infrastructure, streets, and civic and public facilities, are being depreciated by the straight-line method over the remaining lease years (to 2069). Interest costs incurred during construction related to cost of infrastructure and facilities for phases being developed were capitalized until such phases were substantially completed and ready for construction of buildings. The residential building is being depreciated over a useful life of 50 years and the condominium units through the first appraisal date of each lease.

d) *Revenue from Ground Leases*

Revenue from ground leases is recognized as income as such amounts become receivable under the provisions of each lease, except that PILOT and upfront lease payments received in advance of the period to which they apply are deferred and recognized as income during future periods. Given the nature of the Authority's operations, revenue from ground leases and related fees and agreements are considered operating revenues. All other revenues are considered nonoperating. In accordance with the lease terms, the Authority received upfront lease payments in fiscal periods prior to 2020 of $40.7 million, $60 million, $42.5 million, $22.5 million, $33.9 million, $4.75 million and $4 million from residential buildings on Site 22, Site 16/17, Site 3, Site 23, Site 24, Site 2A and Site 13, respectively.

In August 2005, the Site 26 commercial ground lease was signed providing for a one-time lump sum base rent payment of $161 million to be deposited with an escrow agent, which was paid in June 2007. In the fiscal year ended October 31, 2010, the Authority received $169.3 million from the escrow account as the project was completed and various conditions were performed by the City. Base rent revenue relating to the one-time payment is being recognized on a pro rata basis over the lease term, which ends in 2069.

e) Investments and Deposits

The Authority carries all investments at fair value. Inherent risks that could affect the Authority's ability to provide services and meet its obligations as they become due are reported in accordance with U.S. GAAP. The Authority's permitted investments include: (i) 100% U.S. government guaranteed securities (U.S. Treasury notes, bonds, strips, T-bills, Ginnie Mae securities); (ii) notes, bonds, debentures, and mortgages of U.S. government-sponsored agencies provided that its obligations receive the highest credit rating at the time of purchase from all rating agencies that rate the obligation; (iii) obligations of any corporation organized under the laws of any state in the United States maturing within 270 days provided that such obligations receive the highest rating of two independent rating services (commercial paper); (iv) municipal bonds issued by the State of New York, its counties, towns and cities and New York authorities; and (v) the general obligations of any state provided that such obligations receive the highest rating by at least one rating agency. The Organization maintains its cash in bank accounts that are fully collateralized or backed by the Federal Deposit Insurance Corporation ("FDIC") or letters of credit. All investments held in funds and accounts established in accordance with bond resolutions are held as trust assets by the trustee banks in the Authority's name. Total investments held by the Authority at April 30, 2020 and 2019 included within the statements of net position (deficit) as investments, corporate designated, escrowed and OPEB funds, bond resolution funds (see note 8) and residential lease required fund accounts, are as follows:

	April 30, 2020			April 30, 2019		
	Cost	Fair value	Weighted average maturity (years) (a)	Cost	Fair value	Weighted average maturity (years) (a)
U.S. Treasury securities:						
Treasury Bills	$ 263,962,446	265,080,840	0.30	$ 383,398,997	385,150,192	0.19
Treasury Bonds	85,224,625	88,355,362	3.46	75,361,746	73,325,568	5.27
Treasury Strips	25,588,279	25,797,505	0.10	343,043	344,524	8.22
Total U.S. Treasury securities	374,775,350	379,233,707		459,103,786	458,820,284	
Commercial paper	6,349,698	6,376,673	0.26	40,650,565	40,887,604	0.31
Federal agency securities	12,562,133	12,555,599	0.54	778,826	781,949	0.43
Federal agency mortgage backed securities	4,843,754	5,001,699	2.61	6,494,991	6,432,918	3.17
Municipal bonds	27,096,891	27,042,131	1.00	16,526,326	16,145,363	1.16
Supra National Bonds	14,428,780	14,758,042	3.23	18,267,428	18,177,193	1.93
Total investments	440,056,606	444,967,851	1.09	541,821,922	541,245,311	0.98
Cash and cash equivalents	25,615,916	25,615,916		30,219,842	30,219,842	
Total investments and deposits	$ 465,672,522	470,583,767		$ 572,041,764	571,465,153	

(a) Portfolio weighted average effective duration

As of April 30, 2020 and 2019, restricted assets included cash and cash equivalents and investments with less than 91-day maturities amounting to $29,901,409 and $118,313,708, respectively.

The Authority's investment objectives for the portfolio are legal compliance, safety of principal, to meet liquidity requirements and to maximize legally allowable return.

Interest rate risk is the probability of loss on investments from future changes in interest rates, which can adversely affect their fair value. Duration is a measure of a debt investment's exposure to fair value changes arising from changes in interest rates. It uses the present value of cash flows, weighted for those cash flows as a percentage of the investment's full price. Effective duration takes into account the change in cash flow expectations of securities with embedded options such as callable bonds and mortgage-backed securities. The interest rate risk of the Authority's portfolio is measured according to effective duration.

Investments of amounts in funds and accounts established under the 2003 General Bond Resolution, and the 2009, 2013 and 2019 Revenue Bond Resolutions are presently restricted to obligations of the State, U.S. government and its agencies, or in any other obligations in which the Comptroller of the State of New York is authorized to invest pursuant to Section 98 of the State Finance Law.

Corporate-designated and escrowed funds represent funds designated by the Authority's board of directors for specific purposes such as budget reserves, the Special Fund (see note 12), project contingency reserves, restoration reserves, insurance reserves, and arbitrage reserves and funds designated for the payment of medical benefits to the Authority's retirees (OPEB funds).

Residential lease required funds represent funds held by the Authority in accordance with its residential leases. These funds are largely comprised of security and escrow deposits held by the Authority for the residential buildings.

f) Net Position (Deficit)

The Organization's net position (deficit) is classified in the following categories: net investment in capital assets, restricted and unrestricted. Net investment in capital assets consists of project assets, net of accumulated depreciation and deferred costs reduced by the outstanding balance of debt attributable to the acquisition, construction, or improvement of those assets. Restricted net position consists of assets restricted for specific purposes by law or by parties external to the Organization. Unrestricted net position (deficit) consist of net position that are not classified as net investment in capital assets or that are not restricted. When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first, consistent with any respective restrictions, and then to use unrestricted resources as they are needed.

g) Bond Insurance Costs

The bond insurance costs for the 2003 Bonds are included in unamortized loss on extinguishment of debt in deferred outflows of resources and are amortized using the straight-line method over the remaining period to the maturity of the extinguished bonds.

h) Statements of Cash Flows

For the purpose of the statements of cash flows, the Organization considers all highly liquid investments with maturities of three months or less when purchased to be cash equivalents.

i) Other Postemployment Benefits

GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions* ("GASB 75") governs the specifics of accounting for public other postemployment benefit ("OPEB") plan obligations for participating employers. GASB 75 requires a liability for OPEB obligations, known as the net OPEB liability (total OPEB liability for unfunded plans), to be recognized in the statements of net position (deficit) of participating employers. Changes in the net OPEB liability will be immediately recognized as OPEB expense in the statement of revenues, expenses and changes in net position (deficit) or reported as deferred inflows/outflows of resources depending on the nature of the change. GASB 75 establishes standards for the measurement, recognition, and financial statement presentation of OPEB expenses and related liabilities (assets), note disclosures, and, if applicable, required supplementary information in the financial reports of state and local governmental employers.

j) Accounting and Financial Reporting for Derivative Instruments, Deferred Outflows and Inflows of Resources, and Net Position

On August 6, 2019, the Authority refunded its 2013 Series C, 2013 Series D, and 2013 Series E variable-rate Junior Revenue Bonds and issued 2019 Series D and 2019 Series E variable-rate bonds. The interest rates on these bonds were hedged by interest rate swaps, which were bifurcated as of the date of the refunding. As defined by GASB Statement No. 53, *Accounting and Financial Reporting for Derivative Instruments* ("GASB 53"), debt-type instruments (swaps) with market exposure are accounted for by bifurcating the transaction between a borrowing and an embedded derivative. The fair values of each element of the bifurcation can be made by estimating the fair value of the instrument (swaps) less the fair value of the borrowing. GASB 53 requires that associated interest swaps be tested for hedge effectiveness to qualify for the application of hedge accounting. On April 30, 2020, the associated interest swaps were tested and qualified for hedge accounting. Accordingly, the fair value of the interest rate swaps on August 6, 2019 of negative $80 million was recorded as an imputed borrowing and a deferred outflow of resources by the Authority. These amounts are being amortized on a straight-line basis over the remaining life of the swaps and were $75.4 million at April 30, 2020. Apart from the imputed borrowing, the interest rate swap agreements, which continue in effect and continue as a hedge, had a negative fair value (from August 6, 2019) of $20.1 million at April 30, 2020. This negative fair value is recorded as a deferred outflow of resources and a liability on the Authority's statement of net position (deficit). The amount recorded as imputed borrowing and deferred outflow of resources for the six-month period ended April 30, 2019 was calculated based on the bifurcation of the swaps which occurred on October 23, 2013, and had a negative fair value of $70.1 million. This amount was amortized on a straight-line basis and was $49.3 million at April 30, 2019. In addition, there was a negative fair value (from October 23, 2013) of $14.1 million at April 30, 2019. This negative fair value was recorded as a deferred outflow of resources and a liability on the Authority's statement of net position (deficit).

k) *Fair Value Measurement and Application*

GASB No. 72, *Fair Value Measurement and Application,* requires the reporting of all assets and liabilities measurable at fair value to be disclosed in accordance with a defined fair value hierarchy. The fair value hierarchy prioritizes the inputs used to measure fair value into three broad levels (Levels 1, 2 and 3), moving from quoted prices in active markets in Level 1 to unobservable inputs in Level 3.

Level 1 inputs – observable, quoted prices for identical assets or liabilities in active markets.

Level 2 inputs – quoted prices for similar assets or liabilities in active markets; quoted prices for identical or similar assets in markets that are not active; and inputs other than quoted prices e.g. interest rates and yield curves.

Level 3 inputs – unobservable inputs for the asset or liability. These should be based on the best information available. The Organization should utilize all reasonably available information but need not incur excessive cost or effort to do so. However, it should not ignore information that can be obtained without undue cost and effort. As such, the reporting entity's own data should be adjusted if information is reasonably available without undue cost and effort. The fair value measurement of the Organization's assets and liabilities at April 30, 2020 and 2019 were as follows:

April 30, 2020

		Level 1	Level 2	Level 3	Total
Assets at fair value:					
U.S. Treasury Securities:					
Treasury Bills	$	265,080,840	-	-	265,080,840
Treasury Bonds		88,355,362	-	-	88,355,362
Treasury Strips		25,797,505	-	-	25,797,505
Commercial Paper		-	6,376,673	-	6,376,673
Federal Agency Securities		-	12,555,599	-	12,555,599
Federal Agency Mortgage Backed Securities		-	5,001,699	-	5,001,699
Municipal Bonds		-	27,042,131	-	27,042,131
Supra National Bonds		-	14,758,042	-	14,758,042
Total assets at fair value	$	379,233,707	65,734,144	-	444,967,851
Liabilities at fair value:					
Interest rate swaps		-	-	20,094,212	20,094,212
Total liabilities at fair value	$	-	-	20,094,212	20,094,212

April 30, 2019	Level 1	Level 2	Level 3	Total
Assets at fair value:				
U.S. Treasury Securities:				
Treasury Bills	$ 385,150,192	-	-	385,150,192
Treasury Bonds	73,325,568	-	-	73,325,568
Treasury Strips	344,524	-	-	344,524
Commercial Paper	-	40,887,604	-	40,887,604
Federal Agency Securities	-	781,949	-	781,949
Federal Agency Mortgage Backed Securities	-	6,432,918	-	6,432,918
Municipal Bonds	-	16,145,363	-	16,145,363
Supra National Bonds	-	18,177,193	-	18,177,193
Total assets at fair value	$ 458,820,284	82,425,027	-	541,245,311
Liabilities at fair value:				
Interest rate swaps	-	-	14,100,277	14,100,277
Total liabilities at fair value	$ -	-	14,100,277	14,100,277

l) Tax Abatements

The primary objective of GASB 77, *Tax Abatement Disclosures*, is to disclose the nature and magnitude of the reduction in tax revenues through tax abatement programs. The New York State Real Property Tax Code, Article 4, Title 2, allows for partial City property tax exemptions, namely 421a abatements for residential condominiums and 467a tax abatements for residential real property held in the cooperative or condominium form of ownership. The City determines the properties within the Project eligible for the tax abatements and the Authority administers the abatements to qualified properties by reducing future PILOT billings.

The 421a tax abatements for the six-month periods ended April 30, 2020 and 2019 were $9.1 million, and $10.6 million, respectively.

The 467a tax abatements for the six-month periods ended April 30, 2019 and 2018 were $2.8 million, and $7.6 million, respectively.

m) Certain Disclosures Related to Debt, Including Direct Borrowings and Direct Placements

All of the Authority's bonds outstanding as of April 30, 2020 (see notes 11, 12 and 13) are governed by the 2003 General Bond Resolution, which states that upon any event of default, the Trustee may, upon the written request of the Holders of not less than twenty-five per centum (25%) in principal amount of the outstanding bonds, proceed to protect and enforce the rights of the Bondholders, as the Trustee, shall deem most effectual to protect and enforce such rights. The 2003 General Bond Resolution does not, however, contain any remedial provision for acceleration of bond maturity. The Authority's Supplemental Resolutions pertaining to the 2019 Series D Bonds and the 2019 Series E Bonds, respectively, provide that the occurrence and during the continuance of an event of default, the Bonds of each of those series, and all obligations secured under the applicable Supplemental Resolution, shall bear interest at a default rate, which shall be payable by the Authority to each bondholder on each interest payment date.

n) New Accounting Pronouncements

GASB Statement No. 87, *Leases*, ("GASB 87") is effective for reporting periods beginning after June 15, 2021. The objective of GASB 87 is to improve accounting and financial reporting for leases by governments. This statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities. The Authority has started evaluating the impact of GASB 87 on the Authority's financial statements. The Authority has determined that the impact of implementation will have a material impact on the Authority's statement of net position (deficit) when implemented in April 2021.

GASB Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period*, ("GASB 89") is effective for reporting periods beginning after December 15, 2020. The objectives of GASB 89 are to enhance the relevance and comparability of information about capital assets and the cost of borrowing for a reporting period and to simplify accounting for interest cost incurred before the end of a construction period. This statement requires that interest cost incurred before the end of a construction period be recognized as an expense in the period in which the cost is incurred for financial statements prepared using the economic resources measurement focus. As a result, interest cost incurred before the end of a construction period will not be included in the historical cost of a capital asset reported in a business-type activity or enterprise fund. This statement also reiterates that in financial statements prepared using the current financial resources measurement focus, interest cost incurred before the end of a construction period should be recognized as an expenditure on a basis consistent with governmental fund accounting principles. The Authority has not completed the process of evaluating the impact of GASB 89, but does not expect it to have an impact on the Authority's financial statements.

GASB Statement No. 90, *Majority Equity Interests*, ("GASB 90") is effective for reporting periods beginning after December 15, 2019. GASB 90 clarifies the accounting and financial reporting requirements for a state or local government's majority equity interest in an organization that remains legally separate after acquisition. The Authority has not completed the process of evaluating GASB 90, but does not expect it to have an impact on the Authority's financial statements.

GASB Statement No. 91, *Conduit Debt Obligations*, ("GASB 91") is effective for reporting periods beginning after December 15, 2021. The primary objective of GASB 91 is to provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice with commitments extended by issuers, arrangements associated with conduit debt obligations, and related note disclosures. The Authority has not completed the process of evaluating GASB 91, but does not expect it to have an impact on the Authority's financial statements.

GASB Statement No. 92, *Omnibus 2020*, ("GASB 92"). GASB 92 is generally effective for reporting periods beginning after June 15, 2021. The objective of GASB 92 is to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing practice issues that have been identified during implementation and application of certain GASB Statements. The Authority has not completed the process of evaluating GASB 92, but does not expect it to have an impact on the Authority's financial statements.

GASB Statement No. 93, *Replacement of Interbank Offered Rates,* ("GASB 93"). Some governments have entered into agreements in which variable payments made or received depend on an interbank offered rate ("IBOR") – most notably, the London Interbank Offered Rate ("LIBOR"). As a result of global reference rate reform, LIBOR is expected to cease to exist in its current form at the end of 2021, prompting governments to amend or replace financial instruments for the purpose of replacing LIBOR with other reference rates, by either changing the reference rate or adding or changing fallback provisions related to the reference rate. The objective of GASB 93 is to address those and other accounting and financial reporting implications that result from the replacement of an IBOR. The removal of LIBOR as an appropriate benchmark interest rate is effective for reporting periods ending after December 31, 2021. All other requirements of this Statement are effective for reporting periods beginning after June 15, 2020. However, with the issuance of GASB 95 in May 2020, the effective date of GASB 93 was postponed for one year. The Authority has not completed the process of evaluating GASB 93, but does not expect it to have an impact on the Authority's financial statements.

GASB Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*, ("GASB 94"). GASB 94 improves financial reporting by addressing issues related to public-private and public-public partnership arrangements ("PPPs"). The requirements for GASB 94 are effective for fiscal years beginning after June 15, 2022, and all reporting periods thereafter. The Authority has not completed the process of evaluating GASB 94, but does not expect it to have an impact on the Authority's financial statements.

GASB Statement No. 95, *Postponement of the Effective Dates of Certain Authoritative Guidance*. The primary objective of this Statement is to provide temporary relief to governments and other stakeholders in light of the COVID-19 pandemic. That objective is accomplished by postponing the effective dates of certain provisions in Statements and Implementation Guides that first became effective or are scheduled to become effective for periods beginning after June 15, 2018, and later.

GASB Statement No. 96, *Subscription-Based Information Technology Arrangements*, ("GASB 96"). GASB 96 provides guidance on the accounting and financial reporting for subscription-based information technology arrangements ("SBITAs") for government end users (governments). The requirements GASB 96 are effective for fiscal years beginning after June 15, 2022, and all reporting periods thereafter. The Authority has not completed the process of evaluating GASB 96, but does not expect it to have an impact on the Authority's financial statements.

GASB Statement No. 97, *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans*, ("GASB 97"). The objectives of GASB 97 are to 1) increase consistency and comparability related to the reporting of fiduciary component units in circumstances in which a potential component unit does not have a governing board and the primary government performs the duties that a governing board typically would perform;

(2) mitigate costs associated with the reporting of certain defined contribution pension plans, defined contribution other postemployment benefit (OPEB) plans, and employee benefit plans other than pension plans or OPEB plans (other employee benefit plans) as fiduciary component units in fiduciary fund financial statements; and (3) enhance the relevance, consistency, and comparability of the accounting and financial reporting for Internal Revenue Code (IRC) Section 457 deferred compensation plans (Section 457 plans) that meet the definition of a pension plan and for benefits provided through those plans. The Authority has not completed the process of evaluating GASB 97, but does not expect it to have an impact on the Authority's financial statements.

(4) Rights of City to Reacquire Project Site

The fee interest in the Project site formerly owned by the City was conveyed to the Authority in the early 1980s for a nominal consideration. The City has the right to reacquire the Project site at any time, subject to the then existing leases, for a nominal consideration after: (a) all notes, bonds, and other indebtedness incurred by the Authority, or for which the Authority's revenues have been pledged, have been repaid or defeased; and (b) satisfaction or provision for payment of its contractual obligations and other contingent liabilities. The City may provide for repayment or defeasance of indebtedness incurred by the Authority under its various bond resolutions. As of April 30, 2020, the City had not expressed its intent regarding its right to reacquire the Project site.

(5) Commercial Development

In 1981, the Authority and Olympia & York Battery Park Company ("O&Y"), an affiliate of Olympia & York Development Limited, entered into a lease, pursuant to which O&Y constructed four buildings, consisting of approximately 8,000,000 square feet of office space and a maximum of 325,000 square feet of retail space. These buildings are collectively known as Brookfield Place ("BP"). In 1983, the lease was replaced with four separate severance leases, one of which was assigned by O&Y to the American Express Company and certain of its affiliates ("American Express"). O&Y has been reorganized as a result of bankruptcy proceedings and has changed its name to Brookfield Financial Properties ("BFP"). In September 2002, BFP acquired an interest in approximately 50% of Brookfield Place 200 Vesey Street from American Express. In November 2013, BFP acquired the leasehold interest in the New York Mercantile Exchange ("NYMEX") lease consisting of approximately 502,000 additional square feet.

As of April 30, 2020, all commercial development leases expire in 2069 and provide for future base rent payments aggregating $1 billion over the lease terms, which includes base rent of $19.7 million per annum from 2021 through 2069 payable by the commercial development leases (see note 7). Annual PILOT is also required to be paid to the Authority based on the assessed value of each building and the tax rate then applicable to real property located in the borough of Manhattan, unless alternative PILOT arrangements are set forth in the ground lease. The City determines the assessed value of each building. Each lessee, or certain authorized tenants of the lessee, has the right to appeal the assessment to the City Tax Commission and bring tax certiorari proceedings in State court to seek reductions in the amounts of such assessments. A number of administrative and judicial appeals on some of the parcels are currently pending for the current and prior tax years. While any such proceedings are pending, the lessee is required to pay PILOT based upon the assessments established by the City. If a lessee is successful in any such proceedings, subsequent PILOT payments to the Authority will be reduced to the extent necessary to offset the prior overpayment of PILOT as a result of the revised assessment.

(6) Residential and Other Development

In 1980, the Authority entered into a lease with a limited profit housing company (the "Housing Company"), which constructed an apartment complex consisting of 1,712 rental apartment units (the "Gateway Project"). In addition to the Gateway Project, the Authority has entered into 30 leases of residential buildings consisting of 8,275 units containing 3,750 condominium and 4,525 rental units, including 115 condominium units in a mixed-use building containing a museum and The Wagner Hotel. All the leases expire in 2069.

Future base rent payments are fixed through the first lease appraisal date, which varies among the projects, but is generally the first day of the calendar month next succeeding the twentieth or twenty-fifth anniversary of the date on which a temporary certificate of occupancy is issued. For lease years subsequent to the first appraisal date, the leases provide for base rent payments, subject to limitations, based upon a percentage of the fair market value of the land, but generally not less than an amount in excess of the highest base rent payable for any lease year ending prior to the first appraisal date. Reappraisal dates occur every 15 years, commencing on the fifteenth anniversary of the first appraisal date. Thirteen leases for residential buildings in the south neighborhood were modified to provide for increased fixed ground rents spread over the first two reappraisal periods. This modification reduced the ground rent increases from the original terms at 6% of fair market value.

Annual PILOT is also required to be paid to the Authority during the term of these leases. Certain leases provide for an abatement equivalent to the real estate tax abatements assessed by the New York City Department of Finance.

Certain residential leases also provide for supplemental rental payments, generally through the first appraisal date, which are to be paid if, and only to the extent, the PILOT payments are less than the minimum specified in each lease (see note 7).

The residential leases also provide for payments to the Authority for the operation and maintenance of civic facilities installed by the Authority and, in some cases, of percentage rent based on rentals from commercial facilities.

Certain leases also provide, among other matters, for the lessees to make payments to the Authority in the event of a conversion to a cooperative or condominium form of ownership.

Under the terms of the Gateway project lease, as amended, the tenant has agreed to pay: (i) a net annual land rent of $305,440 in 1998 and thereafter, subject to renegotiation or reappraisal as provided in the lease upon the earlier of June 1, 2023 or repayment of the new FHA insured loan; (ii) an annual amount in lieu of real estate taxes which, as of February 16, 2016, increases by 20% per year from the pre-refinancing payments in lieu of real estate taxes to an equivalency payment equal to full PILOT starting on February 16, 2020; and (iii) amounts for the operation and maintenance of the civic facilities. The lease, as amended, expires in 2040 and may be extended at the option of the tenant through 2069. In July 2009, the Gateway lease was amended to set the amount of land rent, beginning in June 2023, at 8.125% of the aggregate amount of rent collected by the lessee less certain allowances, pass-throughs, and other municipal charges in excess of land rent.

(7) Future Minimum Lease Revenue

The future minimum base rent and other minimum lease payments (including supplemental rent, as applicable, through the first appraisal date (see note 6)) to be received under the ground leases during each of the Authority's five fiscal years ending from October 31, 2021 through 2025 and through the end of the lease term (thereafter), were as follows (in 000s):

		2021	2022	2023	2024	2025	Thereafter	Total	
Commercial development:									
Base rent	$	20,115	20,137	20,137	20,137	20,137	896,828	997,491	
Residential developments:									
Gateway project base rent		305	305	305	305	305	4,480	6,005	(a)
S. Res. Neighborhood:									
Base rent		20,241	20,807	21,223	21,609	22,008	1,658,881	1,764,769	
Other minimum payments		11,216	11,504	11,800	12,105	12,417	68,245	127,287	
Subtotal S. Res.		31,457	32,311	33,023	33,714	34,425	1,727,126	1,892,056	
N. Res. Neighborhood:									
Base rent		8,923	9,189	9,463	9,743	10,028	715,239	762,585	
Other minimum payments		18,100	16,433	17,819	18,990	20,472	414,669	506,483	
Subtotal N. Res.		27,023	25,622	27,282	28,733	30,500	1,129,908	1,269,068	
Total	$	78,900	78,375	80,747	82,889	85,367	3,758,342	4,164,620	

(a) Does not include extension period (see note 6).

Amounts in the above tabulation do not include PILOT (other than minimum supplemental, incremental or minimum PILOT rent payments under the residential leases) and other payments to be received under the ground leases. These minimum payments will be recorded as revenues (supplemental rents) only to the extent that minimum amounts exceed PILOT revenues due. Contingent payments are also excluded from the above tabulation.

(8) 2003 General Bond Resolution Funds and 2009, 2013 and 2019 Revenue Bond Resolution Funds

The current and noncurrent balances in the funds and accounts established in accordance with the Authority's 2003 General Bond Resolution Funds and held by the trustee at April 30, 2020 and 2019 were as follows:

	2003 General Bond Resolution Funds			
April 30, 2020	**General Bond Resolution**	**Senior Bonds**	**Junior Bonds**	**Total 2003 Bonds**
Reserve Fund	$ 34,737,123	—	—	34,737,123
Project Operating Fund	10,228,263	—	—	10,228,263
Debt Service Funds	—	55,606,825	30,574,920	86,181,745
Residual Fund	42,404,531	—	—	42,404,531
Pledged Revenue Fund	79,115,716	—	—	79,115,716
	$ 166,485,633	55,606,825	30,574,920	252,667,378

	2003 General Bond Resolution Funds			
April 30, 2019	**General Bond Resolution**	**Senior Bonds**	**Junior Bonds**	**Total 2003 Bonds**
Reserve Fund	$ 75,513,936	—	—	75,513,936
Project Operating Fund	9,508,946	—	—	9,508,946
Subordinated Payment Fund	1,996,708	—	—	1,996,708
Debt Service Funds	—	50,586,614	37,496,143	88,082,757
Residual Fund	198,307,594	—	—	198,307,594
Pledged Revenue Fund	55,260,970	—	—	55,260,970
	$ 340,588,154	50,586,614	37,496,143	428,670,911

As of April 30, 2019, there were in transit 2003 debt service bond resolution fund payables of $9,073,199 after the payment of debt service. Accordingly this amount has been included in the bond resolution funds payable amount in the statement of net position (deficit).

In December 2009, as a result of the 2009 Senior Revenue Bonds issuance, funds and accounts were added to implement certain provisions of the 2003 General Bonds Resolutions and were held by trustees as follows at April 30, 2020 and 2019:

		2009 Revenue Bonds		
		2009A Senior Revenue Bonds	2009B Senior Revenue Bonds	Total 2009 Bonds
April 30, 2020				
Project Costs Fund	$	571,062	82	571,144
April 30, 2019				
Project Costs Fund	$	833,993	1,224,915	2,058,908

In October 2013, as a result of the 2013 Senior Revenue Bonds issuance, funds and accounts were added to implement certain provisions of the 2003 General Bond Resolutions and were held by trustees as follows at April 30, 2020 and 2019:

		2013 Revenue Bonds		
April 30, 2020		2013A Senior Revenue Bonds	2013B Senior Revenue Bonds	Total 2013 Bonds
Project Costs Fund	$	13,844,058	—	13,844,058
April 30, 2019				
Project Costs Fund	$	30,667,658	—	30,667,658

In August 2019, as a result of the 2019 Senior Revenue Bonds and Junior Revenue Bonds issuances, funds and accounts were added to implement certain provisions of the 2003 General Bond Resolutions and were held by trustees as follows at April 30, 2020:

		2019 Revenue Bonds			
April 30, 2020		2019A Senior Revenue Bonds	2019B Senior Revenue Bonds	2019C Senior Revenue Bonds	Total 2019 Bonds
Cost of Issuance Fund	$	5,628	—	—	5,628
Project Costs Fund		75,634,720	9,667,606	3,550,118	88,852,444
	$	75,640,348	9,667,606	3,550,118	88,858,072

Investments of amounts in funds and accounts established under the various 2003 General Bond Resolutions and 2009, 2013 and 2019 Revenue Bond Resolutions are presently restricted to obligations of the State, U.S. government, and its agencies, or in any other obligations in which the Comptroller of the State of New York is authorized to invest pursuant to Section 98 of the State Finance Law.

Amounts in the Project Costs Fund may be used to pay for costs of certain park, street, community center and other infrastructure improvements, and other capital expenditures.

Amounts in the Debt Service Funds and dedicated funds established under the 2003 General Bond Resolutions are used to pay debt service on the 2003 Swap agreements (see note 10) and the 2009, 2013 and 2019 Revenue Bonds. To the extent not utilized to fund any future debt service deficiencies, the funds will be available to retire bonds issued thereunder in the last year of bond maturity.

A Reserve Fund is held for the payments of debt service for the 2013 Series A Senior Revenue Bonds.

Amounts in the Project Operating Fund established under the 2003 General Bond Resolution Funds are not pledged to pay debt service and may be used by the Authority for and on certain additional indebtedness, which may be issued by the Authority for the funding of maintenance, repair, and restoration of the public open areas and civic facilities, and administrative and other expenditures, as defined.

Amounts held in the Pledged Revenue Fund ("PRF") are pledged and assigned for the payment of the debt service on the 2003 Swap agreements (see note 10) and the 2009, 2013 and 2019 Revenue Bonds and on certain additional indebtedness, which may be issued by the Authority and secured by the Authority's revenue.

Each November, after meeting funding requirements, the entire balance of funds remaining on deposit in the PRF is transferred to the Residual Fund. These balances become general assets for "lawful corporate purposes." From time to time, revenues not pledged to the bondholders are deposited to the PRF.

(9) Authority Bonds Authorized

The Act, as amended, authorizes the Authority to issue bonds and notes in amounts not to exceed: (a) $300 million outstanding at any one time for the development of the Project; (b) another $150 million for the purpose of financing capital costs in connection with development of the Project area, plus a principal amount of bonds and notes issued to fund any related debt service reserve fund and to provide a portion of interest on and costs of issuance related to such indebtedness; (c) $400 million outstanding at any one time for the making of loans to housing companies organized to provide housing within the Project area pursuant to the New York State Private Housing Finance Law; (d) $100 million for the purpose of repaying State appropriations including accrued interest thereon and funding the infrastructure of the Project, plus a principal amount of bonds and notes issued to fund any related debt service reserve fund and to provide a portion of interest on and costs of issuance related to such indebtedness; (e) $150 million for the purpose of making a payment to the City, plus the principal amount of bonds and notes issued to fund any related debt service reserve fund and to provide a portion of interest on and costs of issuance related to such indebtedness; and (f) $250 million for the purpose of making a payment to the State of New York. Such authorized amounts exclude bonds and notes issued to refund outstanding bonds and notes.

The Act, as amended, also authorizes the Authority to issue bonds for the purpose of furthering the development of a commodities and futures exchange facility in Battery Park City in an amount not to exceed $110 million, plus the principal amount of bonds and notes issued to fund any related debt service reserve fund and to provide a portion of interest on and costs of issuance related to such indebtedness. As of April 30, 2020, no bonds were issued for this purpose.

The Act, as amended, authorized the Authority to enter into interest rate exchange agreements through December 31, 2003 in connection with the issuance of Authority debt or in connection with Authority debt already outstanding, to provide for an exchange of payments based upon fixed and/or variable-interest rates.

In October 2003, the Authority entered into $400 million of interest Swaps (see note 10). The Act, as amended on December 12, 2019, also authorizes the Authority to issue bonds for the purpose of financing capital costs in connection with a program of infrastructure construction, improvements and other capital expenditures for the project area in an aggregate principal amount not to exceed $500 million, plus the funding of any related debt service reserve funds, provide capitalized interest, and to provide for fees and other charges and expenses including any underwriter's discounts, related to the issuance of such bonds or notes.

Issuance of additional bonds by the Authority is subject to meeting certain conditions, including approval by the City and the New York State Public Authorities Control Board.

(10) 2003 Interest Rate Exchange Agreements (Swaps)

On October 2, 2003, the Authority executed Swaps with three counterparties. The Swaps were executed in conjunction with the Authority's issuance of $400 million of its 2003 Series C Bonds. The total notional amount of the Swaps was $400 million, which amortize consistent with the original amortization schedule for the 2003 Series C Bonds. The effective date for the Swaps was October 16, 2003, which coincided with the delivery date of the 2003 Series C Bonds. The Authority executed the Swaps in order to effectively convert the variable-rate 2003 Series C Bonds to a net fixed-rate.

In July 2019, the Authority amended the terms of its Swap agreements with all counterparties. The Authority changed the fixed-rate of interest owed semiannually to counterparties from 3.452% to a range of 3.499% to 3.512%, which is now due to be paid monthly. In return, the counterparties owe the Authority floating-rate interest equal to one-week Securities Industry and Financial Markets Association ("SIFMA") through August 2024, and thereafter 65% one-month LIBOR until maturity. The original notional amounts of the Swaps and the amortization thereof match the original principal amount and amortization schedule of the refunded 2003 Series C Bonds. The Swaps were not terminated in connection with the issuance of the 2019 Series D Bonds and the 2019 Series E Bonds. Each Swap has been determined to be a hedge of the Authority's variable-rate obligations on the 2019 Series D Bonds and the 2019 Series E Bonds.

	Deallocation of Swap Principal	Interest-rate swaps		
		Payment	Pro-Forma Receipts	Pro-Forma Net payment
Fiscal Year ending:				
2020 (1/2 year)	$ —	(763,961)	27,572	(736,389)
2021	5,725,000	(11,721,739)	734,278	(10,987,461)
2022	5,950,000	(11,516,726)	721,435	(10,795,291)
2023	6,150,000	(11,304,250)	708,125	(10,596,125)
2024	6,400,000	(11,083,872)	694,320	(10,389,552)
2025 – 2029	105,825,000	(49,377,403)	2,772,558	(46,604,845)
2030 – 2034	206,575,000	(16,853,649)	946,338	(15,907,311)
Totals	$ 336,625,000	(112,621,600)	6,604,626	(106,016,974)

The above table shows payments based on the Authority's pay-fixed-rate interest rate Swap payment obligation at an effective interest rate of 3.499% to 3.512%, while the Authority's variable-rate receipts are based on the floating rate equal to one-week SIFMA through August 6, 2024, thereafter 65% of one-month LIBOR to maturity, which the counterparties are obligated to pay on a monthly basis.

Although the pro-forma receipts shown are projected based on the latest interest rate at April 30, 2020 (one-week SIFMA and 65% of one-month LIBOR, .30338% and .19720%, respectively), actual receipts will depend on the actual fluctuation of one-week SIFMA and one-month LIBOR.

The Authority is exposed to a limited degree of counterparty credit risk associated with the Swaps. However, each of the counterparties carries a rating of “Baa1” or higher from at least one of the nationally recognized credit rating agencies. The counterparties are required to post collateral to the extent that they experience an appreciable decline in credit rating and the Swaps have positive fair value for the Authority.

The Authority reduced its basis risk on the Swaps for the five-year period of the amendment to one-week SIFMA, which matches the variable rate on the Series 2019 D Bonds and the Series 2019 E Bonds. Starting in June of 2024, the Swaps floating rate index reverts back to 65% of one-month LIBOR, which may result in additional basis risk.

On August 6, 2019, the Authority refunded its 2013 Series C, 2013 Series D, and 2013 Series E variable-rate Junior Revenue Bonds and issued 2019 Series D and 2019 Series E variable-rate bonds. The interest rates on these bonds were hedged by interest rate swaps, which were bifurcated as of the date of the refunding. As defined by GASB 53, debt-type instruments (swaps) with market exposure are accounted for by bifurcating the transaction between a borrowing and an embedded derivative. The fair values of each element of the bifurcation can be made by estimating the fair value of the instrument (swaps) less the fair value of the borrowing. GASB 53 requires that associated interest swaps be tested for hedge effectiveness to qualify for the application of hedge accounting. On April 30, 2020, the associated interest swaps were tested and qualified for hedge accounting. Accordingly, the fair value of the interest rate swaps on August 6, 2019 of negative $80 million was recorded as an imputed borrowing and a deferred outflow of resources by the Authority. These amounts are being amortized on a straight-line basis over the remaining life of the swaps and were $75.4 million at April 30, 2020. Apart from the imputed borrowing, the interest rate swap agreements, which continue in effect and continue as a hedge, had a negative fair value (from August 6, 2019) of $20.1 million at April 30, 2020. This negative fair value is recorded as a deferred outflow of resources and a liability on the Authority’s statement of net position (deficit). The amount recorded as imputed borrowing and deferred outflow of resources as of April 30, 2019 was calculated based on the bifurcation of the swaps which occurred on October 23, 2013, and had a negative fair value of $70.1 million. This amount was amortized on a straight line basis and was $49.3 million at April 30, 2019. In addition, there was a negative fair value (from October 23, 2013) of $14.1 million at April 30, 2019. This negative fair value was recorded as a deferred outflow of resources and a liability on the Authority’s statement of net position (deficit).

(11) 2009 Revenue Bonds

On December 22, 2009, the Authority issued $56,600,000 of fixed-rate Senior Revenue Bonds, Series 2009A (Federally Taxable—Build America Bonds) (the "2009 Series A Bonds") and $30,635,000 of fixed-rate Senior Revenue Bonds, Series 2009B (the "2009 Series B Bonds") (see note 17). At April 30, 2020, there were no 2009 Series A Bonds or 2009 Series B Bonds outstanding.

All Series 2009A and 2009B Bonds maturing after November 1, 2019 were refunded on August 6, 2019 and as of that date are no longer debt obligations of the Authority.

The Authority issued certain of the 2009 Series B Bonds at a premium of $1.81 million, which were being amortized on a straight-line basis until the bonds were refunded on August 6, 2019. The remaining unamortized net bond premiums of approximately $1.1 million were reclassified to Gain (Loss) on Extinguishment of Debt, when the bonds were refunded.

(12) 2013 Revenue Bonds

On October 23, 2013, the Authority issued $356,085,000 of fixed-rate Senior Revenue Bonds, Series 2013A (Tax-Exempt Bonds) (the "2013 Series A Bonds") and $6,700,000 of fixed-rate Senior Revenue Bonds, Series 2013B Federally Taxable Bonds) (the "2013 Series B Bonds"). In addition, the Authority directly placed $609,530,000 of variable-rate Junior Revenue Bonds with three banks or bank affiliates, comprising $210,865,000 of Junior Revenue Bonds, Series 2013C (the "2013 Series C Bonds"), $199,330,000 of Junior Revenue Bonds, Series 2013D (the "2013 Series D Bonds"), and $199,335,000 of Junior Revenue Bonds, Series 2013E (the "2013 Series E Bonds") (collectively, the "2013 Series C, D, and E Bonds"). The cumulative unamortized loss on redemption or maturity of bonds, including the unamortized bond insurance costs, collectively totaling $15.2 million and $16.6 million at April 30, 2020 and 2019, respectively, is classified in the statement of net position (deficit) as a deferred outflow of resources and is being amortized over the respective maturity of the corresponding bonds.

As of April 30 2020, principal and interest payments due on the 2013 Series A Senior Revenue Bonds were as follows:

2013 Series A Senior Revenue Bonds:

	Coupon Rate		Principal amount	Interest
Fiscal Year ending:				
2020 (1/2 year)	3.00% - 5.00%	$	—	6,049,075
2021	4.00% - 5.00%		25,735,000	10,868,525
2022	4.00% - 5.00%		27,015,000	9,555,350
2023	4.00% - 5.00%		28,380,000	8,178,050
2024	4.00% - 5.00%		29,760,000	6,730,050
2025 – 2029	5.00%		93,705,000	15,314,375
2030 – 2032	4.00% - 5.00%		27,435,000	1,924,750
Totals		$	232,030,000	58,620,175

The 2013 Series A Senior Bonds maturing after November 1, 2023 are subject to redemption, in whole or in part, at any time on or after November 1, 2023 at the option of the Authority, at a redemption price of par plus interest to the redemption date.

2013 C, D, and E Junior Revenue Bonds:

All 2013 Series C, D, E Junior Revenue Bonds were refunded on August 6, 2019 and, as of that date, are no longer obligations of the Authority.

Special Fund

In September 2003, the Authority entered into an agreement with the City, which supplemented the Settlement Agreement, to provide for the custody of the Special Fund. The Authority established a new Special Fund, funded with $46 million and from the proceeds of the former Special Fund created pursuant to a former 1993 Master Revenue Resolution upon the dissolution of such existing Special Fund in connection with the 2003 refunding of outstanding Authority bonds. The Special Fund may only be used by the Authority, as necessary: (i) to pay debt service obligations of the Authority on its bonds, or (ii) for purposes that are jointly agreed upon between the City and the Authority, as the same may be amended from time to time. Neither the Special Fund nor the monies on deposit from time to time therein may be pledged to secure any obligation pursuant to any Resolutions authorizing additional bonds or other bonds or debt obligations of the Authority. Income and earnings actually received by or for the account of the Authority from investments of monies on deposit from time to time in the Special Fund shall be treated as revenues. In addition to a $40 million commitment from the Special Fund (see note 20(c)), in November 2013, the Authority entered into an amendment with the City committing up to $5 million dollars of funds held in the Special Fund for the construction of Pier A Plaza project and any balances remaining to flow to the City. As of April 30, 2020, the full $5 million had been used for the construction of Pier A Plaza and the remaining balances were transferred to the City.

(13) 2019 Revenue Bonds

On August 6, 2019, the Authority issued $72,765,000 of fixed-rate tax-exempt Senior Revenue Bonds, Series 2019A (Sustainability Bonds) (the “2019 Series A Bonds”), $146,510,000 of fixed-rate tax-exempt Senior Revenue Bonds, Series 2019B (the “2019 Series B Bonds”), and $3,570,000 of fixed-rate Senior Revenue Bonds, Series 2019C (Federally Taxable) (the “2019 Series C Bonds”). On that date, the Authority also issued $300,000,000 of variable-rate Junior Revenue Bonds, Series 2019D (Adjustable Rate Bonds) (the “2019 Series D Bonds”), composed of $150,000,000 of Subseries 2019D-1 and $150,000,000 of Subseries 2019D-2) and sold $150,000,000 of variable-rate Junior Revenue Bonds, Series 2018E (the “2019 Series E Bonds”) to a bank.

Proceeds of the Series 2019 Bonds were issued for the following purposes:

- A total of $3,813,506 of proceeds were allocated to pay for costs of issuance.
- A total of $99,352,522 of proceeds (comprising $86,150,000 from the 2019 Series A Bonds, $9,702,522 from the 2019 Series B Bonds, and $3,500,000 from the 2019 Series C Bonds) are to be used for certain infrastructure and other capital improvements.

- A total of $671,425,000 of proceeds of the 2019 Series B Bonds, the 2019 Series D Bonds, and the 2019 Series E Bonds was used to refund the 2009 Series A Bonds ($56,600,000), 2009 Series B Bonds ($28,055,000), the 2013 Series C Bonds ($204,835,000), the 2013 Series D Bonds ($190,965,000), and the 2013 Series E Bonds ($190,970,000).

As of April 30, 2020, principal and interest payments due on the fixed-rate Senior Revenue Bonds, 2019 Series A, 2019 Series B and 2019 Series C were as follows:

2019 Series A Senior Revenue Bonds:

	Coupon Rate	Principal amount	Interest
Fiscal Year Ending:			
2020 (1/2 year)	—	$ —	1,673,450
2021	—	—	3,346,900
2022	—	—	3,346,900
2023	—	—	3,346,900
2024	—	—	3,346,900
2025 – 2029	—	—	16,734,500
2030 – 2034	—	—	16,734,500
2035 – 2039	—	—	16,734,500
2040 – 2044	4.00%	21,540,000	15,397,100
2045 – 2049	4.00% - 5.00%	41,625,000	7,760,150
2050	4.00%	9,600,000	240,000
Totals		$ 72,765,000	88,661,800

The 2019 Series A Senior Revenue Bonds maturing on or after November 1, 2030 are subject to redemption, in whole or in part, at any time on or after November 1, 2029 at the option of the Authority, at a redemption price of par plus interest to the redemption date.

2019 Series B Senior Revenue Bonds:

Fiscal Year Ending:	Coupon Rate	Principal amount	Interest
2020 (1/2 year)	—	$ —	3,659,075
2021	—	—	7,318,150
2022	—	—	7,318,150
2023	—	—	7,318,150
2024	—	—	7,318,150
2025 – 2029	5.00%	395,000	36,580,875
2030 – 2034	5.00%	18,195,000	35,428,125
2035 – 2039	5.00%	57,955,000	26,391,875
2040 – 2044	4.00% - 5.00%	69,965,000	3,089,500
Totals		$ 146,510,000	134,422,050

The 2019 Series B Senior Revenue Bonds maturing on or after November 1, 2030 are subject to redemption, in whole or in part, at any time on or after November 1, 2029 at the option of the Authority, at a redemption price of par plus interest to the redemption date.

2019 Series C Senior Revenue Bonds:

Fiscal Year Ending:	Coupon Rate	Principal amount	Interest
2020 (1/2 year)	—	$ —	45,161
2021	—	—	90,321
2022	—	—	90,321
2023	—	—	90,321
2024	—	—	90,321
2025 – 2029	2.53%	3,570,000	316,124
Totals		$ 3,570,000	722,569

The 2019 Series C Senior Revenue Bonds are subject to redemption, in whole or in part, on any Business Day at the option of the Authority, for the full issue price plus accrued interest or the sum of the present value of the remaining scheduled payments of principal and interest to maturity.

2019 Series D Junior Revenue Bonds:

Both subseries of the 2019 Series D Bonds are variable-rate demand bonds bears interest at a variable-rate based on one-week SIFMA plus applicable fees. The Authority has also entered into a stand-by purchase agreement as liquidity support for each of the two subseries.

The Authority has the right to cause the 2019 Series D Bonds to be repurchased from the initial purchasers on any business day at the discretion of the Authority.

2019 Series E Junior Revenue Bonds:

The 2019 Series E Bonds bear interest at a variable-rate based on one-week SIFMA plus a spread. The Authority has the right to cause the 2019 Series E Bonds to be repurchased from the initial purchasers on any business day upon 20 days prior written notice.

As of April 30, 2020, principal and interest payments due on the 2019 Series D and Series E variable-rate bonds were as follows:

		Junior D		Junior E		Total	
		Principal	**Interest**	**Principal**	**Interest**	**Principal**	**Interest**
Fiscal Year Ending:							
2020 (1/2 year)	$	—	523,849	—	184,057	—	707,906
2021		2,700,000	2,752,998	1,350,000	1,890,828	4,050,000	4,643,826
2022		2,820,000	2,726,885	1,415,000	1,872,829	4,235,000	4,599,714
2023		2,930,000	2,699,753	1,470,000	1,854,131	4,400,000	4,553,884
2024		3,090,000	2,671,140	1,545,000	1,834,478	4,635,000	4,505,618
2025 – 2029		60,530,000	12,003,831	30,250,000	8,244,023	90,780,000	20,247,854
2030 – 2034		106,930,000	7,703,116	53,465,000	5,290,693	160,395,000	12,993,809
2035 – 2039		121,000,000	2,040,811	60,505,000	1,401,808	181,505,000	3,442,619
Total	$	300,000,000	33,122,383	150,000,000	22,572,847	450,000,000	55,695,230

The above schedule reflects interest on one-week SIFMA on April 30, 2020 plus applicable fees.

(14) Agreements with the City of New York Relating to Disposition of Revenue

The Authority entered into the Settlement Agreement with the City which provides, in effect, that: (i) all PILOT received by the Authority from its tenants remaining after operating and administrative expenses, payment of a proportionate part of principal and interest on the 2003 Swap agreements (see note 10), 2009, 2013 and 2019 Revenue Bonds (see notes 11, 12 and 13), certain site development costs and any agreed-upon commitments, will be remitted to the City; and (ii) all other rent payments and other revenue received by the Authority, remaining after payment of a proportionate part of the aforementioned items, will be retained by the Authority and spent in such manner and for such purposes as the Authority and the City shall jointly determine.

The $155.4 million of PILOT-related receipts provided for the transfer to the City during the year ended October 31, 2019 was transferred in April 2020. A provision in the amount of $83.9 million has been charged as a nonoperating expense for the six-month period ended April 30, 2020.

In January 2010, the City and the Authority signed an amendment to the Settlement agreement (the "2010 Agreement") to distribute $861 million of accumulated and future excess revenues from the Joint Purpose Fund. The City and State were each allocated $200 million to be distributed in a pari passu basis. After meeting that $400 million obligation, an additional amount of up to $200 million is to be distributed by the Authority to a City 421-A affordable housing fund followed by a $261 million distribution to a City pay-as-you-go capital fund. All funds are to be paid as available in the Joint Purpose Fund and there is no time limit or a minimum for the amount that needs to be paid or accrued over time.

As of April 30, 2020, the Authority has made payments totaling $200 million to satisfy the City 421-A fund obligation. In addition, the Authority has provided from operations a total of $214.9 million against the $261 million City pay-as-you-go capital fund obligation and has charged a provision of $22.2 million to nonoperating expenses for the six-month period ended April 30, 2020.

(15) Rents and Other Receivables

Rents and other receivables consisted of the following at April 30, 2020 and 2019:

		2020	2019
Rents receivable	$	6,801,694	6,076,859
Interest receivable		787,975	663,886
Miscellaneous receivables		40,652	56,934
Swap interest receivable		-	462,068
Total receivables		7,630,321	7,259,747
Less allowance for doubtful accounts		(1,659,447)	(1,763,772)
Net receivables	$	5,970,874	5,495,975

(16) (A) Accounts Payable and Other Liabilities

Accounts payable and other liabilities consisted of the following at April 30, 2020 and 2019:

		2020	2019
Amounts due to vendors	$	5,862,862	3,160,512
Contract retention		919,925	801,092
State recovery costs		3,500,000	3,500,000
Accrued payroll and benefits		939,247	1,170,498
Total	$	11,222,034	8,632,102

(B) Bond Resolution Fund Payables

As of April 30, 2019, $9,092,958 of bond resolution funds from the debt service accounts were used to purchase investments (see note 8). The securities were received by the Authority on May 2, 2019. These bond resolution funds have been recorded separately as bond resolution fund payables in the statement of net position (deficit).

(17) Long-Term Liabilities

The Organization's bonds and other long-term liabilities as of April 30, 2020 and 2019 were comprised of the following obligations:

	October 31, 2019	Additions	Deletions	April 30, 2020	Due within one year
Authority bonds outstanding:					
2013 Revenue Bonds:					
Series 2013A	$ 256,620,000	—	24,590,000	232,030,000	25,375,000
Subtotal	256,620,000	—	24,590,000	232,030,000	25,375,000
Unamortized net premiums	33,980,060	—	1,415,836	32,564,224	—
Subtotal 2013 Bonds	290,600,060	—	26,005,836	264,594,224	25,375,000
2019 Revenue Bonds:					
Series 2019A	72,765,000	—	—	72,765,000	—
Series 2019B	146,510,000	—	—	146,510,000	—
Series 2019C	3,570,000	—	—	3,570,000	—
Series 2019D	300,000,000	—	—	300,000,000	2,700,000
Series 2019E	150,000,000	—	—	150,000,000	1,350,000
Subtotal	672,845,000	—	—	672,845,000	4,050,000
Unamortized net premiums	54,166,590	—	1,258,636	52,907,954	—
Subtotal 2019 Bonds	727,011,590	—	1,258,636	725,752,954	4,050,000
Total bonds outstanding	1,017,611,650	—	27,264,472	990,347,178	29,425,000
Other long-term liabilities:					
OPEB	34,844,588	3,159,554	861,047	37,143,095	—
Imputed borrowing	78,534,993	—	3,099,645	75,435,348	—
Fair value of interest rate swap	746,509	19,347,703	—	20,094,212	—
Unearned revenue	278,799,812	—	4,830,052	273,969,760	55,111,155
Security and other deposits	29,117,220	91,754	—	29,208,974	4,738
Total other long-term liabilities	422,043,122	22,599,011	8,790,744	435,851,389	55,115,893
Total long-term liabilities	$ 1,439,654,772	22,599,011	36,055,216	1,426,198,567	84,540,893

Security and other deposits classified as due within one year represent amounts held on behalf of others that may become callable by the Authority within the year.

The April 30, 2020 column less the due within one year equals the non-current liabilities total.

The Organization's bonds and other long-term liabilities as of April 30, 2019 and 2018 were comprised of the following obligations:

	October 31, 2018	Additions	Deletions	April 30, 2019	Due within one year
Authority bonds outstanding:					
2009 Revenue Bonds:					
Series 2009A	$ 56,600,000	—	—	56,600,000	—
Series 2009B	28,410,000	—	355,000	28,055,000	335,000
Subtotal	85,010,000	—	355,000	84,655,000	335,000
Unamortized net premiums	1,165,851	—	36,424	1,129,427	—
Subtotal 2009 Bonds	86,175,851	—	391,424	85,784,427	335,000
2013 Revenue Bonds:					
Series 2013A	279,980,000	—	23,360,000	256,620,000	24,590,000
Series 2013C	206,020,000	—	1,185,000	204,835,000	1,220,000
Series 2013D	192,225,000	—	1,260,000	190,965,000	1,250,000
Series 2013E	192,225,000	—	1,255,000	190,970,000	1,255,000
Subtotal	870,450,000	—	27,060,000	843,390,000	28,315,000
Unamortized net premiums	36,811,731	—	1,415,836	35,395,895	—
Subtotal 2013 Bonds	907,261,731	—	28,475,836	878,785,895	28,315,000
Total bonds outstanding	993,437,582	—	28,867,260	964,570,322	28,650,000
Other long-term liabilities:					
OPEB	40,192,000	1,501,669	8,138,738	33,554,931	—
Imputed borrowing	51,222,737	—	1,890,328	49,332,409	—
Fair value of interest rate swap	—	14,100,277	—	14,100,277	—
Unearned revenue	287,280,944	—	4,925,012	282,355,932	51,545,104
Security and other deposits	28,385,856	382,222	—	28,768,078	4,738
Total other long-term liabilities	407,081,537	15,984,168	14,954,078	408,111,627	51,549,842
Total long-term liabilities	$ 1,400,519,119	15,984,168	43,821,338	1,372,681,949	80,199,842

Security and other deposits classified as due within one year represent amounts held on behalf of others that may become callable by the Authority within the year.

The April 30, 2019 column less the due within one year equals the non-current liabilities total.

(18) Retirement Costs

Plan Description and Benefits Provided

The Authority relies on the New York State and Local Retirement System for certain information included below:

<u>The Authority</u> – The Battery Park City Authority participates in the New York State and Local Employees' Retirement System ("ERS"), and the New York State and Local Police and Fire Retirement System ("PFRS") which are collectively referred to as the System. These are cost-sharing multiple-employer retirement systems. The System provides retirement benefits as well as death and disability benefits. The net position of the System is held in the New York State Common Retirement Fund (the "Fund"), which was established to hold all net assets and record changes in plan net position allocated to the System. The Comptroller of the State of New York serves as the trustee of the Fund and is the administrative head of the System. The Comptroller is an elected official determined in a direct statewide election and serves a four year term. System benefits are established under the provisions of the New York State Retirement and Social Security Law ("RSSL"). Once a public employer elects to participate in the System, the election is irrevocable. The New York State Constitution provides that pension membership is a contractual relationship and plan benefits cannot be diminished or impaired. Benefits can be changed for future members only by enactment of a State statute. The Authority also participates in the Public Employees' Group Life Insurance Plan ("GLIP"), which provides death benefits in the form of life insurance. The System is included in the State's financial report as a pension trust fund. That report, including information with regard to benefits provided, may be found at www.osc.state.ny.us/retire/publications/index.php or obtained by writing to the New York State and Local Retirement System, 110 State Street, Albany, NY 12244.

Benefits

The benefits employees will receive are governed by the RSSL. Employees are placed in tiers depending on when they last became members. The benefits in all tiers are 1.67% of the final average salary for each year of service if members retire with less than 20 years. If members retire with more than 20 years of service, the percentages vary according to the tier they are in. The minimum service requirements and minimum age requirement vary according to the tier the employee is in.

Annual cost of living adjustments are provided to pensioners after waiting periods defined in the plan. The adjustments are a percentage of the annual retirement benefit as computed on a base benefit amount not to exceed $18,000 of the annual retirement benefit. The cost of living percentage is 50% of the Consumer Price Index but not less than 1% or more than 3%.

Ordinary disability benefits are usually one third of salary and are provided to eligible members after ten years or, in some cases, five years of service. Accidental disability benefits are either 75% of salary with an offset for any workers' compensation benefits received or the ordinary disability benefit with the year of service eligibility requirement dropped, depending on the tier. Death benefits are payable upon the death, before retirement, of a member who meets the eligibility requirements as set forth by law. The benefit is generally three times the member's annual salary.

Contributions

The System is noncontributory except for employees who joined the System after July 27, 1976, who contribute 3 percent of their salary for the first ten years of membership, and employees who joined on or after January 1, 2010 (ERS) or January 9, 2010 (PFRS) who generally contribute 3 percent of their salary for their entire length of service. Under the authority of the RSSL, the Comptroller annually certifies the actuarially determined rates expressly used in computing the employers' contributions based on salaries paid during the Systems' fiscal year ending March 31. Contributions for the current year and two preceding years were equal to 100 percent of the contributions required and were as follows:

Year		ERS
2020	$	965,189
2019		1,165,323
2018		930,358
	$	3,060,870

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At April 30, 2020 and 2019, the Authority reported a liability of $7,796,174 and $1,897,514, respectively, for its proportionate share of the net pension liability. The net pension liability was measured as of the Systems' fiscal year end at March 31, 2020 and 2019, respectively, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date.

The Authority's proportion of the net pension liability was based on a projection of the Authority's long-term share of contributions to the pension plan relative to the projected contributions of all participating members, actuarially determined. At April 30, 2020 and 2019, the Authority's proportion was 0.0294411% and 0.0267810%, respectively.

For the six-month periods ended April 30, 2020 and 2019, the Authority recognized pension expense of $2,657,761 and $1,247,811, respectively. At April 30, 2020 and 2019, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

April 30, 2020

		Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$	458,836	-
Changes of assumptions		156,978	135,548
Net difference between projected and actual earnings on pension plan investments		3,996,698	-
Changes in proportion and differences between LG contributions and proportionate share of contributions		333,823	258,377
Total	$	4,946,335	393,925

April 30, 2019

		Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$	373,660	127,377
Changes of assumptions		476,957	-
Net difference between projected and actual earnings on pension plan investments		-	487,007
Changes in proportion and differences between LG contributions and proportionate share of contributions		331,261	221,172
Total	$	1,181,878	835,556

As of April 30, 2020 and 2019, $4,946,335 and $1,181,878 was reported as a deferred outflow of resources, respectively and $393,925 and $835,556 was reported as a deferred inflow of resources, respectively. Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended March 31:		
2021	$	789,668
2022		1,131,839
2023		1,473,329
2024		1,157,574
2025		-
Thereafter		-
	$	4,552,410

Actuarial Assumptions

The total pension liability at the New York State System's year end of March 31, 2020 and 2019 was determined by using an actuarial valuation as of April 1, 2019 and 2018, with updated procedures used to roll forward the total pension liability to the New York State System's year end of March 31, 2020 and 2019.

Significant actuarial assumptions used in the April 1, 2019 and 2018 valuations were as follows:

	2019
Interest rate	6.8%
Salary scale	
ERS	4.2%
Decrement tables	April 1, 2010 – March 31, 2015
System's Experience	
Inflation rate	2.5%

	2018
Interest rate	7.0%
Salary scale	
ERS	4.2%
Decrement tables	April 1, 2010 – March 31, 2015
System's Experience	
Inflation rate	2.5%

Annuitant mortality rates are based on April 1, 2010 – March 31, 2015 System's experience with adjustments for mortality improvements based on the Society of Actuaries' Scale MP-2018. The previous actuarial valuation as of April 1, 2018 used the Society of Actuaries' Scale MP-2014.

The actuarial assumptions used in the 2019 and 2018 valuations are based on the results of an actuarial experience study for the period April 1, 2010 – March 31, 2015.

The long term expected rate of return on pension plan investments was determined using a building block method in which best estimate ranges of expected future real rates of return (expected returns, net of investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class and the target asset allocation as of March 31, 2020 and 2019 are summarized below.

2019

Asset Type	Target Allocation	Long Term Expected Real Rate
Domestic Equity	36.00%	4.05%
International Equity	14.00%	6.15%
Private Equity	10.00%	6.75%
Real Estate	10.00%	4.95%
Absolute Return	2.00%	3.25%
Opportunistic Portfolio	3.00%	4.65%
Real Asset	3.00%	5.95%
Bonds, Cash & Mortgages	18.00%	0.75%
Inflation Indexed Bonds	4.00%	0.50%

2018

Asset Type	Target Allocation	Long Term Expected Real Rate
Domestic Equity	36.00%	4.55%
International Equity	14.00%	6.35%
Private Equity	10.00%	7.50%
Real Estate	10.00%	5.55%
Absolute Return	2.00%	3.75%
Opportunistic Portfolio	3.00%	5.68%
Real Asset	3.00%	5.29%
Bonds, Cash & Mortgages	18.00%	1.06%
Inflation Indexed Bonds	4.00%	1.25%

The real rate of return is net of the long-term inflation assumption of 2.5% for both years.

Discount Rate

The discount rate used to calculate the total pension liability as of March 31, 2020 and 2019 was 6.8% and 7.0%, respectively. The projection of cash flows used to determine the discount rate assumes that contributions from plan members will be made at the current contribution rates and that contributions from employers will be made at statutorily required rates, actuarially. Based upon the assumptions, the System's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore the long term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Proportionate Share of the Net Pension Liability to the Discount Rate Assumption

The following presents the Authority's proportionate share of the net pension liability calculated using the discount rate of 6.8% , as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.8%) or 1-percentage-point higher (7.8%) than the current rate:

April 30, 2020

	1% Decrease (5.8%)	Current Discount (6.8%)	1% Increase (7.8%)
Authority's share of the Net Pension Liability (Asset)	$ 14,308,181	7,796,174	1,798,589

The following presents the Authority's proportionate share of the net pension liability calculated using the discount rate of 7.0% , as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.0%) or 1-percentage-point higher (8.0%) than the current rate:

April 30, 2019

		1% Decrease (6.0%)	Current Discount (7.0%)	1% Increase (8.0%)
Authority's share of the Net Pension Liability (Asset)	$	8,296,233	1,897,514	(3,477,864)

Pension plan fiduciary net position

The components of the current-year net pension liability of the New York State System's employers plan year end of March 31, 2020 and 2019 were as follows:

(Dollars in Thousands)

		2020 Employees' Retirement System	2019 Employees' Retirement System
Employers' total pension liability	$	194,596,261	189,803,429
Plan net position		(168,115,682)	(182,718,124)
Employers' net pension liability	$	26,480,579	7,085,305
Ratio of plan net position to the employers' total pension liability		86.4%	96.3%

Beginning July 1, 2013, New York State made the Voluntary Defined Contribution ("VDC") plan option available to all unrepresented (non-union) employees of NYS public employers who are paid at a rate of $75,000 or more on an annual basis as an alternative to the ERS/TRS defined benefit plan systems. The NYS VDC is a defined contribution plan.

Defined contribution plans are retirement savings vehicles that provide benefits "defined" by employer and employee contributions to the plan and the investment earnings on those contributions.

(19) Other Postemployment Benefit Plan (OPEB)

a) *Plan Description*

The Authority is a participating employer in the New York State Health Insurance Program ("NYSHIP"), which is administered by the State as an agent multiple employer defined benefit plan. Under the plan the Authority provides certain healthcare benefits for eligible retired employees and their dependents under a single-employer noncontributory healthcare plan. Article XI of the New York State Civil Service Law assigns the authority to NYSHIP to establish and amend the benefit provisions of the plan and to establish maximum obligations of the plan members to contribute to the plan. The Authority's Board is authorized to establish contribution rates for employees and retirees below those set by Civil Service Law. The Authority's plan states that employees and/or their dependents become eligible for these benefits at 55 years of age when the employee has 10 years of State service. In calculating the 10-year service requirement, all of the employee's service need not be with the Authority, but may be a composite of New York State service elsewhere, with a minimum of 3 years with the Authority.

Employees with no prior State service must work a minimum of 10 years before they and their dependents are eligible for the retirement medical benefits. Eligible retirees hired on or after November 1, 2001, contribute 10% of the cost of single coverage and 25% of the cost of dependent coverage for health insurance benefits. The Authority covers 100% of the cost of single and dependent coverage for employees hired before November 1, 2001. A vestee is an Authority employee vested as a member of the retirement system administered by the State, has withdrawn from State service after meeting the Authority's minimum service requirement, but has not met the age requirement for continuing health insurance. As of April 30, 2020, 185 participants, including 130 employees and 55 retired and/or spouses of retired employees, were eligible to receive these benefits. NYSHIP does not issue a stand-alone financial report and NYSHIP's agent activities are included within the financial statements of the State.

For the periods ending April 30, 2020 and 2019 and in accordance with GASB Statement 75, updated actuarial valuations were completed for the valuation dates of November 1, 2018. These are the dates as of which the actuarial valuations were performed. The measurement dates are October 31, 2019 and 2018, respectively. These are the dates as of which the OPEB liabilities were determined.

b) Funding

The contribution requirements (funding) of the Authority's net OPEB obligation are at the discretion of management as approved by the members of the Board. The Authority's net OPEB obligation continues to be financed on a pay-as-you-go basis from assets segregated for the exclusive purpose of paying OPEB obligations.

c) *OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB*

The total OPEB liability is the portion of actuarial present value of projected benefit payments that is attributable to past periods of member service using the Entry Age Normal cost method based on the requirements of GASB. 75. The total annual OPEB liability was determined by an actuarial valuation as of the valuation date, calculated based on the discount rate and actuarial assumptions and was then projected forward to the measurement date in accordance with the parameters of GASB 75. As of April 30, 2020 and 2019, $37,143,095 and $33,554,931, respectively, has been reported for the Authority's total OPEB liabilities.

For the six-month periods ending April 30, 2020 and 2019, the Authority has recognized OPEB expenses of $1,799,087 and $1,683,242, respectively.

Deferred inflows of resources and deferred outflows of resources are a portion of changes in net OPEB liability that is not immediately recognized in OPEB expense. These changes include differences between expected and actual experience, changes in assumptions and differences between expected and actual earnings on plan investments. As of April 30, 2020 and 2019, the Authority reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

April 30, 2020

		Deferred Inflows of Resources	Deferred Outflows of Resources
Changes of assumptions	$	7,622,545	2,690,548

Amounts currently reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB as of April 30, 2020 expense as follows:

Year ended October 31:		
2020	$	(14,374)
2021		(695,251)
2022		(695,251)
2023		(695,251)
2024		(695,251)
2025		(891,722)
Thereafter		(1,244,897)
	$	(4,931,997)

April 30, 2019

		Deferred Inflows of Resources	Deferred Outflows of Resources
Changes of assumptions	$	8,700,755	2,030,076

d) Actuarial Methods and Assumptions

The Authority's total OPEB liabilities were determined by actuarial valuations as of November 1, 2018, using the following actuarial assumptions:

Significant actuarial assumptions used in the November 1, 2018 valuations were as follows:

<u>2018</u>

Inflation rate	2.30%
Salary scale	3.30%
Health cost	Getzen Model Version 2019
Mortality	RPH-2006 Mortality Tables

These valuation reports reflect postemployment benefits that have been extended to current and future retirees and their dependents. Actuarial valuations involve estimates of the value of reported amounts, assumptions about the probability of events in the future and actuarially determined amounts are subject to continual revision as actual results are compared to past expectations and new estimates are made about the future. Examples include assumptions about employment, mortality and the healthcare cost trend. In accordance with GASB 75, the Entry Age Normal cost method was used for determining service costs and the actuarial accrued liability. All benefits estimated to be payable through the OPEB plan to current active and inactive employees as a result of their past service and expected future service.

2018

The annual healthcare cost trend rates vary based on type of health coverage valued; initial trends start at 5.5% to 6.6%, declining approximately 0.1% each year to an ultimate trend rate of 4.6%. The trend rates reflect a general inflation level of 2.3%.

e) Discount Rate

The discount rate used to calculate the total OPEB liability as of October 31, 2019 and 2018 were 3.67% and 3.85%, respectively. The discount rate is a single rate of return, when applied to all projected benefit payments equal to the sum of: (1) The actuarial present value of benefit payments projected to be made in future periods where the plan assets are projected to be sufficient to meet benefit payments, calculated using the Long-Term Expected Rate of Return. (2) The actuarial present value of projected benefit payments not included in (1), calculated using the Municipal Bond Rate. The Municipal Bond Rate is a yield or index rate for 20-year, tax exempt general obligation municipal bonds with an average rating of AA/Aa or higher.

f) Sensitivity of the Net OPEB Liability to the Discount Rate Assumption

The following represents the Authority's total OPEB liability estimated as of April 30, 2020, calculated using the discount rate of 3.67%, as well as the what the Authority's net OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (2.67 percent) or 1-percentage-point higher (4.67 percent) than the current rate:

April 30, 2020

		1% Decrease 2.67%	Current Discount 3.67%	1% Increase 4.67%
Total OPEB Liability	$	43,905,011	37,143,095	31,790,880

The following represents the Authority's total OPEB liability estimated as of April 30, 2020, calculated using the current healthcare cost trend rates as well as the Authority's total OPEB liability would be if it were calculated using trend rates that are 1-percentage-point lower or 1-percentage-point higher than the current trend rates:

		1% Decrease	Current Trend Rate	1% Increase
Total OPEB Liability	$	30,827,520	37,143,095	45,463,814

The following represents the Authority's total OPEB liability estimated as of April 30, 2019, calculated using the discount rate of 3.85%, as well as the what the Authority's net OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (2.85 percent) or 1-percentage-point higher (4.85 percent) than the current rate:

April 30, 2019

		1% Decrease 2.85%	Current Discount 3.85%	1% Increase 4.85%
Total OPEB Liability	$	39,588,965	33,554,931	28,769,694

The following represents the Authority's total OPEB liability estimated as of April 30, 2019, calculated using the current healthcare cost trend rates as well as what the Authority's total OPEB liability would be if it were calculated using trend rates that are 1-percentage-point lower or 1-percentage-point higher than the current trend rates:

		1% Decrease	Current Trend Rate	1% Increase
Total OPEB Liability	$	28,176,799	33,554,931	40,580,547

g) OPEB Status and Funding Progress

The Authority's OPEB obligation and the funded status of the plan as of April 30, 2020 was as follows:

OPEB Balance at November 1, 2019	$	34,844,588
Changes for the period:		
Service cost		973,714
Interest		699,601
Benefit payments		(453,410)
Changes in assumptions		1,078,602
Net changes		2,298,507
OPEB Balance at April 30, 2020	$	37,143,095

The following is a list of significant changes in the actuarial assumptions from the prior year:

The discount rate decreased from 3.85% to 3.67%.

Healthcare related assumptions (NYSHIP premiums, per capita claims costs and healthcare trend) were updated from 2017 to 2019.

The mortality improvement scale was updated from MP-2016 to MP-2018.

The Authority's OPEB obligation and the funded status of the plan as of April 30, 2019 was as follows:

OPEB Balance at November 1, 2018	$	40,192,000
Changes for the period:		
Service cost		1,051,500
Interest		700,757
Benefit payments		(462,600)
Changes in assumptions		(7,926,726)
Net changes		(6,637,069)
OPEB Balance at April 30, 2019	$	33,554,931

Corporate assets held at April 30, 2020 and 2019 in separate corporate OPEB accounts for the exclusive purpose of paying OPEB obligations were approximately $42.6 million and $39.2 million, respectively. The Authority has segregated assets for the exclusive purpose of paying OPEB obligations, the funds cannot be irrevocably dedicated for that purpose and therefore cannot be held as a funded OPEB asset. The OPEB assets are therefore included in the statements of net position (deficit) within the other corporate designated, escrowed, and postemployment benefit funds financial statement classification.

(20) Commitments and Other Matters

(a) The Authority has entered into construction and other related contracts, having unexpended balances aggregating approximately $48.7 million as of April 30, 2020.

(b) The Authority rents office space in 200 Liberty Street, formerly One World Financial Center, as well as community meeting space, field offices, and maintenance space in condominium buildings in Battery Park City. Total rent expense for the six-month periods ended April 30, 2020 and 2019, amounted to $589 thousand and $573 thousand, respectively.

The future minimum lease payments are as follows:

2020	$	1,195,430
2021		893,287
2022		204,600
2023		204,600
2024		204,600
Thereafter		272,800
Total minimum payments required	$	2,975,317

(c) On October 23, 2007, the members of the Authority approved a proposal by the Governor to pay up to $40 million of Special Fund monies (see note 12) to the PANYNJ for the construction of the pedestrian concourse running under Route 9A. The concourse connects the Winter Garden (on the west, at the edge of Battery Park City) and the World Trade Center site on the east. As of April 30, 2020, the Authority had disbursed a total sum of $39,130,618 to the PANYNJ.

(d) Pursuant to its ground lease with Goldman providing for construction by Goldman of a new world headquarters building in Battery Park City, the Authority entered into an arrangement as of July 18, 2007 under which Goldman may make purchases related to construction, furnishing, and equipping the building without liability for New York State and City sales tax, for an aggregate sales tax exemption of up $60 million. To qualify for the exemption, the Authority is liable for payment of Goldman's purchases in connection with the building, in an amount not to exceed $100 million (in addition to the value of goods delivered to the building), which purchases Goldman is to make as agent of the Authority, but which Goldman is obligated to pay pursuant to its ground lease. The Goldman Sachs Group, Inc. (the corporate parent of Goldman) executed a guaranty to assure reimbursement of any amounts paid by the Authority as a consequence of this arrangement. The likelihood of any payments made directly by the Authority resulting from this arrangement is considered remote.

(21) Battery Park City Parks Conservancy Corporation

The Conservancy was incorporated on December 2, 1987 as a New York not-for-profit corporation. The Authority, as sole member of the Conservancy, designated the Authority's members to serve as the Conservancy's Board of Directors. By approval of the Board of Directors, the Conservancy added the Authority's President as an additional director. The Conservancy was formed by the Authority to comply with certain requirements of agreements between the Authority and the City pursuant to which the Authority is obligated to maintain and repair the parks and open spaces in and around Battery Park City's residential areas.

In March 1988, the Authority entered into a management agreement with the Conservancy, which authorized the Conservancy to undertake all responsibilities, related to the operation, maintenance, and repair of such parks and open spaces. For the six-month periods ended April 30, 2020 and 2019, the Authority paid the Conservancy approximately $400 thousand and $500 thousand, respectively, for services, which are included in the Authority's operating expenses. These amounts are eliminated in the blending of the Conservancy's financial statements into the Authority's financial statements (see Other Supplementary Information – Combining Statement of Net Position (Deficit)).

(22) Litigation

The Authority is a party to litigation and claims in the ordinary course of its operations. Since it is not possible to predict the ultimate outcome of these matters, no provision for any liability has been made in the financial statements. Authority management is of the opinion that the liability, if any, for any of these matters will not have a material adverse effect on the financial position of the Authority, and that any potential losses would, in any event, be covered by the Authority's various insurance policies.

(23) COVID-19

The COVID-19 pandemic remains a rapidly evolving situation. The extent of the impact of COVID-19 on the Authority's business and financial results will depend on future developments, including the duration and spread of the outbreak. Due to the rapidly changing business environment, unprecedented market volatility, and other circumstances resulting from the COVID-19 pandemic, the Authority is currently unable to fully determine the extent of COVID-19's impact in future periods. The Authority's performance in future periods will be heavily influenced by the timing, length, and intensity of the economic recoveries in the United States. The Authority continues to monitor evolving economic and general business conditions and the actual and potential impacts on its financial position and results.

HUGH L. CAREY BATTERY PARK CITY AUTHORITY
(A Component Unit of the State of New York)
Required Supplementary Information – Schedule of the Authority's Proportionate Share of the Net Pension Liability
For the Periods Ended April 30 (Unaudited)

Schedule of The Authority's Proportionate Share of the Net Pension Liability

New York State and Local Employees' Retirement System
(Dollar amounts in thousands)

	2020	2019	2018	2017	2016	2015
The Authority's proportion of the net pension liability (asset)	0.02944110%	0.02678100%	0.02572800%	0.02614580%	0.01468700%	0.01539080%
The Authority's proportionate share of the net pension liability (asset)	$ 7,796	$ 1,898	$ 830	$ 2,457	$ 2,357	$ 519
The Authority's covered payroll	$ 4,673	$ 4,076	$ 4,154	$ 3,893	$ 3,983	$ 3,843
The Authority's proportionate share of the net pension liability (asset) as a percentage of covered payroll	166.83%	46.57%	19.98%	63.11%	59.18%	13.51%
Plan fiduciary net position as a percentage of the total pension liability	86.4%	96.3%	98.2%	94.7%	90.7%	97.9%

HUGH L. CAREY BATTERY PARK CITY AUTHORITY
(A Component Unit of the State of New York)
Required Supplementary Information – Schedule of Employer Contributions
Six-Month Periods Ended April 30 (Unaudited)

Schedule of Employer Contributions

New York State and Local Retirement System
(Dollar amounts in thousands)

	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Actuarially determined contribution	$ 965	$ 1,165	$ 930	$ 713	$ 518	$ 709	$ 605	$ 541	$ 527	$ 624
Contribution in relation to the actuarially determined contribution	$ 965	$ 1,165	$ 930	$ 713	$ 518	$ 709	$ 605	$ 541	$ 527	$ 624
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
The Authority's covered payroll	$ 4,673	$ 4,076	$ 4,154	$ 3,893	$ 3,983	$ 3,843	$ 4,427	$ 4,220	$ 3,061	$ 4,589
Contribution as a percentage of covered payroll	20.65%	28.58%	22.39%	18.31%	13.01%	18.45%	13.67%	12.82%	17.22%	13.60%

HUGH L. CAREY BATTERY PARK CITY AUTHORITY
(A Component Unit of the State of New York)
Required Supplementary Information – Schedule of Changes in Total OPEB Liability and Related Ratios
For the Periods Ended April 30
(Dollar amounts in thousands)

Schedule of Changes in Total OPEB Liability and Related Ratios

		2020	2019	2018
Total OPEB Liability				
Service cost	$	974	1,052	1,069
Interest cost		700	701	644
Effect of assumption changes or inputs		(13)	212	(1)
Effect of economic/demographic gains or (losses)		1,091	(8,139)	(1,260)
Benefit Payments		(453)	(463)	(448)
Net Change in Total OPEB Liability		2,299	(6,637)	4
Total OPEB Liability - Beginning	$	34,845	40,192	38,923
Total OPEB Liability - Ending	$	37,144	33,555	38,927
Covered employee payroll	$	4,402	4,354	4,471
Total OPEB Liability as a Percentage of Covered Employee Payroll		844%	771%	871%

Notes to Schedule:
This schedule is intended to present the 10 most current fiscal years of data. However, three periods of data are available with the adoption of GASB Statement 75 for the periods ended April 30, 2020, April 30, 2019 and April 30, 2018.

Changes of assumptions
Changes of assumptions reflect the changes in the discount rate each period. The following are the discount rates used in each period:

Period Ended	Percentage
2020	3.67%
2019	3.85%
2018	3.35%

The Authority funds OPEB benefits on a pay-as-you-go basis and contributions are not actuarially determined. Therefore, the required supplementary information related to actuarially determined contributions for the 10 most current periods ended is not applicable.

HUGH L. CAREY BATTERY PARK CITY AUTHORITY
(A Component Unit of the State of New York)

Other Supplementary Information – Combining Statement of Net Position (Deficit)

April 30, 2020 (Unaudited)

Assets		**Battery Park City Authority**	**Battery Park City Parks Conservancy**	**Total**
Current assets:				
Bank deposits	$	25,019	159,464	184,483
Investments		6,587,719	—	6,587,719
Restricted assets:				
Rents and other receivables (net of allowance for doubtful accounts of $1,659,447)		5,970,874	—	5,970,874
2003 General Bond Resolution Funds		217,930,255	—	217,930,255
2009 Revenue Bond Resolution Funds		208,351	—	208,351
2013 Revenue Bond Resolution Funds		5,056,662	—	5,056,662
2019 Revenue Bond Resolution Funds		38,123,954	—	38,123,954
Corporate-designated, escrowed and OPEB funds		1,450,627	—	1,450,627
Total current assets		275,353,461	159,464	275,512,925
Noncurrent assets:				
Restricted assets:				
2003 General Bond Resolution Funds		34,737,123	—	34,737,123
2009 Revenue Bond Resolution Funds		362,793	—	362,793
2013 Revenue Bond Resolution Funds		8,787,396	—	8,787,396
2019 Revenue Bond Resolution Funds		50,734,118	—	50,734,118
Residential lease required funds		29,037,077	—	29,037,077
Corporate-designated, escrowed, and OPEB funds		77,567,692	—	77,567,692
Battery Park City project assets – at cost, less accumulated depreciation		524,137,524	—	524,137,524
Other assets		4,405,692	25,949	4,431,641
Total noncurrent assets		729,769,415	25,949	729,795,364
Total assets		1,005,122,876	185,413	1,005,308,289
Deferred Outflows of Resources				
Deferred pension outflows		4,946,335	—	4,946,335
Deferred OPEB outflows		2,690,548	—	2,690,548
Accumulated change in fair value of interest rate swaps		20,094,212	—	20,094,212
Unamortized loss on extinguishment of 1993, 1996, 2000, 2003, 2009 and 2013 bonds		15,181,409	—	15,181,409
Deferred costs of refunding, less accumulated amortization of $4,579,109		75,435,348	—	75,435,348
Total deferred outflows of resources		118,347,852	—	118,347,852
Total assets and deferred outflows of resources	$	1,123,470,728	185,413	1,123,656,141

(Continued)

HUGH L. CAREY BATTERY PARK CITY AUTHORITY
(A Component Unit of the State of New York)

Other Supplementary Information – Combining Statement of Net Position (Deficit)

April 30, 2020 (Unaudited)

Liabilities	Battery Park City Authority	Battery Park City Parks Conservancy	Total
Current liabilities:			
Accrued interest on bonds	$ 12,250,898	—	12,250,898
Accounts payable and other liabilities	11,183,073	38,961	11,222,034
Accrued pension payable	7,796,174	—	7,796,174
Due to the City of New York	83,917,658	—	83,917,658
Due to the City of New York - 2010 Agreement	63,535,778	—	63,535,778
Due to the Port Authority of New York & New Jersey	869,381	—	869,381
Unearned revenue:			
PILOT revenue	41,446,373	—	41,446,373
Base rent and other revenue	13,664,782	—	13,664,782
Security and other deposits	4,738	—	4,738
2013 Revenue Bonds	25,375,000	—	25,375,000
2019 Revenue Bonds	4,050,000	—	4,050,000
Total current liabilities	264,093,855	38,961	264,132,816
Noncurrent liabilities:			
Unearned revenue:			
Base rent and other revenue	218,858,605	—	218,858,605
Security and other deposits	29,204,236	—	29,204,236
OPEB	37,143,095	—	37,143,095
Fair value of interest rate swaps	20,094,212	—	20,094,212
Imputed borrowing	75,435,348	—	75,435,348
Bonds outstanding:			
2013 Revenue Bonds, less accumulated amortization of $18,471,764	239,219,224	—	239,219,224
2019 Revenue Bonds, less accumulated amortization of $1,861,225	721,702,954	—	721,702,954
Total noncurrent liabilities	1,341,657,674	—	1,341,657,674
Total liabilities	1,605,751,529	38,961	1,605,790,490
Deferred Inflows of Resources			
Deferred pension inflows	393,925	—	393,925
Deferred OPEB inflows	7,622,545	—	7,622,545
Total deferred inflows of resources	8,016,470	—	8,016,470
Net Position (Deficit):			
Net investment in capital assets	17,859,530	—	17,859,530
Restricted:			
Debt service	62,608,297	—	62,608,297
Under bond resolutions and other agreements	3,301,187	—	3,301,187
Unrestricted (deficit)	(574,066,285)	146,452	(573,919,833)
Total net position (deficit)	(490,297,271)	146,452	(490,150,819)
Total liabilities and net position (deficit)	$ 1,123,470,728	185,413	1,123,656,141

See independent auditors' review report.

HUGH L. CAREY BATTERY PARK CITY AUTHORITY
(A Component Unit of the State of New York)

Other Supplementary Information – Combining Statement of Net Position (Deficit)

April 30, 2019 (Unaudited)

Assets		**Battery Park City Authority**	**Battery Park City Parks Conservancy**	**Total**
Current assets:				
Bank deposits	$	426,266	132,412	558,678
Investments		9,093,255	—	9,093,255
Restricted assets:				
Rents and other receivables (net of allowance for doubtful accounts of $1,763,772)		5,495,975	—	5,495,975
2003 General Bond Resolution Funds		353,156,975	—	353,156,975
2009 Revenue Bond Resolution Funds		2,058,908	—	2,058,908
2013 Revenue Bond Resolution Funds		23,764,238	—	23,764,238
Corporate-designated, escrowed and OPEB funds		1,529,924	—	1,529,924
Total current assets		395,525,541	132,412	395,657,953
Noncurrent assets:				
Restricted assets:				
2003 General Bond Resolution Funds		75,513,936	—	75,513,936
2013 Revenue Bond Resolution Funds		6,903,420	—	6,903,420
Residential lease required funds		28,449,030	—	28,449,030
Corporate-designated, escrowed, and OPEB funds		70,995,467	—	70,995,467
Battery Park City project assets – at cost, less accumulated depreciation		507,925,389	—	507,925,389
Other assets		3,695,142	56,112	3,751,254
Total noncurrent assets		693,482,384	56,112	693,538,496
Total assets		1,089,007,925	188,524	1,089,196,449
Deferred Outflows of Resources				
Deferred pension outflows		1,181,878	—	1,181,878
Deferred OPEB outflows		2,030,076	—	2,030,076
Accumulated change in fair value of interest rate swaps		14,100,277	—	14,100,277
Unamortized loss on extinguishment of 1993, 1996, 2000, and 2003 bonds		16,634,343	—	16,634,343
Deferred costs of refunding, less accumulated amortization of $20,883,003		49,332,409	—	49,332,409
Total deferred outflows of resources		83,278,983	—	83,278,983
Total assets and deferred outflows of resources	$	1,172,286,908	188,524	1,172,475,432

(Continued)

HUGH L. CAREY BATTERY PARK CITY AUTHORITY
(A Component Unit of the State of New York)

Other Supplementary Information – Combining Statement of Net Position (Deficit)

April 30, 2019 (Unaudited)

Liabilities	Battery Park City Authority	Battery Park City Parks Conservancy	Total
Current liabilities:			
Accrued interest on bonds	$ 15,834,832	—	15,834,832
Accounts payable and other liabilities	8,592,939	39,163	8,632,102
Accrued pension payable	1,897,514	—	1,897,514
Due to the City of New York	230,958,926	—	230,958,926
Due to the City of New York - 2010 Agreement	62,038,453	—	62,038,453
Due to the Port Authority of New York & New Jersey	869,381	—	869,381
Unearned revenue:			
PILOT revenue	38,779,200	—	38,779,200
Base rent and other revenue	12,765,904	—	12,765,904
Security and other deposits	4,738	—	4,738
2009 Revenue Bonds	335,000	—	335,000
2013 Revenue Bonds	28,315,000	—	28,315,000
Bond resolution fund payables	9,092,958	—	9,092,958
Total current liabilities	409,484,845	39,163	409,524,008
Noncurrent liabilities:			
Unearned revenue:			
Base rent and other revenue	230,810,828	—	230,810,828
Security and other deposits	28,763,340	—	28,763,340
OPEB	33,554,931	—	33,554,931
Fair value of interest rate swaps	14,100,277	—	14,100,277
Imputed borrowing	49,332,409	—	49,332,409
Bonds outstanding:			
2009 Revenue Bonds, less accumulated amortization of $681,580	85,449,427	—	85,449,427
2013 Revenue Bonds, less accumulated amortization of $15,640,092	850,470,895	—	850,470,895
Total noncurrent liabilities	1,292,482,107	—	1,292,482,107
Total liabilities	1,701,966,952	39,163	1,702,006,115
Deferred Inflows of Resources			
Deferred pension inflows	835,556	—	835,556
Deferred OPEB inflows	8,700,755	—	8,700,755
Total deferred inflows of resources	9,536,311	—	9,536,311
Net Position (Deficit):			
Net investmet in capital	15,261,481	—	15,261,481
Restricted:			
Debt service	80,050,449	—	80,050,449
Under bond resolutions and other agreements	39	—	39
Unrestricted (deficit)	(634,528,324)	149,361	(634,378,963)
Total net position (deficit)	(539,216,355)	149,361	(539,066,994)
Total liabilities and net position (deficit)	$ 1,172,286,908	188,524	1,172,475,432

HUGH L. CAREY BATTERY PARK CITY AUTHORITY
(A Component Unit of the State of New York)

Other Supplementary Information – Combining Statement of Revenues, Expenses, and Changes in Net Position (Deficit)

Six-month period ended April 30, 2020 (Unaudited)

	Battery Park City Authority	Battery Park City Parks Conservancy	Eliminations	Total
Operating revenues:				
Revenues from ground leases:				
Base rent	$ 31,238,236	—	—	31,238,236
Supplemental rent	660,543	—	—	660,543
Payments in lieu of real estate taxes	131,775,210	—	—	131,775,210
Civic facilities payments and other	6,019,455	400,000	(400,000)	6,019,455
Total operating revenues	169,693,444	400,000	(400,000)	169,693,444
Operating expenses:				
Wages and related benefits	10,611,967	—	—	10,611,967
OPEB	1,799,087	—	—	1,799,087
Other operating and administrative expenses	10,660,687	239,422	(400,000)	10,500,109
Depreciation of project assets	5,028,771	—	—	5,028,771
Other depreciation and amortization	368,542	11,442	—	379,984
Total operating expenses	28,469,054	250,864	(400,000)	28,319,918
Operating income	141,224,390	149,136	—	141,373,526
Nonoperating revenues (expenses):				
Investment income on funds relating to:				
2003 Revenue Bonds	600,542	—	—	600,542
Corporate-designated, escrowed, and OPEB funds	672,403	—	—	672,403
Realized and unrealized gains	7,551,681	—	—	7,551,681
Loss on project assets	(760,462)	—	—	(760,462)
Interest expense relating to:				
2003 Swap agreements – net expense	(3,629,709)	—	—	(3,629,709)
2003 Revenue Bonds	(5,977)	—	—	(5,977)
2013 Revenue Bonds	(4,338,364)	—	—	(4,338,364)
2019 Revenue Bonds	(8,310,262)	—	—	(8,310,262)
Loss on extinguishment from debt	(649,360)	—	—	(649,360)
Bond issuance costs	(12,344)	—	—	(12,344)
Provision for transfer to the City of New York of payments in lieu of real estate taxes and other amounts	(83,914,442)	—	—	(83,914,442)
Provision for transfer to the City of New York per 2010 agreement	(22,212,335)	—	—	(22,212,335)
Provision for transfer to City of New York - West Thames Bridge	(722,109)	—	—	(722,109)
Total nonoperating expenses	(115,730,738)	—	—	(115,730,738)
Change in net position (deficit)	25,493,652	149,136	—	25,642,788
Net position (deficit), beginning of period	(515,790,923)	(2,684)	—	(515,793,607)
Net position (deficit), end of period	$ (490,297,271)	146,452	—	(490,150,819)

See independent auditors' review report.

HUGH L. CAREY BATTERY PARK CITY AUTHORITY
(A Component Unit of the State of New York)

Other Supplementary Information – Combining Statement of Revenues, Expenses, and Changes in Net Position (Deficit)

Six-month period ended April 30, 2019 (Unaudited)

	Battery Park City Authority	Battery Park City Parks Conservancy	Eliminations	Total
Operating revenues:				
Revenues from ground leases:				
Base rent	$ 30,364,107	—	—	30,364,107
Supplemental rent	660,543	—	—	660,543
Payments in lieu of real estate taxes	115,788,339	—	—	115,788,339
Civic facilities payments and other	8,989,983	500,000	(500,000)	8,989,983
Total operating revenues	155,802,972	500,000	(500,000)	155,802,972
Operating expenses:				
Wages and related benefits	8,484,140	—	—	8,484,140
OPEB	1,683,242	—	—	1,683,242
Other operating and administrative expenses	11,810,041	385,058	(500,000)	11,695,099
Depreciation of project assets	4,836,786	—	—	4,836,786
Other depreciation and amortization	328,387	13,541	—	341,928
Total operating expenses	27,142,596	398,599	(500,000)	27,041,195
Operating income	128,660,376	101,401	—	128,761,777
Nonoperating revenues (expenses):				
Investment income on funds relating to:				
2003 Revenue Bonds	985,057	—	—	985,057
Corporate-designated, escrowed, and OPEB funds	703,958	—	—	703,958
Realized and unrealized gains	6,685,787	—	—	6,685,787
Interest expense relating to:				
2003 Swap agreements – net expense	(3,175,490)	—	—	(3,175,490)
2003 Revenue Bonds	(5,879)	—	—	(5,879)
2009 Revenue Bonds	(1,860,485)	—	—	(1,860,485)
2013 Revenue Bonds	(13,195,334)	—	—	(13,195,334)
Loss on extinguishment from debt	(662,955)	—	—	(662,955)
Provision for transfer to the City of New York of payments in lieu of real estate taxes and other amounts	(76,185,226)	—	—	(76,185,226)
Provision for transfer to the City of New York per 2010 agreement	(20,373,996)	—	—	(20,373,996)
Total nonoperating expenses	(107,084,563)	—	—	(107,084,563)
Change in net position (deficit)	21,575,813	101,401	—	21,677,214
Net position (deficit), beginning of period	(560,792,168)	47,960	—	(560,744,208)
Net position (deficit), end of period	$ (539,216,355)	149,361	—	(539,066,994)

See independent auditors' review report.

HUGH L. CAREY BATTERY PARK CITY AUTHORITY
(A Component Unit of the State of New York)

Other Supplementary Information – Combining Statement of Cash Flows

Six-month period ended April 30, 2020 (Unaudited)

	Battery Park City Authority	Battery Park City Parks Conservancy	Eliminations	Total
Cash flows from operating activities:				
Cash receipts from:				
Tenant payments	$ 166,168,530	—	—	166,168,530
Receipts from the Authority	—	400,000	(400,000)	—
Miscellaneous receipts	204,082	—	—	204,082
Total cash receipts from operating activities	166,372,612	400,000	(400,000)	166,372,612
Cash payments for:				
Salaries and benefits	(7,760,418)	—	—	(7,760,418)
Services and supplies	(5,034,338)	(270,037)	400,000	(4,904,375)
Total cash payments for operating activities	(12,794,756)	(270,037)	400,000	(12,664,793)
Net cash provided by operating activities	153,577,856	129,963	—	153,707,819
Cash flows from noncapital financing activities:				
Payments from LMDC West Thames St Pedestrian Bridge	1,377,080	—	—	1,377,080
Payments to NYC EDC - West Thames St Pedestrian Bridge	(2,251,001)	—	—	(2,251,001)
Payments to New York City	(155,386,255)	—	—	(155,386,255)
Net cash used in noncapital financing activities	(156,260,176)	—	—	(156,260,176)
Cash flows from capital and related financing activities:				
Development costs – site improvements and construction	(2,715,426)	—	—	(2,715,426)
Capital asset expenditures	(6,517,272)	—	—	(6,517,272)
Payments for bond issuance costs	(6,883)	—	—	(6,883)
Auction fees for variable debt	(5,977)	—	—	(5,977)
Swap payment made on the 2003 Swap agreement	(3,769,574)	—	—	(3,769,574)
Swap interest payments received on the 2003 Swap agreement	268,729	—	—	268,729
Principal paydown on 2013 Senior Revenue Bonds	(24,590,000)	—	—	(24,590,000)
Interest paid on 2013 Senior Revenue Bonds	(6,343,950)	—	—	(6,343,950)
Interest paid on 2019 Senior Revenue Bonds	(2,539,463)	—	—	(2,539,463)
Interest paid on 2019 Junior Revenue Bonds	(3,659,547)	—	—	(3,659,547)
Remarketing fees for 2019 Junior Revenue Bonds	(75,103)	—	—	(75,103)
Bond purchase agreement fee for 2019 Junior Revenue Bonds	(646,952)	—	—	(646,952)
Net cash used in capital and related financing activities	(50,601,418)	—	—	(50,601,418)
Cash flows from investing activities:				
Interest and realized gains/losses on sales of investment securities	5,363,931	—	—	5,363,931
Maturities and redemptions of investment securities	516,744,440	—	—	516,744,440
Purchases of investment securities	(579,499,848)	—	—	(579,499,848)
Net cash used in investing activities	(57,391,477)	—	—	(57,391,477)
Increase (decrease) in cash and cash equivalents	(110,675,215)	129,963	—	(110,545,252)
Cash and cash equivalents, beginning of period	166,217,559	29,501	—	166,247,060
Cash and cash equivalents, end of period	$ 55,542,344	159,464	—	55,701,808

(Continued)

HUGH L. CAREY BATTERY PARK CITY AUTHORITY
(A Component Unit of the State of New York)

Other Supplementary Information – Combining Statement of Cash Flows

Six-month period ended April 30, 2020 (Unaudited)

	Battery Park City Authority	Battery Park City Parks Conservancy	Total
Reconciliation of operating income to net cash provided by operating activities:			
Operating income	$ 141,224,390	149,136	141,373,526
Adjustments to reconcile operating income to net cash provided by operating activities:			
Bad debt expense	(144,425)	—	(144,425)
Depreciation and amortization	5,397,313	11,442	5,408,755
Other	(53,147)	—	(53,147)
Changes in operating assets and liabilities:			—
(Increase) in rents and other receivables	2,034,915	—	2,034,915
Decrease in other assets	1,090,564	—	1,090,564
Increase in accounts payable and other liabilities	4,796,689	(30,615)	4,766,074
(Decrease) in unearned revenue	(4,830,052)	—	(4,830,052)
(Decrease) in OPEB	2,298,507	—	2,298,507
Increase in pension liability	5,898,660	—	5,898,660
Changes in deferred resources:			
Deferred pension resources	(3,240,899)	—	(3,240,899)
Deferred OPEB resources	(894,659)	—	(894,659)
Net cash provided by operating activities	$ 153,577,856	129,963	153,707,819
Reconciliation of cash and cash equivalents, end of period:			
Bank deposits	$ 25,019	159,464	184,483
Cash and cash equivalents	25,615,916	—	25,615,916
Investments with less than 91-day maturities	29,901,409	—	29,901,409
Cash and cash equivalents, end of period	$ 55,542,344	159,464	55,701,808

See independent auditors' review report.

HUGH L. CAREY BATTERY PARK CITY AUTHORITY
(A Component Unit of the State of New York)

Other Supplementary Information – Combining Statement of Cash Flows

Six-month period ended April 30, 2019 (Unaudited)

	Battery Park City Authority	Battery Park City Parks Conservancy	Eliminations	Total
Cash flows from operating activities:				
Cash receipts from:				
Tenant payments	$ 147,508,606	—	—	147,508,606
Receipts from the Authority	—	500,000	(500,000)	—
Miscellaneous receipts	428,046	—	—	428,046
Total cash receipts from operating activities	147,936,652	500,000	(500,000)	147,936,652
Cash payments for:				
Salaries and benefits	(7,620,719)	—	—	(7,620,719)
Services and supplies	(5,111,844)	(368,238)	500,000	(4,980,082)
Total cash payments for operating activities	(12,732,563)	(368,238)	500,000	(12,600,801)
Net cash provided by operating activities	135,204,089	131,762	—	135,335,851
Cash flows from noncapital financing activities:				
Payments from LMDC West Thames St Pedestrian Bridge	3,204,114	—	—	3,204,114
Payments to NYC EDC - West Thames St Pedestrian Bridge	(3,204,114)	—	—	(3,204,114)
Net cash used in noncapital financing activities	—	—	—	—
Cash flows from capital and related financing activities:				
Development costs – site improvements and construction	(3,866,583)	—	—	(3,866,583)
Capital asset expenditures	(306,956)	—	—	(306,956)
Auction fees for variable debt	(5,879)	—	—	(5,879)
Swap payment made on the 2003 Swap agreement	(5,999,145)	—	—	(5,999,145)
Swap interest payments received on the 2003 Swap agreement	2,708,190	—	—	2,708,190
Principal paydown on 2009 Senior Revenue Bonds	(355,000)	—	—	(355,000)
Interest paid on 2009 Senior Revenue Bonds	(2,495,416)	—	—	(2,495,416)
Principal paydown on 2013 Senior Revenue Bonds	(23,360,000)	—	—	(23,360,000)
Interest paid on 2013 Senior Revenue Bonds	(6,877,950)	—	—	(6,877,950)
Principal paydown on 2013 Bonds C, D, E	(3,700,000)	—	—	(3,700,000)
Interest paid on 2013 Bonds C, D, E	(6,439,747)	—	—	(6,439,747)
Margin rate fees	(1,759,882)	—	—	(1,759,882)
2009 Senior Revenue Bonds - Build America Bonds refund from U.S. Treasury	592,294	—	—	592,294
Net cash used in capital and related financing activities	(51,866,074)	—	—	(51,866,074)
Cash flows from investing activities:				
Interest and realized gains/losses on sales of investment securities	5,761,502	—	—	5,761,502
Maturities and redemptions of investment securities	405,207,746	—	—	405,207,746
Purchases of investment securities	(480,886,002)	—	—	(480,886,002)
Net cash used in investing activities	(69,916,754)	—	—	(69,916,754)
Increase in cash and cash equivalents	13,421,261	131,762	—	13,553,023
Cash and cash equivalents, beginning of period	135,538,555	650	—	135,539,205
Cash and cash equivalents, end of period	$ 148,959,816	132,412	—	149,092,228

(Continued)

HUGH L. CAREY BATTERY PARK CITY AUTHORITY
(A Component Unit of the State of New York)

Other Supplementary Information – Combining Statement of Cash Flows

Six-month period ended April 30, 2019 (Unaudited)

	Battery Park City Authority	Battery Park City Parks Conservancy	Total
Reconciliation of operating income to net cash provided by operating activities:			
Operating income	$ 128,660,376	101,401	128,761,777
Adjustments to reconcile operating income to net cash provided by operating activities:			
Bad debt expense	1,233,734	—	1,233,734
Depreciation and amortization	5,165,173	13,541	5,178,714
Other	45,952	—	45,952
Changes in operating assets and liabilities:			—
(Increase) in rents and other receivables	(1,746,117)	—	(1,746,117)
Decrease in other assets	783,565	—	783,565
Increase in accounts payable and other liabilities	3,485,775	16,820	3,502,595
(Decrease) in unearned revenue	(4,925,012)	—	(4,925,012)
(Decrease) in OPEB	(6,637,069)	—	(6,637,069)
Increase in pension liability	1,067,156	—	1,067,156
Changes in deferred resources:			
Deferred pension resources	180,655	—	180,655
Deferred OPEB resources	7,889,901	—	7,889,901
Net cash provided by operating activities	$ 135,204,089	131,762	135,335,851
Reconciliation of cash and cash equivalents, end of period:			
Bank deposits	$ 426,266	132,412	558,678
Cash and cash equivalents	30,219,842	—	30,219,842
Investments with less than 91-day maturities	118,313,708	—	118,313,708
Cash and cash equivalents, end of period	$ 148,959,816	132,412	149,092,228