

New York State Urban Development Corporation  
Fiscal Year End Date: 03/31/2025  
BUDGET & FINANCIAL PLAN

BUDGETED REVENUES, EXPENDITURES, AND CHANGES IN CURRENT NET ASSETS  
(in thousands of dollars)

	Last Year (Actual) 2022-23	Current Year (Estimated) 2023-24	Next Year (Adopted) 2024-25	Proposed 2025-26	Proposed 2026-27	Proposed 2027-28
<b>REVENUE &amp; FINANCIAL SOURCES</b>						
<b>Operating Revenues</b>						
Charges for services	2,385	3,125	2,700	2,700	2,700	2,700
Rental & financing income	-	-	-	-	-	-
Other operating revenues	187	196	202	208	215	215
<b>Nonoperating Revenues</b>						
Investment earnings	10,759	23,916	26,800	22,500	17,600	17,600
State subsidies/grants	24,841	33,964	35,228	33,055	32,773	32,174
Federal subsidies/grants	1,278	7,737	8,566	7,343	7,185	7,185
Municipal subsidies/grants	-	-	-	-	-	-
Public authority subsidies	295	295	295	295	295	295
Other nonoperating revenues	30,558	26,883	18,541	18,541	18,541	18,541
Proceeds from the issuance of debt	5,200	5,200	5,200	5,200	5,200	5,200
<b>Total Revenues &amp; Financing Sources</b>	<b>75,503</b>	<b>101,316</b>	<b>97,533</b>	<b>89,843</b>	<b>84,509</b>	<b>83,910</b>
<b>EXPENDITURES</b>						
<b>Operating Expenditures</b>						
Salaries and wages	35,860	40,702	43,242	43,756	45,190	45,190
Other employee benefits	14,348	16,445	18,162	18,815	19,431	19,431
Professional services contracts	-	-	-	-	-	-
Supplies and materials	-	-	-	-	-	-
Other operating expenditures	23,381	27,737	31,042	34,755	37,442	37,442
<b>Nonoperating Expenditures</b>						
Pay't of principal on bonds and financing arrangements	-	-	-	-	-	-
Interest and other financing charges	-	-	-	-	-	-
Subsidies to other public authorities	-	-	-	-	-	-
Capital asset outlay	3,927	4,774	5,967	4,177	3,500	3,500
Grants and donations	-	-	-	-	-	-
Other nonoperating expenditures	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>77,516</b>	<b>89,658</b>	<b>98,413</b>	<b>101,503</b>	<b>105,563</b>	<b>105,563</b>
<b>Capital Contributions</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Excess (deficiency) of revenue and capital contributions over expenditures</b>	<b>(2,013)</b>	<b>11,658</b>	<b>(880)</b>	<b>(11,660)</b>	<b>(21,054)</b>	<b>(21,653)</b>

**New York State Urban Development Corporation d/b/a  
Empire State Development  
Budget and Financial Plan Report  
Fiscal Years 2023 – 2028**

**§203.6 (a) – Relationship with the unit or units of government, if any, on whose behalf or benefit the authority was established**

The New York State Urban Development Corporation (“UDC” or the “Corporation”), which together with its subsidiaries does business as Empire State Development (“ESD” or the “Corporation”), is a corporate governmental agency of the State of New York (the “State”), constituting a political subdivision and a public benefit corporation. Accordingly, for financial reporting purposes, its audited consolidated financial statements are combined as a component unit enterprise in the State’s annual financial report. Created by legislation in 1968, UDC has broad powers, which can be utilized for civil, industrial, commercial or residential development purposes.

ESD’s mission is to promote a vigorous and growing state economy, encourage business and job creation, and support diverse, prosperous local economies across New York State through the efficient use of loans, grants, tax credits, real estate development, marketing and other forms of assistance. To support the Corporation in carrying out its economic development mission, ESD invests strategically in infrastructure, innovation, place-making and revitalization, tradable sectors and workforce development; is transparent and responsive to the needs of diverse communities across the State through the active participation of ten Regional Economic Development Councils; supports the retention and health of existing businesses, the retention of populations, and the development of new businesses and industries that will contribute to the development of the 21<sup>st</sup> century economy; promotes equality of economic opportunities for minority- and women-owned businesses; provides early-stage support for new ventures, including the research and development of new technologies; and strengthens New York State’s innovation-based economy through partnerships with acclaimed universities, promoting entrepreneurialism through the development of incubators and next-generation manufacturing and technology hubs across the State. In addition, the State Legislature has provided the Corporation with various statutory powers, including the power to issue bonds, offer tax benefits to developers, condemn real property and waive compliance, where appropriate, with certain local codes and laws.

The Corporation was originally created to facilitate the development of affordable housing for low-, moderate- and middle-income persons and families. The UDC Act establishing the Corporation provides that the Corporation’s existence shall continue until terminated by law, but that no such law may take effect so long as the Corporation has bonds, notes or other obligations outstanding unless adequate provision is made for the payment thereof in the documents securing the same.

**§203.6 (b) – Description of the budget process, including the dates of key budget decisions**

Generally, in October of each year, the Division of the Budget (“DOB”) issues a letter (the “call letter”) to the Chief Executive Officer of ESD requesting the Corporation’s budget submission for the upcoming fiscal year. The call letter specifies budget directives and the filing due date. As a public benefit corporation of the State, the Corporation’s fiscal year aligns with the State and the data presented is in accordance with guidelines provided by the DOB.

The budget request submitted to the DOB contains the following items:

- 1) Program Funding (Aid to Localities) Budget Request;
- 2) Debt Service Schedules for the upcoming budget year; and
- 3) Audited Consolidated Financial Statements of the previous fiscal year

**New York State Urban Development Corporation d/b/a  
Empire State Development  
Budget and Financial Plan Report  
Fiscal Years 2023 – 2028**

In addition, ESD senior management provides the DOB with its requested capital programs and initiatives prior to the release of the Governor’s Executive Budget in January. Discussions take place about those capital initiatives that the Corporation believes to be important to economic development and merit inclusion in the Executive Budget.

After the submission of the State budget request to the DOB, the budget and subsidiary finance units, together with the Deputy Chief Financial Officer & Controller, coordinate the compilation of the Corporation’s operating and subsidiary operating and capital budgets. A timeline is established indicating key dates in the budget process. Meetings, when necessary or requested, are held with department and subsidiary heads to discuss their initiatives and funding requirements.

The subsidiary budgets are not included in the submission to the DOB because certain subsidiaries’ operations are funded by the Corporation, while some are funded by other sources. If, in any fiscal year, a subsidiary should require funding from the State and the State budget fails to provide the required appropriation, it may be necessary to revise the proposed operating plan.

The draft corporation and subsidiaries operating budgets, including expense projections for personal and non-personal services, as well as the subsidiaries capital budgets, including sources of revenue, are jointly reviewed by the Chief Financial Officer and Deputy Chief Financial Officer & Controller. Certain subsidiaries’ capital support is dependent, in part, on State funding. If the State’s budget fails to provide the planned appropriation for a subsidiary, the proposed capital plan may be revised or abandoned. A final draft of all budgets is reviewed with the Chief Executive Officer and Chief Operating Officer before presentation for approval to the ESD and Subsidiary Boards.

The Corporation’s operating budget is presented to ESD’s Board of Directors in March, in compliance with State Finance Law. The subsidiaries’ operating and capital budgets are presented to the individual subsidiary Boards at that same time. Upon Board approval, the budgets are posted to the ESD website in compliance with State Finance Law.

Budget variance reports are prepared quarterly and disseminated to all department and subsidiary heads for review and comment. In addition, as required by State Finance Law, they are provided to the ESD Board of Directors and material variances, if any, are fully explained.

**§203.6 (c) – Description of principal budget assumptions, including sources of revenues, staffing and programmatic goals**

**Non-State Funded Operating Budget:**

ESD’s funding sources include net revenue generated from commercial projects, interest and finance income, fees generated from bond sales, administration of grants and loans, reimbursement from other entities or authorities, proceeds from the sale of certain real estate assets, other miscellaneous income sources and appropriations, if any, as provided in the State’s budget.

The projected staffing level is determined by evaluating the employee headcount during the current fiscal year and forecasting future headcount based upon anticipated programmatic and organizational needs in the coming fiscal year while remaining cognizant of budget limitations. Discussions with senior management may result in the addition of new positions, reinstatement of open, unfilled positions or the elimination of positions. An allowance for fringe benefits based on projected headcount is also included.

**New York State Urban Development Corporation d/b/a  
Empire State Development  
Budget and Financial Plan Report  
Fiscal Years 2023 – 2028**

Program Funding (Aid to Localities) Budget:

The budget request consists of core budget programs, which include the Empire State Economic Development Fund, Urban and Community Development Program, Minority and Women-Owned Business Development and Lending Program, Community Development Financial Institutions Program, Entrepreneurial Assistance Program Centers and services and expenses of contractual payments related to the retention of professional football in Western New York. Each requested program within the budget submission is subject to review, edit and/or deletion by the DOB, Executive and/or Legislature. The State's economic climate and other factors could necessitate the reevaluation of funding levels for these, and any other, economic development programs.

Debt Service/Capital Budget:

The Debt Service budget is fully funded by the State and comprised of requisite debt service based on existing bonds and a review by the DOB of projected debt service on bonds anticipated to be issued.

After discussions with senior management of the Corporation and the DOB, a final recommended Capital Budget is prepared, elements of which may or may not become a part of the Executive Budget.

Basis of Budget:

Budgets are presented on an accrual basis.

***§203.6 (d) – Self-assessment of budgetary risks***

Potential budgetary risks may arise from various sources.

- There are no specific appropriations provided in the FY 2023-24 Enacted New York State Budget for the operating expenses of the Corporation and given the changes in the economy and other economic factors on the State's budget and financial condition, it is uncertain if any will be provided in FY 2024-25 and future fiscal years.

To mitigate this risk, the Corporation continues to work with the DOB to advocate the need for administrative revenue and help identify sustainable alternate revenue sources.

- The Corporation is continuously seeking alternative funding sources.

To mitigate this risk, discussions continue with the DOB regarding the provision of administrative fees or other forms of income related to the ongoing administration of economic development and special programs, managing/overseeing large infrastructure projects and executing various State mandates and commitments.

**New York State Urban Development Corporation d/b/a  
Empire State Development  
Budget and Financial Plan Report  
Fiscal Years 2023 – 2028**

- Income generated from bond fees is flat or subject to fluctuation. The Corporation’s timing and issuance of bonds for state programs is directed by the DOB, thereby restricting its control of one of its own revenue sources.

To mitigate this risk, the Corporation continues to work with the DOB and private transportation and other entities to advocate for additional bond issuances to accurately forecast designated issuances of bonds and associated fee income.

- Unforeseen circumstances resulting in unexpected expenses for the Corporation’s commercial portfolio or other major capital projects undertaken by the Corporation and its subsidiaries on behalf of the State.

To mitigate against these potential occurrences, the Corporation may require advanced funding from a designated developer, establish a capital reserve against unforeseen commercial portfolio expenses or provide a contingency in its forecast regarding capital projects.

- ESD and its subsidiaries engage in a wide variety of activities, many of which involve capital initiatives and improvements that could result in litigation. The likelihood and magnitude of such litigation is not often predictable or measurable.

To mitigate against potential litigation, the Corporation retains insurance coverage at a level commensurate with the risk and may also provide for a contingency in its forecast.

- The Corporation provides certain healthcare benefits for retired employees and substantially all its employees may become eligible for these benefits if they reach the normal retirement age of the respective tier of the New York State Employees’ Retirement System. In accordance with the accounting and disclosure requirements of Government Accounting Standards Board Statement No. 75, the Corporation accrues, on an annual basis, the cost which represents the present value of these benefits to be paid over the estimated lives of the retirees. Annual increases in health insurance costs could impact the accrual resulting in greater future expense.

To mitigate this risk, the Corporation may provide a contingency against the calculated sum.

**§203.6 (e) – Revised forecast of the current year’s budget**

See Accompanying Budget and Financial Plan for Fiscal Year End Date March 31, 2024.

**§203.6 (f) – Reconciliation that identifies all changes in estimates from the projections in the previously approved budget or plan**

See Accompanying Statement (Attachment #1)

New York State Urban Development Corporation d/b/a  
Empire State Development  
Budget and Financial Plan Report  
Fiscal Years 2023 - 2028

**§203.6 (g) – Statement of the last completed fiscal year’s actual financial performance in categories consistent with the proposed budget or financial plan**

See Accompanying Statement (Attachment #1)

**§203.6 (h) – Projection of the number of employees, including sources of funding, the numbers of full-time and full-time equivalents, and functional classifications**

See Accompanying Statement (Attachment #2)

**§203.6 (i) – Statement of each revenue-enhancement and cost-reduction initiative that represents a component of any gap-closing program and the annual impact on revenues, expenses and staffing**

Revenue:

- The Corporation continues to seek fees for programs and initiatives that it is asked to implement to offset the administrative costs associated with such tasks.
- The Corporation participates in the issuance of bonds with DOB and transportation and other entities to increase the receipt of bond fees.
- The Corporation actively works with the State on the disposition and repurposing of State-owned properties with a focus on both one-time fees and recurring revenue streams to ESD.

Expense:

- The Corporation continues to implement spending reduction measures, operating efficiencies and competitive pricing wherever practicable to reduce expenses.

**§203.6 (j) – Statement of the source and amount of any material non-recurring resource for use in any given fiscal year**

- Payments on any one of the projects within the Corporation’s remaining commercial portfolio, which are not readily forecasted, are reflected as revenue when received.
- The current projected budget forecasts future deficits that may require the identification of “one time” revenue sources that would likely not recur in future periods.
- Recovery of corporate advances from a given subsidiary, which are measurable, are difficult to forecast when they will be received or in what manner (i.e., lump sum vs. payments over time). As a result, these recoveries are recorded when received.
- Fees in conjunction with the disposition of State assets or other real estate transactions the Corporation is required to administer.

**§203.6 (k) – Statement of any transactions that shift material resources from one year to another and the amount of any reserves**

The Corporation is often the administrator of legislatively sponsored major projects and programs or the first respondent when crisis or disaster affects the State. The imposition of such programs or projects may

New York State Urban Development Corporation d/b/a  
Empire State Development  
Budget and Financial Plan Report  
Fiscal Years 2023 – 2028

accelerate the expenditure of resources that may have been planned for future fiscal periods as limited resources exist.

**§203.6 (l) – Statement of borrowed debt projected to be outstanding at the end of each fiscal year covered by the budget or financial plan; the planned use or purpose of debt issuances; scheduled debt service payments for both issued and proposed debt; the principal amount of proposed debt and assumed interest rate(s); debt service for each issuance as a percentage of total pledged revenues, listed by type or category of pledged revenues; cumulative debt service as a percentage of available revenues; and amount of debt that can be issued until legal limits are met**

The Corporation fully redeemed its outstanding Corporate Purpose Bonds on July 2, 2014.

**§203.6 (m) – Statement of the annual projected capital cost broken down by category and sources of funding, and for each capital project, estimates of the annual commitment, total project cost, expected date of completion and the annual cost for operating and maintaining those capital projects or capital categories that, when placed into service, are expected to have a material impact on the operating budget**

See Accompanying Statement (Attachment #3)

New York State Urban Development Corporation d/b/a  
 Empire State Development  
 Budget and Financial Plan Report 2024 - 2029  
 Revenues And Expenditures  
 Actual Financial Performance FY 2022-23 And Change In Estimates FY 2023-24  
 Amounts in thousands (000's)

	Actual Performance FY 2022-23	Approved Budget FY 2023-24	Revised Budget FY 2023-24	Difference Between Approved and Revised Budget FY 2023-24
<u>Revenue Financial/Sources</u>				
Commercial Receipts/Administrative and Other Fees	\$ 54,956	\$ 88,086	\$ 38,116	\$ (49,970)
Bond Financing and Investment Income	15,959	29,300	29,116	(184)
Recovered Expenses (Program Specific NYS Appropriations, Federal Funding, Subsidiary and Other Revenue)	6,601	33,160	22,426	(10,734)
<b>Total Revenue Financial/Sources</b>	<b>\$ 77,516</b>	<b>\$ 150,546</b>	<b>\$ 89,658</b>	<b>\$ (60,888)</b>
<u>Expenditures</u>				
<u>Personal Services</u>				
Salaries and Wages	\$ 35,860	\$ 56,028	\$ 40,702	\$ (15,326)
Other Employee Benefits	14,348	22,972	16,445	(6,527)
	\$ 50,208	\$ 79,000	\$ 57,147	\$ (21,853)
<u>Non-Personal Expenses</u>				
Occupancy Expenses	\$ 8,188	\$ 10,340	\$ 10,641	\$ 301
Travel and Meals	310	804	353	(451)
Professional Fees	9,100	33,958	9,446	(24,512)
Computers, Software & Telephone	1,537	3,406	2,199	(1,207)
On-Line Services, Seminars, Dues and Subscriptions	141	807	224	(583)
Insurance	640	783	865	82
Office Supplies and Expense/Printing/Advertising	131	305	122	(183)
Other Outside Services/Expenses	705	2,089	687	(1,402)
<b>Total Non-Personal Expenses</b>	<b>\$ 20,752</b>	<b>\$ 52,492</b>	<b>\$ 24,537</b>	<b>\$ (27,955)</b>
<b>Total Personal and Non-Personal Expenses</b>	<b>\$ 70,960</b>	<b>\$ 131,492</b>	<b>\$ 81,684</b>	<b>\$ (49,808)</b>
<b>Total Subsidiary Operating Support</b>	<b>\$ 2,629</b>	<b>\$ 6,020</b>	<b>\$ 3,200</b>	<b>\$ (2,820)</b>
<b>Total Capital Asset Outlay</b>	<b>\$ 3,927</b>	<b>\$ 13,034</b>	<b>\$ 4,774</b>	<b>\$ (8,260)</b>
<b>Total Expenditures</b>	<b>\$ 77,516</b>	<b>\$ 150,546</b>	<b>\$ 89,658</b>	<b>\$ (60,888)</b>

New York State Urban Development Corporation d/b/a  
 Empire State Development  
 Budget and Financial Plan Report 2024 - 2029  
 Employee Headcount Projection  
 As of April 1, 2024

Functional Classification	<u>Full</u>	<u>Funding Sources</u>		
	<u>Time</u>	<u>Operating Budget</u>	<u>Federal</u>	<u>Other</u>
Administrative Services	42.0	42.0		
Small Business & Technology Development/MWBE Division/Small Business Division	36.0	26.0	3.0	7.0
Finance	66.0	66.0		
Internal Audit	3.5	3.5		
Legal	31.5	24.5		7.0
Real Estate Development	22.5	22.5		
Regional Offices	47.0	38.0		9.0
Statewide Executive	19.0	19.0		
Strategic Business Development	14.0	14.0		
Strategy, Policy, Intergovernmental, and Public Affairs	92.0	63.0	9.0	20.0
Tourism and Film	37.0	31.0		6.0
Total ESD Corporate	410.5	349.5	12.0	49.0
Subsidiaries	33.5	25.5	8.0	3.0
<b>Total ESD</b>	<b>444.0</b>	<b>375.0</b>	<b>20.0</b>	<b>52.0</b>

## New York State Urban Development Corporation, d/b/a

## Empire State Development

## Budget and Financial Plan Report 2024 - 2029

## Statement of Annual Projected Capital Cost

2024-2029

<u>Subsidiary/Project</u>	<u>Category</u>	<u>Amount</u>	<u>Funding Source</u>	
Convention Center Development Corp.	Consultant (Design & Other Soft Costs)	\$1,800,000	CCDC Bond Proceeds & NYS Appropriation	
	Legal	2,700,000	CCDC Bond Proceeds & NYS Appropriation	
	Insurance	9,150,000	CCDC Bond Proceeds & NYS Appropriation	
	Construction (Including Design/Build)	7,800,000	CCDC Bond Proceeds & NYS Appropriation	
	Demolition		0 CCDC Bond Proceeds & NYS Appropriation	
	Property Services	1,000,000	CCDC Bond Proceeds & NYS Appropriation	
	Other Capital	1,000,000	CCDC Bond Proceeds & NYS Appropriation	
			<u>\$23,450,000</u>	
	Estimated Total Project Costs	\$1,691,962,787		
	Estimated Completion Date	2024		
Erie Canal Harbor Development Corp.	Acquisition Costs	\$225,000	NYPA	
	Legal	200,000	NYPA	
	Consultant (Design & Other Soft Costs)	11,229,240	NYPA/NYS/BB	
	Construction	47,841,200	NYPA/NYS/BB	
	Insurance	144,000	NYPA	
	Property Services	4,294,400	NYPA	
	Other Capital	600,000	NYPA	
			<u>\$64,533,840</u>	
Estimated Total Project Costs	\$76,352,840			
Estimated Completion Date	2031			
Harlem Community Development Corporation	Legal	\$125,000	Developer	
	Property Services	300,000		
	Construction	2,000,000		
			<u>\$2,425,000</u>	
Estimated Total Project Costs	\$165,969,943			
Estimated Completion Date	2024			
Moynihan Station Development Corporation	Legal	\$75,000	Federal	
	Consultant (Design & Other Soft Costs)	175,000	Federal	
	Construction	604,500	Federal/MTA/PANYNJ	
	Property Services	2,075,000	Federal	
	Insurance	42,116	MTA/PANYNJ	
	Other Capital	550,000	MTA/PANYNJ	
		<u>\$3,521,616</u>		
Farley Building	Consultant (Design & Other Soft Costs)	2,844,000	NYS/Events Income	
	Legal	1,050,000	PANYNJ	
	Property Services	2,500,000	Events Income	
	Insurance	350,000	NYS/Events Income	
	Other Capital	2,900,000	NYS/Events Income	
			<u>\$9,644,000</u>	
MSDC/Farley Combined	Estimated Total Project Costs	\$ 1,700,000,000		
	Estimated Completion Date	2024		
Queens West Development Corporation	Legal	\$40,000	Developer/PANYNJ	
	Construction	1,350,000	Developer	
	Property services	120,000	Developer/PANYNJ	
			<u>\$1,510,000</u>	

	Estimated Total Project Costs	\$290,000,000
	Estimated Completion Date	2024
USA Niagara Development Corporation	Consultant (Design & Other Soft Costs)	\$5,832,245 City of Niagara Falls/NYPA/BB
	Legal	55,920 City of Niagara Falls/ BB
	Insurance	384,000 BB
	Construction	50,219,302 City of Niagara Falls/NYPA/BB
	Demolition	5,500,000 BB
	Property Services	3,457,293 BB
	Other Capital	8,646,000 City of Niagara Falls/BB
		<u>\$74,094,760</u>
	Estimated Total Project Costs	\$74,094,760
	Estimated Completion Date	2028
Erie County Stadium Corporation	Construction	<u>\$300,000,000</u> NYS Appropriations
		<u>\$300,000,000</u>
	Estimated Total Project Costs	1,400,000,000
	Estimated Completion Date	2026