



NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION

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What We Do

New York City Economic Development Corporation (NYCEDC), a nonprofit organization operating under contract with the City of New York, serves as the City's primary engine for economic development and job creation by investing in major infrastructure upgrades, capital projects, and area-wide development. NYCEDC manages City-owned properties and, through New York City Industrial Development Agency (NYCIDA) and Build New York City Resource Corporation (Build NYC), helps eligible businesses meet financing needs for property acquisition, new equipment, renovation, and working capital through low-cost tax-exempt bonds and exemptions and abatements of selected City and State taxes, in order to create and retain jobs. The Center for Economic Transformation at NYCEDC works to enhance the City's major business sectors by addressing challenges faced by industries through analysis of current economic trends; developing strategies and solutions; and implementing programs that help businesses thrive and grow.

Our Services and Goals

Service 1: Invest in the City's physical transformation, including basic infrastructure, area-wide redevelopment, amenities such as schools and parks, and transportation resources.

Goal 1a: Attract businesses and improve quality of life.

Goal 1b: Facilitate private sector investment and make City investments where necessary, generating a positive return for City taxpayers.

Service 2: Manage City assets.

Goal 2a: Maintain physical assets to keep them in a state of good repair and attract businesses.

Service 3: Give businesses and entrepreneurs the tools to be competitive and to help transform and grow the City's economy.

Goal 3a: Help incumbent businesses transition to new business models, attract new industries, and promote entrepreneurship.

How We Performed: July–October

- During the reporting period new private investment from real estate sales and lease transactions totaled \$109.4 million. In July 2012 NYCEDC signed a long-term lease with the Dermot Company to redevelop the Battery Maritime Building. Dermot's plan for the landmarked ferry building includes a boutique hotel, live performance space with a 2,000 person capacity, areas for art installations and special exhibitions and a rooftop restaurant.
- Capital expenditures during the reporting period exceeded \$80 million. Construction was completed on the Institute for Family Health Care Clinic in Harlem, a 37,000 square foot facility that will provide approximately 80,000 visits annually to patients of all ages. Hunts Point Landing - a new public open space that offers residents of the South Bronx access to the waterfront and amenities such as a kayak launch - was completed and opened to the public in Fall 2012.
- The New York City Industrial Development Agency (NYCIDA) closed eight projects during the July to October 2012 four-month period. The projects are expected to leverage approximately \$221.5 million in private investment, generate nearly \$124 million in City tax revenue, and create 117 new jobs within three years of project completion. Included among these recently-closed projects is a \$127 million tax-exempt bond issuance for the refinancing of an air freight cargo facility at JFK airport, which is an example of the reactivation of NYCIDA's exempt facility bond issuance program. The tax-exempt bond financing provides lower-cost capital for acquisition and/or construction of facilities and equipment and is available only to manufacturing companies.
- During the first four months of Fiscal 2013 Build NYC, which was established in November 2011 to provide access to financing for not-for-profits, closed eight projects, twice as many as were closed in all of Fiscal 2012. These

projects are expected to leverage over \$95 million in private investment, generate approximately \$48 million in City tax revenue, and create 18 new jobs within three years of project completion. Five of the eight recently closed projects represent financings of secondary education and higher education institutions in New York City, such as Wagner College in Staten Island and Manhattan College in the Bronx.

- In total, NYCEDC committed \$26.1 million in capital funding for projects it manages on behalf of other City agencies. A notable funding agreement from this reporting period includes the \$5 million agreement with South Queens Boys and Girls Club to construct a new three-story community center that will house a facility dedicated to recreation, learning, technology as well as a pre-teen center and teen center. The 33,600 square foot modernized community center will be ADA compliant and LEED certified.
- The NYCEDC Innovation Index tracks the City’s transformation into a center for high-tech innovation. It measures innovation in the City’s growing science and technology industries and is designed to capture the effect of innovation on the City’s economy. The NYCEDC Innovation Index reached 119.5 in Calendar 2011, up from 116.7 in Calendar 2010. Contributing to this increase were significant gains in intellectual property (patents and university licensing) as well as increases in both the number and dollar amount of venture capital deals.

Service 1: Invest in the City’s physical transformation, including basic infrastructure, area-wide redevelopment, amenities such as schools and parks, and transportation resources.

Goal 1a: Attract businesses and improve quality of life.

Performance Statistics	Actual			Target		4-Month Actual	
	FY10	FY11	FY12	FY13	FY14	FY12	FY13
★ Projected new private investment related to sale/long-term lease of City-owned property (\$000,000)	\$98.0	\$63.0	\$918.3	*	\$918.0	\$72.4	\$109.4
Capital expenditures (\$000,000) (excludes asset management and funding agreements)	NA	NA	NA	*	*	NA	\$80.7
Graffiti sites cleaned	NA	17,210	13,367	*	*	5,143	4,877
Square feet of graffiti removed (000)	NA	5,912.3	4,241.6	*	*	1,658.1	1,548.0

Goal 1b: Facilitate private sector investment and make City investments where necessary, generating a positive return for City taxpayers.

Performance Statistics	Actual			Target		4-Month Actual	
	FY10	FY11	FY12	FY13	FY14	FY12	FY13
New York City Industrial Development Agency projects - Contracts closed	7	7	12	*	*	7	8
★ - Projected three-year job growth associated with closed contracts	112	270	1,452	*	1,450	1,380	117
★ - Projected net City tax revenues generated in connection with closed contracts (\$000,000)	NA	\$229.2	\$302.1	*	\$302.0	NA	\$123.6
- Private investment leveraged on closed projects (\$000,000)	NA	NA	NA	*	*	NA	\$221.5
Build NYC Resource Corporation - Contracts closed	NA	NA	4	*	*	NA	8
★ - Projected three-year job growth associated with closed contracts	NA	NA	12	*	↑	NA	19
★ - Projected net City tax revenues generated in connection with closed contracts (\$000,000)	NA	NA	NA	*	↑	NA	\$47.8
- Private investment leveraged on closed projects (\$000,000)	NA	NA	NA	*	*	NA	\$95.3
Value of funding disbursed pursuant to City funding agreements (\$000,000)	\$246.4	\$71.1	\$104.8	*	*	\$50.3	\$22.6

★ Critical Indicator "NA" - means Not Available in this report ↕ shows desired direction

Service 2: Manage City assets.

Goal 2a: Maintain physical assets to keep them in a state of good repair and attract businesses.

Performance Statistics	Actual			Target		4-Month Actual	
	FY10	FY11	FY12	FY13	FY14	FY12	FY13
Capital expenditures on asset management (\$000,000)	NA	NA	NA	*	*	NA	\$7.9
★ Occupancy rate of NYCEDC-managed property (%)	91.7%	91.7%	95.0%	*	95.0%	94.9%	95.3%
Portfolio revenue generated (\$000,000)	NA	NA	NA	*	*	NA	NA
Square footage of assets actively managed by NYCEDC (000)	NA	57,274.0	65,570.3	*	*	NA	NA
Outstanding violations at beginning of the period	NA	NA	NA	*	*	NA	142
Outstanding violations closed during the period	NA	NA	NA	*	*	NA	59

Service 3: Give businesses and entrepreneurs the tools to be competitive and to help transform and grow the City's economy.

Goal 3a: Help incumbent businesses transition to new business models, attract new industries, and promote entrepreneurship.

Performance Statistics	Actual			Target		4-Month Actual	
	FY10	FY11	FY12	FY13	FY14	FY12	FY13
★ Active Center for Economic Transformation projects managed	NA	36	55	*	*	NA	76
Innovation Index score (calendar year)	NA	116.7	119.5	*	*	NA	NA
New York City unemployment rate (%)	10.1%	8.9%	9.4%	*	*	9.1%	9.7%

★ Critical Indicator "NA" - means Not Available in this report ↕ shows desired direction

Agency Resources

Resource Statistics	Actual			September 2012 MMR	Updated	4-Month Actual		
	FY10	FY11	FY12	FY13	FY13 ¹	FY14 ¹	FY12	FY13
Personnel	404	403	400	430	411	411	389	390
Capital commitments (\$000,000)	\$461.3	\$190.4	\$244.4	\$268.5	\$1,220.1	\$64.7	\$71.1	\$119.2

¹January 2013 Financial Plan "NA" - Not Available in this report
January Plan figures reflect modifications in Federal, State, and other non-City funding since the adoption of the 2013 budget.

Noteworthy Changes, Additions or Deletions

- NYCEDC added the following indicators: 'Graffiti sites cleaned,' 'Square feet of graffiti removed (000),' 'Private investment leveraged on closed IDA projects (\$000),' 'Private investment leveraged on closed Build NYC projects,' 'Occupancy rate of NYCEDC-managed property,' 'Portfolio revenue generated (\$000,000),' 'Square footage of assets actively managed by NYCEDC,' 'Outstanding violations at beginning of the period,' 'Outstanding violations closed during the period,' 'Active Center for Economic Transformation projects managed,' and 'Innovation index score.'
- Additionally, NYCEDC replaced metrics that reported on projected job growth and tax revenue in connection with NYCIDA and Build NYC projects with similar indicators; however, projections for the new indicators are based on three years for job growth and net tax revenue. NYCEDC continues to report on capital expenditures but instead of one overall number expenditures are shown by program area.
- NYCEDC removed the following metrics: 'Projected jobs created or retained in connection with the sale/long term lease of City-owned property – Permanent jobs,' and '– Construction jobs.'

For additional performance statistics, please visit the website at: www.nyc.gov/mmr.

For more information on the agency, please visit: www.nyc.gov/edc.

