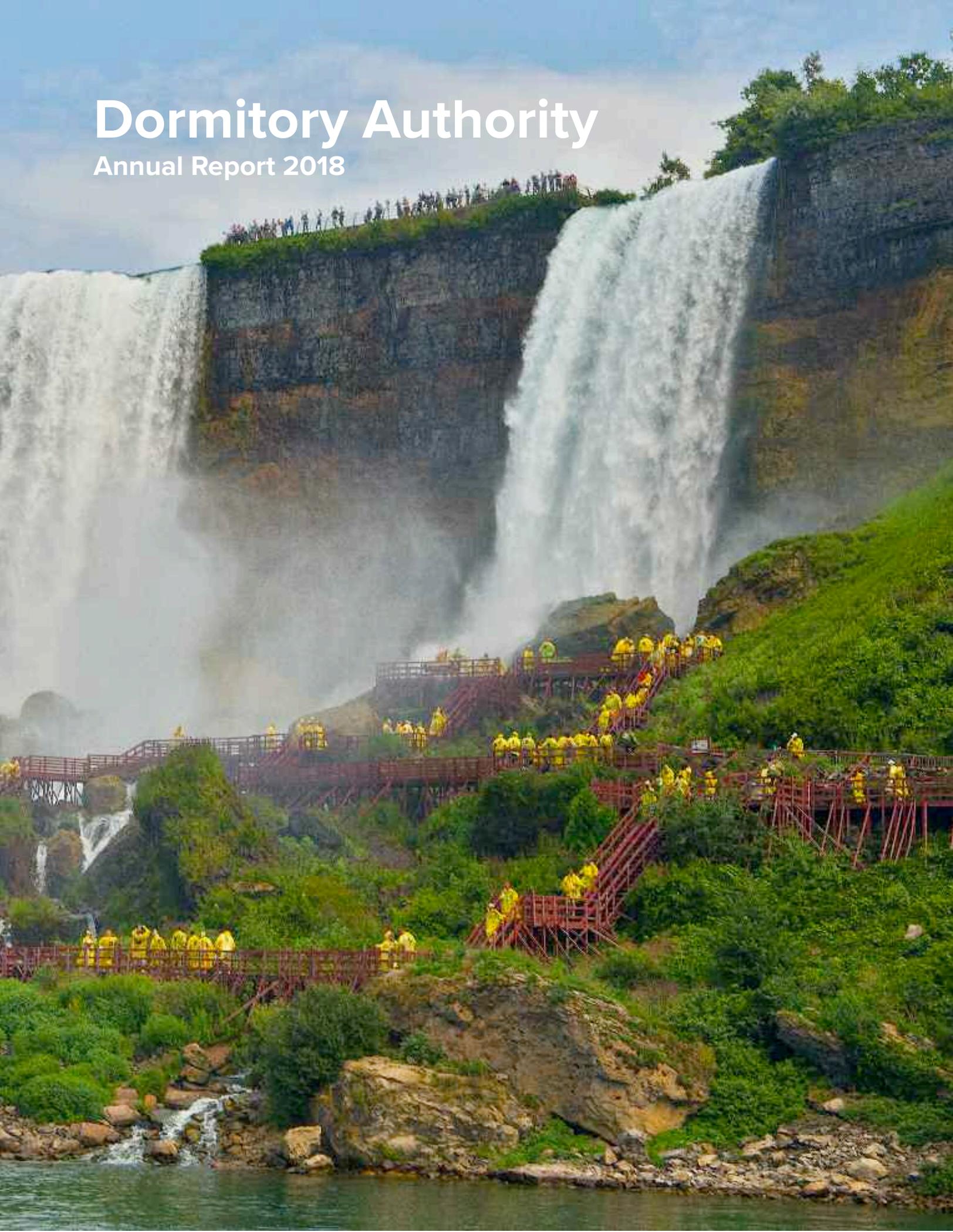


# Dormitory Authority

Annual Report 2018



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**Niagara Falls State Park.** In collaboration with New York State Office of Parks, Recreation and Historic Preservation, DASNY has managed \$70 million in projects to update the oldest state park in the nation. The work has made this world-renowned park more accessible, safe, and interactive.

**On the Cover:** Visitors are outfitted in souvenir sandals and ponchos that do their best to keep them dry before descending 175 feet into the awe-inspiring Niagara Gorge. Exit the new elevator to a series of wooden walkways to the unbelievable “Hurricane Deck” where visitors are within feet of the crashing Bridal Veil Falls – surrounded by tropical storm-like conditions – even on the calmest of days! Nowhere else on Earth gets you closer to Niagara Falls! To learn more, go to page 32.



**Dear Fellow New Yorkers,**

There is no place better to live and raise a family than the great State of New York. Today, the Empire State has the lowest taxes in decades, makes the highest ever investment in education, aggressively invests in infrastructure and transportation, and is home to the most private-sector jobs in its history.



As the State's financier, developer and construction manager, the Dormitory Authority of the State of New York (DASNY) plays a crucial role in making New York a better place to live, work and learn. DASNY's low-cost financing tools, construction services, and continuous innovation reliably deliver for New York.

DASNY's work benefits all New Yorkers. DASNY broadens opportunities and empowers students at every level of New York's education system. DASNY enables scientists to make ground-breaking advances in medicine, push the boundaries of knowledge, and develop the technology of the future. DASNY provides hospitals, nursing homes and other organizations a pathway to transform health care delivery. DASNY finances and constructs health care centers, libraries, and other facilities that strengthen our communities and foster connections. DASNY builds a foundation of diversity and inclusion for all New Yorkers.

I thank the DASNY Board, its Chair, Alfonso L. Carney, Jr., and its President and CEO, Gerrard P. Bushell, for answering the call of public service. I commend DASNY's executive team and its entire staff for their leadership and commitment to the people of New York.

Together we are building a stronger, better New York that truly lives up to its motto: Excelsior.

Sincerely,

A handwritten signature in black ink, which appears to be "Andrew M. Cuomo". The signature is written in a cursive style and is positioned above a horizontal line.

**Andrew M. Cuomo**  
Governor, State of New York

**The Honorable Andrew M. Cuomo**  
Governor, State of New York

**The Honorable Thomas P. DiNapoli**  
Comptroller  
Office of the State Comptroller  
State of New York

**The Honorable John J. Flanagan**  
Temporary President and Majority Leader  
New York State Senate

**The Honorable Carl E. Heastie**  
Speaker  
New York State Assembly

**The Honorable Andrea Stewart-Cousins**  
Democratic Conference Leader  
New York State Senate

**The Honorable Brian M. Kolb**  
Minority Leader  
New York State Assembly

**The Honorable Catharine Young**  
Chair, Senate Finance Committee

**The Honorable Helene E. Weinstein**  
Chair  
Assembly Ways and Means Committee

**The Honorable Liz Krueger**  
Ranking Minority Member  
Senate Finance Committee

**The Honorable Bob Oaks**  
Ranking Minority Member  
Assembly Ways and Means Committee



Alfonso L. Carney, Jr.  
Chair



Gerrard P. Bushell, Ph.D.  
President and CEO

**Dear Governor Cuomo and Distinguished Leaders,**

It is with great pride and pleasure that we introduce the 2018 Annual Report of the Dormitory Authority of the State of New York (DASNY). At DASNY we are creating opportunities and adapting our way of thinking to meet the needs of the people of New York State, as well as our health care and higher education partners.

More than ever before, our partners and clients are coming to us with an increasingly varied mix of project sizes and types. And when they face challenges, DASNY is ready to offer solutions, and to deliver. We have enhanced project delivery and expanded service offerings to better prepare DASNY to respond swiftly and expertly to our clients' rapidly changing needs, thus meeting the needs of the people of New York.

Throughout this report, we share some of DASNY's significant accomplishments and illustrate how our internal improvements are adding value to our partnerships in both construction and financing.

In construction, DASNY's expanded use of alternative construction delivery methods, such as construction manager-build and construction manager at risk, are speeding construction delivery and keeping

down costs for clients. We executed a newly developed design-build contract for a \$24 million residence hall at The College at Brockport, which Governor Andrew M. Cuomo announced in March 2017. We are extremely pleased with the progression of this project, which was completed this summer. It is one of our fastest new construction residence hall projects to be completed in recent years. Using design-build significantly reduces the project timeline.

This success confirms our efforts to increasingly deploy design-build, which will be used for the new 250-bed residence hall at SUNY Polytechnic Institute in Utica and the \$750 million NYS Life Sciences Public Health Laboratory in the Capital Region.

In finance, DASNY issued approximately \$8.5 billion, completing 21 bond financings. The financings included more than \$294 million for Memorial Sloan Kettering Cancer Center to help finance two new ambulatory care centers, enabling patients to receive care in a comfortable setting close to home, and provided \$678 million for New York University, creating much-needed academic space and additional learning opportunities.

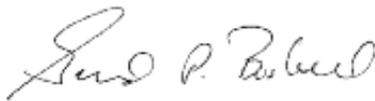
We are also working with our partners in State government to strengthen the Western New York economy by revitalizing Niagara Falls State Park. As you will see in the following pages, DASNY's recent restoration of the Cave of the Winds in Niagara Falls captures the beauty of the State park and is the centerpiece of Governor Cuomo's \$70 million renewal effort at the park.

Building on a foundation of diversity and inclusion, DASNY is delivering projects that will encourage economic growth and ensure a stronger, more vibrant New York for decades to come. Together, we will take New York to new heights and improve the lives and well-being of all New Yorkers.

Sincerely,



**Alfonso L. Carney, Jr.**  
Chair



**Gerrard P. Bushell, Ph.D.**  
President and CEO

#### **DASNY Board Members**

**Alfonso L. Carney, Jr.**  
Chair  
New York

**John B. Johnson, Jr.**  
Vice Chair  
Watertown

**Sandra M. Shapard**  
Secretary  
Delmar

**Jonathan H. Gardner, Esq.**  
Buffalo

**Wellington Z. Chen\***  
Queens

**Beryl L. Snyder, J.D.**  
New York

**Gerard Romski, Esq.**  
Mount Kisco

**Paul S. Ellis, Esq.**  
New York

**Maryellen Elia**  
Commissioner of Education  
of the State of New York  
Loudonville, ex-officio

**Robert F. Mujica, Jr.**  
Budget Director  
of the State of New York  
Albany, ex-officio

**Howard A. Zucker, M.D., J.D.**  
Commissioner of Health  
of the State of New York  
Albany, ex-officio

\*Mr. Chen was appointed to the Board  
by the Governor effective June 20, 2018.

# ONE DASNY: MISSION DRIVEN

## 2018 Highlights

**\$8.5 billion**

Bonds Delivered

**\$1.75 billion**

Largest Public Financing

**\$678.0 million**

Largest Private Higher Education Financing

**\$294.4 million**

Largest Private Health Care Financing

**\$50.5 billion**

Outstanding Bond Portfolio

**\$133.8 billion**

Total Financed Since Founding

**\$148.7 million**

Tax-Exempt Equipment Leasing Program (TELP) Leases

**\$23.2 million**

Largest TELP Lease

**\$857 million**

Construction Expenditures

**932**

Construction Projects

**\$6.16 billion**

Construction Pipeline

**42**

LEED Projects

As of March 31, 2018.

## Creating Efficiencies, Deepening DASNY’s Mission to Better Serve New York

DASNY’s mission is to serve the people of New York by providing high quality, swift, and efficient financing and construction services to government and not-for-profits, primarily in the higher education and health care sectors.

So that DASNY can better serve its clients and advance its public service mission, DASNY is undertaking an initiative called “One DASNY.” By streamlining the flow of information and decision-making, deploying new technology, expanding its financing and project delivery methods, and otherwise creating efficiencies, DASNY is becoming more nimble and proactive, and increasing the pace at which it does business.

“Our clients have been coming to us with an increasingly varied mix of project sizes and types,” said DASNY President and CEO, Dr. Gerrard P. Bushell. “To effectively manage risk and efficiently deliver projects, DASNY is adapting and innovating. Only by providing the highest level of service, creating efficiencies, and offering inventive solutions to challenges, will we deliver more for all New Yorkers.”

This report will show readers how DASNY is transforming and how we continuously strive to be responsive to our client’s needs and further DASNY’s public service mission. [D](#)

“One DASNY offers a complete integration of our resources in finance, design and construction.”

— Gerrard P. Bushell, Ph.D.  
DASNY President and CEO

Dr. Gerrard Bushell shares the One DASNY story with the audience at the Women Builder’s Council awards dinner in May 2018.





## Driving Innovative Solutions

In December 2017, various federal tax reform proposals threatened to eliminate the ability of DASNY’s health and higher education partners to issue low-cost, tax-exempt private activity bonds (PABs). DASNY responded, advocating for the preservation of PABs and working hand-in-hand with its partners to help them meet their financing needs.

The DASNY Board met five times within a six-week period to undertake actions to ensure that its clients maintained their ability to finance and refinance the infrastructure that drives New York’s economy.

“Eliminating PABs would have driven up borrowing costs for not-for-profit

entities forcing them to issue taxable bonds,” said DASNY’s President and CEO, Dr. Gerrard P. Bushell. “The increased costs would have caused many not-for-profits to push more of their infrastructure costs onto their clients, and jeopardized services to some of New York’s most vulnerable residents.”

DASNY accelerated six issuances in December 2017 for the following institutions: Fordham University, St. John’s University, Touro College, Cerebral Palsy Associations of New York State (Jawonio, Inc.), Bronx-Lebanon Hospital, and Memorial Sloan Kettering Cancer Center. [D](#)

# DASNY's Board at Work

Seated: Beryl L. Snyder, Gerrard P. Bushell, Alfonso L. Carney, Jr., Jonathan H. Gardner  
 Standing: Gerard Ronski, Paul S. Ellis, Tracy Raleigh (NYS Department of Health Designee), Wellington Z. Chen  
 Board Members not pictured in group photo include: John B. Johnson, Jr., Sandra M. Shapard, ex officio/designees from NYS Education Department and NYS Division of the Budget



**Resources**



Follow these links to view policies, forms, guidelines and procedures for doing business with DASNY.

- [Forms](#) ⊕
- [Policies and Guidelines](#) ⊕
- [Project Sunlight](#) ⊕
- [Project Labor Agreements](#) ⊕
- [Construction Resources](#) ⊕
- [Design Resources](#) ⊕
- [MWSBE Resources](#) ⊕

## Adding Value: Making it Easier than Ever to Work with DASNY

To illustrate just how focused DASNY is on providing value to its partners and clients, DASNY has streamlined its RFP and Bid Opportunities section on DASNY.org!

DASNY has also added an expanded search function to help business partners connect with procurement opportunities.

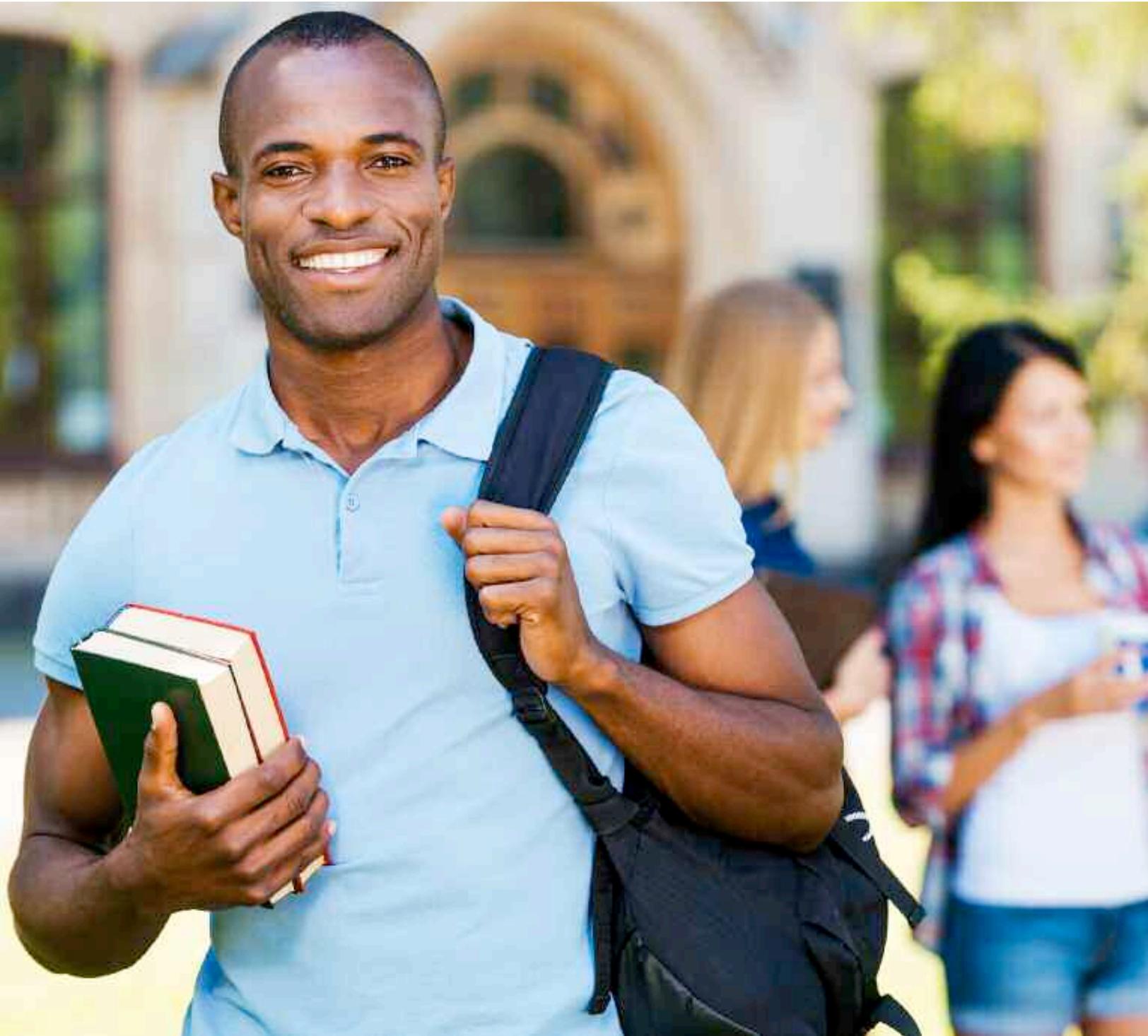
Connect with DASNY today — [www.dasny.org](http://www.dasny.org)



“From the start, I encouraged the website project team to think differently and to begin with a clean slate.”

— Gerrard P. Bushell, Ph.D.  
 DASNY President and CEO

# EDUCATION EXCELLENCE





## Design-Build in Action

### New Residence Hall for The College at Brockport

“We’re proud to be the first campus in recent memory in the SUNY system to team up with DASNY on a design-build and panelized construction project.”

– Heidi Macpherson, Ph.D.  
President  
The College at Brockport

When Heidi Macpherson, Ph.D. began her tenure as the seventh president of the State University of New York’s The College at Brockport in 2015, she had a vision of the future. She wanted to build a better Brockport.

That vision led to the College’s strategic plan, which mapped out a series of initiatives between 2017 – 2022. Dr. Macpherson knew a bold step needed to be taken right out of the gate – a step that would improve the lives of students already on campus, and attract those hoping to join them.

That step was a new \$24 million residence hall, scheduled for completion in time for the fall 2018 semester. To get this ambitious project completed expertly and efficiently in a relatively short timeframe, the College turned to

one of its longest-standing partners: DASNY.

To make the project possible, DASNY deployed design-build, an alternative delivery tool that can be applied to SUNY projects. DASNY designed a new contract that incorporated lessons learned from the past. The contract is now serving as a model for other design-build projects DASNY is executing for SUNY campuses across the rest of the State.

When ground was broken for the residence hall project in March 2017, Lt. Governor Kathy Hochul touted how design-build would “translate into a streamlined timeline and budget.” The contract at The College at Brockport provided flexibility for the selected design and construction team to

## Design-Build in Action, cont'd.

break ground on the foundation while the balance of the residence hall design was completed.

“We’re proud to be the first campus in recent memory in the SUNY system to team up with DASNY on a design-build and panelized construction project,” Dr. Macpherson said. “Doing so allows us to provide our students with a high quality, affordable residence hall and continue to make The College at Brockport a great place for our students to live and learn.”

The residence hall was constructed using an innovative panelized construction system that allows wall components of the four-story building to be built in an off-site factory at the same time site work and foundations are being prepared. The building features steel construction with concrete floors. It has modern fire-safety equipment, including full sprinkler and fire alarm systems, as well as state-of-the-art security systems and card access throughout. The spaces in the building are built to foster student learning and collaborative study, including a smart classroom, multi-purpose room, and other features to enhance student interaction.

“The construction of this new residence hall at SUNY College at Brockport is another example of this administration’s commitment to investing in modernizing and updating our colleges and universities across New York,” Governor Andrew M. Cuomo said. “Keeping our university campuses competitive and up-to-date is vital to ensuring we attract the best and brightest to lead New York into the future.” 



Dr. Gerrard Bushell, Rob Ryan, DASNY Director Construction/Western NY, and College President Dr. Heidi Macpherson toured the construction underway at the new residence hall in June 2018.





Dr. Gerrard Bushell (center) tours NYU's Cleanroom in Brooklyn with University President, Andrew Hamilton (left).

## NYU Tandon Opens Brooklyn's First Cleanroom with Help from DASNY

The New York University Tandon School of Engineering opened Brooklyn's first cleanroom, where scientists and engineers from across greater New York will push the boundaries of established scientific principles and future technology. The cleanroom will play a major role in the fabrication of energy-efficient solar cells, hack-proof hardware — even devices that can identify cancer cells and revolutionize medicine.

When working with technology on a nano-scale, the tiniest of particles in the air can affect the outcome of a study. To maintain a level of cleanliness, the room uses high-efficiency air filters and visitors are required to wear protective gear such as gloves, hair nets, shoe covers and body suits.

“The Higher Education Capital Matching Grant Program (HECap) leverages private investment with public dollars to stimulate the economy and keep New York competitive,” said DASNY President and CEO, Dr. Gerrard P. Bushell. “DASNY is pleased to administer this program and support important projects such as NYU's ultra-cleanroom. New York is a leader in medical and scientific innovation. By helping advance projects such as this, we will empower scientists and open the door to potential new cures and treatments — bringing hope to millions.”

Funded in part by a \$2.5 million HECap grant administered by DASNY, Dr. Bushell visited the NanoFab Cleanroom fully equipped with a clean suit for the reveal of the space. NYU began full operations in late spring 2018. [D](#)



**TANDON  
SCHOOL OF  
ENGINEERING**

## Helping Advance Scientific Research and Development

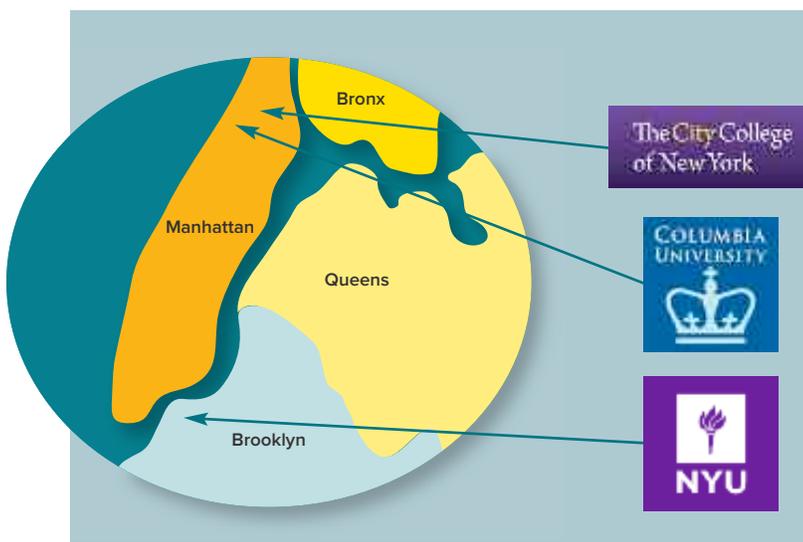
The NYU Tandon Nanofabrication Cleanroom adds to the network of facilities in New York City that are enabling innovative research throughout the city. It was designed from the start to complement cleanrooms at Columbia University and the City University of New York's Advanced Science Research Center (ASRC) NanoFabrication Lab. DASNY is proud to have assisted in financing the development of all three of these important projects.

NYU teams already conducting research at the Columbia and CUNY cleanrooms are expected to transfer some of their work to the NYU Tandon site, and researchers from those universities and others will be invited to make use of the NanoFab Cleanroom.

The first teams scheduled to use the NanoFab Cleanroom from NYU will

include researchers in biomedical, chemical, electrical and mechanical engineering, medicine, and physics. The lab contains state-of-the-art microelectronics processing equipment and atomic force microscopy for a wide range of research activities including spintronics, nanoelectronics, biosensors, lab-on-a-chip technology, energy devices such as solar cells and batteries, biotechnology, microelectronics, and telecommunications.

As a single example of its potential, researchers will be able to build and test prototypes as they develop biomedical sensors that are small, flexible, able to transmit data at high speeds, and use little power — suitable for advancing understanding of the brain, perhaps, or to diagnose from afar. Other researchers will be testing devices to search for cancer at the cellular and molecular levels. 



### Client cleanrooms in NYC:

**CUNY ASRC/City College of New York**  
85 St. Nicholas Terrace  
New York, NY 10031

**Columbia University**  
530 West 120th Street  
Schapiro/CEPSR, MC 8903, Suite 1001  
New York, NY 10027

**NYU Tandon School of Engineering**  
6 MetroTech Center, Rogers Hall 600  
Brooklyn, NY 11201

## DASNY Bonds Further Investment in Rising Research Hub at Columbia University

Building on a solid foundation, DASNY continues to support Columbia University by providing low-cost, tax-exempt financing when needed. Most recently, DASNY worked with Columbia University on a new issuance for the design, construction, and renovation of science and health care facilities at Columbia, and for other University projects.

Part of the University's ongoing investment includes an upgrade and expansion of its CNI Nanofabrication Cleanroom, a facility in the Engineering School at its Morningside Heights campus. Founded in 2014, the Columbia Nano Initiative (CNI) enables multidisciplinary and collaborative research programs in nanoscale science and engineering, supporting the Departments of Applied Physics, Chemical Engineering, Chemistry, Electrical Engineering, and Physics.



Victoria Benitez, Assistant Vice President of Communications, Columbia University, and Dr. Gerrard Bushell point to the numerous DASNY-financed projects underway at Columbia and share a sneak peek of a model depicting Columbia's tremendous vision for the future. Looking on is Columbia University's Deputy Treasurer Colin Redhead (far right).

"Columbia is fortunate to have opportunities to enhance the quality of academic and research space on its Manhattanville, Morningside, and Medical Center campuses," said Anne Sullivan, Executive Vice President of Finance and IT for the University. "DASNY continues to be a collaborative partner in facilitating these important investments." 





Above, Brain images hang from the ceiling to serve as both noise filters and to provide engaging imagery stimulating some of the world's greatest minds working at the science center.



Dr. Gerrard Bushell, President and CEO of DASNY, using the Brain Index in the lobby of the Jerome L. Greene Science Center with Victoria Benitez, Assistant Vice President of Communications, Columbia University.



## DASNY Makes Green “Cool”

Green Building is about a smarter, healthier, community-based future that we can all afford.

Each year, The Sierra Club, the oldest, largest, and most influential grass-roots environmental group in the United States, publishes a national ranking of the most eco-literate colleges and universities. DASNY is honored that several of our higher education clients have made the cut, including many campuses with Leadership in Energy and Environmental Design (LEED) certification.

With environmental consciousness more prevalent than ever, students are

now considering green factors when deciding to which schools to apply.

DASNY finances and builds the health, education and scientific facilities that are the foundation of sustainable communities. Our knowledgeable staff works to develop solutions that support the goals of our clients and New York State, including increasing energy efficiency in public buildings and significantly reducing greenhouse gas emissions. DASNY ensures that New York State’s higher education institutions are on the cutting edge on every front, including eco-literacy and green building. [D](#)

For the full list of ‘cool schools’, visit:

<https://www.sierraclub.org/sierra/cool-schools-2017/cool-schools-2017-full-ranking>



Out of 227 schools, here's how some of our SUNY clients rank on the list:

4  
College of Environmental  
Science and Forestry

52  
University at Buffalo

61  
University at Albany

84  
Cortland

99  
Binghamton University

144  
New Paltz

167  
Geneseo

209  
Fredonia





The State University of New York

## Building the Foundation, Educating Communities

Since 1954, DASNY and the State University of New York (SUNY) have partnered to provide students across New York State with best-in-class facilities where they can live and learn.

DASNY issues low-cost, tax-exempt bonds through the SUNY Dormitory Facilities Program. The program allows DASNY to finance construction and rehabilitation of residence hall projects for the SUNY system of senior colleges and universities located throughout New York State.

Fiscal Year 2017-18 proved to be another productive period in DASNY

and SUNY’s storied history. DASNY issued \$344.7 million in bonds through the program, including \$212 million in refinancing of older debt and approximately \$133 million of new money for new construction and renovation projects, including:

- **More than \$37 million to the Western New York Region**, with approximately \$15 million in financing for the initial phase of renovation to MacKenzie Hall at Alfred State College; \$12 million supporting the \$16 million conversion project of Bishop Hall and an additional \$4.5 million in financing for additional



### MacKenzie Hall, Alfred State College

In Western New York, the \$17.8 million Phase One renovation of SUNY Alfred’s MacKenzie Complex is now complete, and students have moved into the 132-bed residence hall. An existing two-story dining hall on the accompanying quad was completely renovated to create food service, student laundry, a fitness room and seating areas.

“Built in 1970 as the largest single housing complex in the SUNY system, the renovation of MacKenzie Hall with 1,100 beds will make a huge impact on our students. It’s only thanks to Alfred State’s partnership with DASNY that this facility can truly be transformed into a modern and inviting location for students to call home.”

– Dr. Skip Sullivan  
President, Alfred State College



### Ridgeview Hall, SUNY New Paltz

Ridgeview Hall at SUNY New Paltz has been awarded LEED Silver certification during Fiscal Year 2017-18. The construction of the 227-bed residence hall was completed in 2015 and helped relieve a housing shortage on the New Paltz campus. The construction of the 70,524 square-foot building cost \$25 million.

Ridgeview Hall includes double occupancy rooms, a café with seating for 100 people, air conditioning, LED lighting, rain gardens, Skype® lounges, a seminar room, and a card-access security system. The project also included the construction of a 192-space parking lot.

"These modern facilities provide students with the opportunity to actively engage in the College community and to learn about themselves and others, to explore their interests, and become leaders beyond the classroom."

— Donald P. Christian  
President, SUNY New Paltz

residence hall renovations at Buffalo State College; more than \$5.5 million to support facility upgrades at the University at Buffalo; and an additional \$350,000 of financing for renovations at SUNY Fredonia.

- **More than \$22 million to the Finger Lakes Region**, with approximately \$19 million for the new residence hall at the College at Brockport.
- **More than \$2.5 million to the Southern Tier** to support renovations at several residence halls at SUNY Delhi.
- **More than \$24 million of financing to the Long Island Region** to support Stony Brook University, which has developed projects designed to meet increasing demand for on-campus housing.
- **More than \$19 million to the North Country**, with approximately \$9 million to support initial stages of the \$15 million renovation project of Macomb Hall at SUNY Plattsburgh; approximately \$3 million supporting renovations at SUNY Plattsburgh's Wilson and Whiteface Halls; nearly \$6 million for restoration efforts at



Bishop Hall at Buffalo State College

SUNY Canton and \$1 million for upgrades at SUNY Potsdam.

- **About \$8 million to the Capital Region** for renovation projects at the University at Albany.
- **More than \$2 million to the Central New York Region** with approximately \$800,000 of the financing for the final stages of the \$8 million renovation of SUNY Cortland’s DeGroat Hall; approximately \$600,000 applied to the initial stages of the \$12 million renovation at SUNY Cortland’s Smith Hall; a master planning initiative at SUNY Morrisville; and parking facility enhancements at SUNY Upstate Medical University in Syracuse.
- **More than \$31 million to the Mid-Hudson Region**, with approximately \$14 million for renovations at “Farside” Residence Hall and other facilities at SUNY Purchase, and

extensive renovations at SUNY New Paltz’s Bevier Hall. Approximately \$19 million was invested to give the 49-year-old residence hall a new roof, windows, floors, and bathrooms. Additionally, the 212-bed hall received a new elevator and entrance, as well an enhanced lounge space for students to meet. Heating, ventilation, and Wi-Fi along with mechanical, plumbing, and fire protection systems were upgraded as well.

Many of these projects support Governor Andrew M. Cuomo’s Upstate Revitalization Initiative to further smart investments in Upstate cities, towns and villages. “By making necessary improvements to New York’s world-leading university system, we are establishing a stronger environment at campuses across the State to help foster the next generation of Empire State leaders,” said Governor Cuomo. [D](#)



SUNY University at Albany's Health and Wellness Center



### SUNY Plattsburgh – Wilson Hall

Wilson Hall, the largest residence hall on SUNY Plattsburgh's campus, underwent a \$15 million renovation of the entire nine-story residence hall and basement. This included:

- Installing new energy-efficient windows and doors;
- Upgrading student bathrooms;
- Providing new electrical, mechanical, and plumbing systems to increase energy efficiency;
- Purchasing new furniture to improve lounge and study areas; and
- Enhancing the recreation areas.

Updates to the insulation and lighting, and mechanical and ventilation systems throughout the building will result in a 31 percent decrease in energy use. This supports Governor Cuomo's Executive Order 88, which is to achieve a 20 percent reduction in energy use in State buildings by 2020 through the BuildSmart NY program.

“The bonds made available through DASNY are critical, helping us upgrade our facilities and offer our students the best possible on-campus living experience.”

— John Etting  
President, SUNY Plattsburgh



STATE UNIVERSITY OF NEW YORK  
**PLATTSBURGH**



Fashion Institute of Technology



### SUNY Community College – Fashion Institute of Technology

Design is complete for the new academic building at SUNY's Fashion Institute of Technology in New York City. The 10-story addition to the existing 1960 Marvin Feldman Center is in the heart of the fashion district and advances the school's mission to prepare graduates for fashion careers. The vertical atrium campus will transform the college's identity and foster collaboration with much-needed classroom, student life, and exhibition spaces.

Images courtesy of SHoP Architects

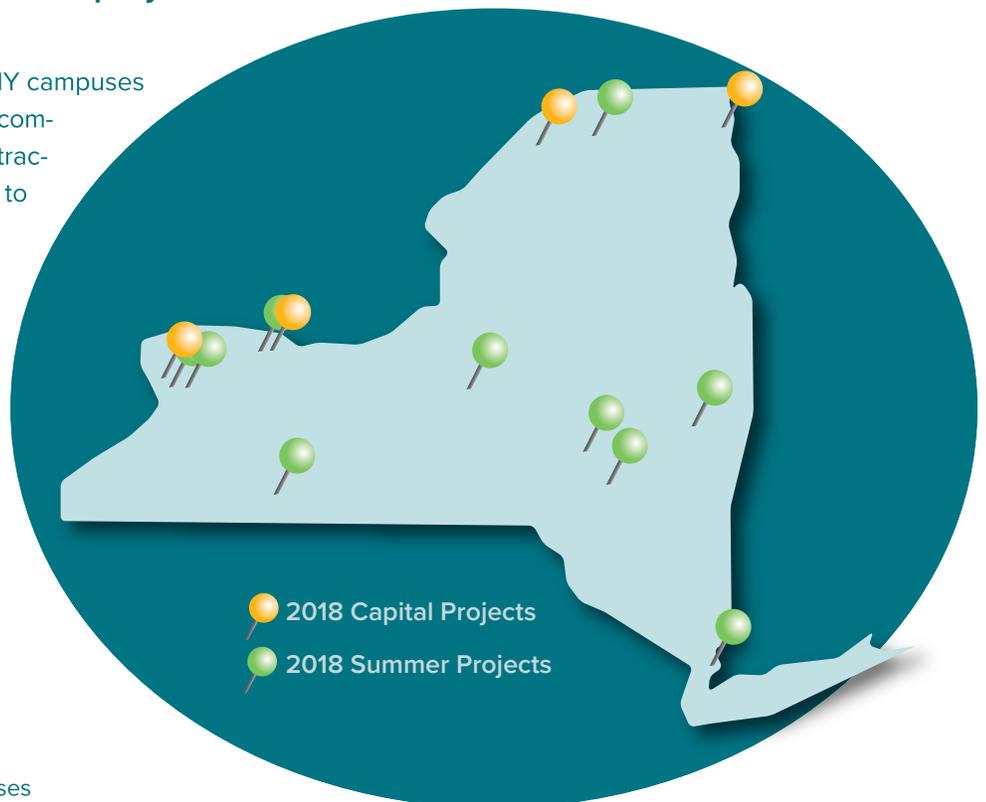


## DASNY Makes the Most of Summer Break

### SUNY summer construction projects

Each summer, upgrades to SUNY campuses throughout New York State are completed by DASNY-managed contractors over the course of 90 days to be ready for students to begin the fall semester.

In calendar 2018, **\$59.5 million** will be spent on capital projects at Brockport, Buffalo State, Canton, and Plattsburgh. Across the state, 30 projects valued at **\$30.5 million** were undertaken. 



\* Multiple projects on some campuses



Photo courtesy of David Gruber.

## Under the Sea: DASNY Taken to New Depths

Jellyfish aren't something that normally comes to mind when you think about DASNY.

That may very well change with a recent discovery made by Dr. David Gruber, Professor of Biology at City University of New York's Baruch College.

Using underwater camera equipment made available through DASNY's purchasing unit, Dr. Gruber's team of deep sea researchers, including Dr. Brennan Phillips of the University of Rhode Island, captured underwater images of a rarely seen *Deepstaria* jellyfish off the coast of Mexico. The discovery was the culmination of

three years of diligent expedition in the eastern Pacific.

The underwater camera equipment has led to significant underwater advances. Purchasing of the equipment was made possible by CUNY's Graduate Research Technology Initiative (GRTI) Program.

"Our aim in exploring the deep dark oceans is to be as gentle and non-disruptive as possible," said Dr. Gruber. The DASNY funds allowed us to purchase a Canon ME20S-FH, a color camera that has an ISO of 4,560,000. This enables us to explore with our lights nearly off (<0.04% usual submersible lighting). In the dark deep-



David Gruber

- Professor of Biology, Baruch College
- City University of New York (CUNY) Graduate Center Ph.D. Program in Biology

<http://www.davidgruber.com>

Prof. David Gruber, opposite, studying biofluorescent corals in the Solomon Islands using a Red Digital 5k camera.

Right, closeup of the *Deepstaria* jellyfish being consumed by lithodid crabs at 899 meters. This is the first observation of a *Deepstaria* jelly fall providing food for deep sea life.



sea environment, driving with just a little light is a big advantage.”

CUNY’s GRTI program is coordinated by the CUNY Research Office. The program is an important initiative for CUNY faculty, particularly in the start-up phase of their careers. Every year, more than 80 distinct faculty research projects receive equipment purchased by DASNY using GRTI funds. Since the program’s inception in 1993, the GRTI program has provided researchers more than \$115 million in funding.

See photos and watch the video of the amazing discovery online at <https://flic.kr/s/aHsmheqgFM>

Prof. David Gruber (left) studying deep sea bioluminescence from a Deep Rover submarine off the coast of Brazil. Photo courtesy of Alucia Productions/OceanX.



Photo courtesy of David Gruber and Brennan Phillips.

Prof. David Gruber training in a one-person submarine suit called an Exosuit, at the Woods Hole Oceanographic Institution. Photo courtesy of David Gruber.



## CUNY and DASNY: A 50+ Year Partnership

DASNY has worked with the City University of New York (CUNY) for more than 50 years. Through this decades-long partnership, DASNY and CUNY have altered the landscape of New York City and created new avenues of opportunity. At the close of Fiscal Year 2017-18, DASNY was managing more than 200 projects in design and construction valued at more than \$2.6 billion on CUNY campuses across the five boroughs.

During the fiscal year, DASNY completed approximately \$144.5 million in construction projects for CUNY. Among those are the \$12.6 million of interior renovations for the CUNY School of Medicine's Sophie Davis Biomedical Education Program, and \$15.8 million in first floor renovations to NYC College of Technology, Allied Health building.

DASNY's relationship with Hunter College in Manhattan dates back to the mid-1960s. This year DASNY com-



\$12.6 million in interior renovations for the Sophie Davis Biomedical Education Program were completed this year.

pleted \$15 million of new roof, facade, and central plant infrastructure. Currently, projects under construction total more than \$21.5 million including new elevators, mechanical systems and roofs in the North Building, and major systems upgrades to the historic Roosevelt House. An additional 14 projects, presently funded at more than \$20 million, are in design including a new West Building Plaza, connection to the Baker Theater Building, and improvements to the Kaye Playhouse and Hunter College Campus Schools. 

“As a national leader in urban public education, Hunter College fosters innovative thinking and civic leadership. Together with DASNY, we are building an environmentally sustainable and technologically smart campus for our students to grow and become the leaders of tomorrow.”

— Jennifer J. Raab  
President, Hunter College



### Shepard Hall Restorations Near Completion

DASNY is overseeing the restoration of the façade of City College of New York's landmark structure Shepard Hall in Harlem. This project has been completed in multiple phases over the last decade.

## Jazz History Comes to Life in Corona

At Queens College, DASNY has begun construction of the new \$23.9 million Louis Armstrong Visitor's Center near the restored Louis Armstrong House and Archives Museum in Corona, Queens, to augment the tour experience for visitors.

The new 8,500 square-foot visitor's center will consist of an exhibit area, a gift shop, archive space, a reading room, administrative support space, a conference room and an 80-seat auditorium that will accommodate a variety of activities.

Louis Armstrong — one of the world's most famous jazz musicians — was an international celebrity who could have lived anywhere. He chose New York. In 1943, Armstrong and his wife Lucille settled in a modest house in Corona, where they lived for the remainder of their lives. No one has lived in the house since. Today the house and its furnishings remain essentially the same as they did during Louis and Lucille's

lifetime. The Louis Armstrong House Museum is open to the public, and offers guided tours of Armstrong's home.

In 1991, the musician's scrapbooks, manuscripts, tapes, and other materials were taken out of closets and the attic and brought to the Queens College campus so that they could be preserved, cataloged, and made available to the public. Repairs, conservation, and restoration work were performed before the Museum opened in 2003.

The Louis Armstrong House Museum is a National Historic Landmark and a New York City landmark. The Museum is a constituent of the Kupferberg Center for the Arts at Queens College. The historic site is owned by the New York City Department of Cultural Affairs and administered by Queens College under a long-term license agreement. [D](#)

Rendering of the new Louis Armstrong Visitor's Center in Queens.





# HEALTH CARE INNOVATIONS

## Building a Strong, Healthier New York for All

“Extreme weather is the new normal and New York’s infrastructure and facilities need to be hardened to withstand the severe storms and flooding that Mother Nature is throwing at us more and more. The Staten Island health campus sustained millions of dollars in damage during Superstorm Sandy. We now begin a new chapter and it exemplifies our efforts to build a stronger and more resilient New York for us all.”

— Andrew M. Cuomo  
Governor, State of New York

New Yorkers in need must have access to vital mental health and wellness services. To increase capacity and expand access, the New York State Office of Mental Health is expanding its South Beach Psychiatric Center. A new \$272 million inpatient building will provide enhanced security and offer an integrated behavioral health care approach, where behavioral health and medical providers work together to meet patients’ needs.

DASNY secured the financing for the project through the Personal Income Tax Revenue Bond Program, and is managing the design and construction of the building.

The design will integrate three existing buildings and be constructed to LEED Silver Certification. It will incorporate the latest strategies for the prevention of property and infrastructure damage from future climate change, storms, and soil erosion.

South Beach Psychiatric Center under construction.





Rendering of the new South Beach Psychiatric Center.

When completed, the new building will provide secure residential beds for approximately 250 adults and 12 adolescents in need of care.

South Beach Psychiatric Center serves more than 2.5 million residents of Staten Island, Brooklyn, and Manhattan. Annually, approximately 450 patients are admitted to and discharged from its inpatient program. The new residential facility will allow

residents of the community who are struggling with mental health challenges to receive the care they need in a more supportive, coordinated, and cohesive setting.

The design supports the institution’s mission and its vision, which is that most serious mental illness is episodic in nature, including periods of intensification and remission; that increased resiliency, recovery, and meaningful

“We have made great progress in ensuring access to vital mental health services for all New Yorkers.”

— Andrew M. Cuomo  
Governor, State of New York

### Design Concepts of South Beach PC:

- Healing, resiliency, vibrancy: Dynamic transition to less restrictive community settings
- Optimism, openness, hopefulness
- Architecturally consistent with structures in surrounding residential community and existing SBPC campus buildings
- Making full use of proximity to shoreline of Lower New York Bay, water vista, abundant unobstructed sunlight, landscaped SBPC grounds, and view of Verrazano Bridge (connecting to many patients’ home communities in Brooklyn)



**1 in 5**  
Fact: 1 in 5 adults in America experience a mental illness.  
— National Alliance on Mental Illness

roles in society are attainable goals; and that transition to and treatment in community-based outpatient settings should be the norm, rather than the exception. Above all, the design clearly articulates to patients, family members, and staff a sense of openness, of being a place for healing, and of having a strong connection to the

local neighborhoods and communities from which patients come.

The South Beach campus also features outdoor tennis courts, an indoor swimming pool, and a Little League baseball field, all fully accessible to residents of the surrounding community. [D](#)



## Transforming the Patient Experience and Promoting Healing

Providing the best care possible for its patients is at the heart of Memorial Sloan Kettering Cancer Center's (MSK) mission. As the world's oldest and largest private cancer center with locations throughout the New York City region — MSK has devoted more than 130 years to exceptional patient care, innovative research, and outstanding educational programs.

Today, it is one of 47 designated comprehensive cancer centers by the National Cancer Institute with basic scientists working alongside clinical researchers to advance the standard of cancer treatment in New York and around the world. Even so, MSK is continually evolving to meet the needs of its patients.

Recently DASNY collaborated with MSK on a \$294 million bond issue to help finance a portion of two new ambulatory care centers: the David H. Koch Center for Cancer Care on Manhattan's Upper East Side and a second center to provide cancer care in an outpatient setting for Long Island residents. The new centers will provide comfortable, welcoming environments that reduce stress and anxiety, and foster communication among patients, families, and staff.

DASNY issued low-cost, tax-exempt bonds on behalf of MSK to support the construction of the David H. Koch Center for Cancer Care, a next-generation facility focused on advancing

outpatient cancer care. The center will include:

- Clinical space for multiple oncology services, including an outpatient bone marrow transplantation program;
- Infusion rooms for standard chemotherapy and early stage trials of new treatments;
- Various consultative services, including dental, speech, cardiology, pulmonary and rehabilitation;
- Radiation oncology, diagnostic imaging, and interventional radiology programs;
- Conference facilities; and
- A 16-bed inpatient unit.

The new MSK Nassau outpatient center, located on Hempstead Turnpike in Uniondale, will provide cancer care in an outpatient setting for Long Island residents, while minimizing the need to travel to Manhattan. MSK Nassau incorporates various services including:

- Chemotherapy and infusion;
- Radiation therapy and diagnostic radiology;
- Pain management, as well as laboratory medicine and rehabilitation; and
- Clinical dietitians, licensed clinical social workers, and genetic counseling.

The bond issue also included funds for heating and cooling upgrades at various facilities and the purchase of equipment as well as the refunding of certain bonds. [D](#)



Rendering of the David H. Koch Center for Cancer Care.

“Today, the majority of cancer treatment occurs in the outpatient setting, allowing patients to remain close to their families. And having a center located in Uniondale will minimize the need to travel to Manhattan for treatment, keeping patients closer to the comforts of home. DASNY was a welcome partner in this effort.”

— Michael P. Gutnick  
Executive Vice President  
and Chief Financial Officer  
Memorial Sloan Kettering  
Cancer Center



## Joining the Fight Against Addiction

“By repurposing vacant space at the former Broome Developmental Center into this new state-of-the-art facility, we will be able to help people better access the help they need in their recovery and get on the path to a healthier life.”

— Arlene González-Sánchez  
OASAS Commissioner

According to the most recent data from the New York State Department of Health (DOH), 1,990 New Yorkers died from opioid use in 2016. The surge in opioid deaths led Governor Cuomo to increase efforts to combat this growing epidemic.

DASNY is proud to be part of the fight against addiction, collaborating with the New York State Office of Alcoholism and Substance Abuse Services (OASAS) to help build recovery and renewal facilities across the state.

In 2017, ground was broken for the Addictions Care Center of Albany’s new Women and Children’s Residence. The treatment facility, which opened its doors in April 2018, offers 16 residential treatment beds for women, with four children’s beds to allow children to stay with their mothers during treatment. DASNY conducted design reviews and monitored construction for this facility.

“As we continue to expand addiction services across New York, it is critical that we provide women with the specialized services they need to take the first step toward recovery for both

themselves and their families,” Governor Cuomo said. “This facility will help us connect more women in the Capital Region with treatment options tailored to fit their specific needs, and ultimately work to continue our nation-leading efforts to fight addiction.”

In April 2018, DASNY completed the Binghamton Evaluation Center, an addiction treatment facility operated by Syracuse Behavioral Health. DASNY provided design, construction, and purchasing services for this OASAS project. Work included interior renovations, as well as purchasing and coordination of kitchen equipment and furniture.

OASAS Commissioner Arlene González-Sánchez thanked Governor Cuomo for his commitment to fighting addiction and explained how the project is bringing more lifesaving services to Broome County. “By repurposing vacant space at the former Broome Developmental Center into this new state-of-the-art facility, we will be able to help people better access the help they need in their recovery and get on the path to a healthier life.” [D](#)



Niagara Falls photos: James Cavanaugh Photography

# PUBLIC WORK PARTNERSHIP



## Harnessing the Power of Niagara Falls

“The state-of-the-art new Cave of the Winds experience builds on our investments to establish Niagara Falls as a world-class tourism destination.”

— Andrew M. Cuomo  
Governor, State of New York

There is nothing like standing at the base of Niagara Falls and feeling raw water-power as it crashes on the rocks below. The breathtaking beauty of Niagara Falls draws more than nine million visitors from across the globe annually. Nothing compares.

It has been DASNY’s privilege to manage the restoration of numerous projects at Niagara Falls on behalf of the New York State Office of Parks, Recreation and Historic Preservation. Most

recently, DASNY completed the new \$7 million pavilion at the Cave of the Winds. This interactive facility highlights the natural and cultural history of Niagara Falls and provides a year-round attraction, extending the tourism season. The project is the centerpiece of Governor Cuomo’s \$70 million revitalization of Niagara Falls State Park.

Governor Cuomo said, “From improvement in Niagara Falls State



Drawn to the Edge exhibit (below) and Luna Island walkway (opposite) are some of the many improvements at the Park.



## Harnessing the Power of Niagara Falls, cont'd.

Park to new hotels to the Niagara Scenic Parkway, our commitment to the community is supporting tourism, creating jobs and driving economic activity across the entire region.”

The work at the park is shaping the way visitors experience this remarkable natural wonder. The Cave of the Winds has a new elevator, which takes tourists to the bottom of the falls. The pavilion offers year-round access to the Cave of the Winds, exhibit space, and informational and movie rooms.

Technology enhancements have been woven throughout the park. For example, timed ticketing allows patrons to schedule a preferred time to visit and enjoy new experiences. After the speedy ticket process, patrons are outfitted in souvenir sandals and ponchos that will do their best to keep them dry before descending 175 feet into the awe-inspiring Niagara Gorge.

Upon exiting the elevator, visitors can nearly touch the falls on a series of wooden walkways that lead to the unbelievable “Hurricane Deck,” where visitors are within feet of the crashing Bridal Veil Falls. Even on the calmest of days, tropical storm-like conditions surround visitors.

DASNY has made the park more accessible to people with disabilities. “Broader paths, updated hardscapes and landscapes have been incorporated throughout, all while being mindful of historic landscape architect Frederick Law Olmsted and Calvert Vaux’s vision for the park,” said Michelle Paris, DASNY Construction Project Manager, who oversaw the phased work over the last six years.

Olmsted is world-renowned for his park designs, which include New York City’s Central Park and San Francisco’s Golden Gate Park.

Trolley stop improvements were one of the many upgrades made at the Park.



## Six years and \$70 million

DASNY partnered with the New York State Office of Parks, Recreation and Historic Preservation to complete \$70 million in projects in six years. A partial list includes:

- \* **Administration Building and Visitor’s Center** HVAC and roof improvements.
- **Cave of the Winds** plaza restoration, a \$5.6 million multi-phased reconstruction of the main pedestrian plaza on Goat Island, including landscaping, removing and replacing of walkways, replacement of handrails, and new concession buildings.
- **Fort Niagara Bath House** renovations.
- **Luna Island Bridge** rehabilitation.
- **North Shore, Prospect Point, and Lower Grove** trail improvements.
- **Pavilion Building** renovations, a \$7 million renovation to the main building on Goat Island, reconfigured to become an exhibition space, including general construction, electrical, HVAC, and plumbing work. A \$2.1 million sister project provides the exhibits, lighting, video, and interactive stations. The overall project value is \$9 million.
- **Terrapin Point** project reconstructed hardscape at the closest vantage point to the Horseshoe Falls, including landscaping, removing and replacing of walkways, creating an ADA accessible path, and replacement of handrails.
- **Terrapin Point Phase 2** reconstructed the hardscape and landscape around the Top of the Falls Restaurant, including landscaping, removing and replacing of walkways, as well as reconfiguring and replacing a trolley stop.



Park goers view an introduction to Niagara Falls.

“DASNY is proud to partner with the New York State Office of Parks, Recreation and Historic Preservation to improve upon the remarkable experience that is visiting Niagara Falls State Park,” said Dr. Gerrard P. Bushell, DASNY President & CEO. “These renovations will spur economic development in Western New York and thrill visitors for generations to come.”

When called upon to improve public use facilities, DASNY’s partnership with the Office of Parks, Recreation and Historic Preservation, along with other public entities, allows for greater collaboration, streamlined project delivery, and proven results.

“There is no other experience in the world like the Cave of the Winds,” said State Parks Commissioner Rose Harvey. “I’m grateful to Governor Cuomo for his investment in Niagara Falls State Park, which is helping visitors better enjoy their visit to Niagara Falls and bolstering the region’s tourism economy.”

Two years ago, a \$5.6 million project was completed to renew the Cave of the Winds Pedestrian Plaza and Stedman’s Bluff. The Cave of the Winds Pedestrian Plaza includes improved dining areas and concessions. Stedman’s Bluff, over-looking Bridal Veil and American Falls was enhanced with new pavers, new railings, and a new home for the statue of inventor Nikola Tesla, who in 1895 designed the first alternating-current hydroelectric power plant in Niagara Falls. [D](#)

Hands-on exhibits let visitors experience the Falls past and present.



## Growing Communities



Renaissance Village in Suffolk County opened in 2017.

One of DASNY's service offerings that rarely gets into the spotlight is DASNY's modified delivery approach.

Modified delivery enables clients to leverage DASNY's resources while still holding the contracts and maintaining direct control of their projects. Case in point: Renaissance Village, a nearly \$52 million, 123-unit affordable and supportive housing development in Suffolk County, which officially opened in October 2017. Developed by Concern for Independent Living, Renaissance Village includes 50 units for homeless individuals with disabilities. DASNY provided oversight for this project from design through construction. Support services provided on site include medication management training, symptom management, financial assistance, vocational training, and rehabilitative counseling.

In 2018, DASNY teamed with New York State Homes and Community Renewal (HCR) to complete another project for Concern for Independent Living for \$900,000 in renovations at the Independent Living Center of the Hudson Valley (ILCHV) in Troy. The renovations are allowing the organization to expand and better serve more than 1,500 New Yorkers

each year seeking support for a variety of physical, intellectual, and emotional disabilities.

ILCHV was awarded \$269,500 in funding by way of DASNY through the Nonprofit Infrastructure Capital Investment Program (NICIP). An initiative established by Governor Cuomo, NICIP invests in projects throughout the state that will improve or maintain the quality, efficiency, accessibility and reach of nonprofit human services organizations providing direct services to New Yorkers.

Dr. Gerrard P. Bushell, President and CEO of DASNY says, "Providing organizations that support our most vulnerable neighbors with funding opportunities not only enables them to enhance their facilities and expand their reach, it is an essential component to keeping New York's economy soaring."

RuthAnne Visnauskas, Commissioner of New York State Homes and Community Renewal, agrees, "Under Governor Cuomo's leadership, HCR is investing in projects that improve quality of life and increase opportunities for all New Yorkers to create supportive communities with strong economic foundations." 

"DASNY is delighted to assist organizations that are truly making a difference in their local communities, such as the Independent Living Center of the Hudson Valley. Providing organizations that support our most vulnerable neighbors with funding opportunities not only enables them to enhance their facilities and expand their reach, it is an essential component to keeping New York's economy soaring."

— Gerrard P. Bushell, Ph.D.  
DASNY President and CEO

## Resilient Response, Sustainable Future

“The combined efforts of GOSR’s citizen, government and industry partners are making New York’s communities safer, more resilient and stronger.”

— Natalie Wright  
GOSR Executive Director of  
Community Reconstruction,  
Infrastructure and  
Small Business

It has been nearly eight years since Hurricane Irene and her heavy rains and powerful winds lashed Upstate New York, leaving behind widespread damage. Now, the City of Amsterdam — which was left in the dark when power outages caused critical government operations to close for several days after the storm — is prepared for future storms, thanks to help from DASNY and the Governor’s Office of Storm Recovery (GOSR).

Dewberry, a private professional services firm, recently received the Engineering Excellence Award from the American Council of Engineering Companies of New York (ACEC – NY) for its collaboration with DASNY and GOSR on the installation of five emergency stand-by generators, which will provide emergency backup power for municipal buildings and school emergency shelters in Amsterdam.

“The combined efforts of GOSR’s citizen, government, and industry partners are making New York’s communities safer, more resilient and stronger,” said Natalie Wright, GOSR Executive Director of Community Reconstruction, Infrastructure & Small Business. The New York Rising Community Reconstruction program, as envisioned and launched by Governor Cuomo, has harnessed local participation to bring essential projects to fruition. “On behalf of GOSR, I congratulate Dewberry for winning this prestigious award and thank them for the vital role they played in our effort to provide emergency power to serve the people of Amsterdam in the event of future power outages, no matter what the cause.”

Under Governor Cuomo’s leadership, DASNY is helping ensure that the City and Town of Amsterdam are building back stronger and smarter, and will be able to meet future emergency needs. 



GOSR Amsterdam Generators Groundbreaking: From left to right: Angelo Santabarbara, Member of the New York State Assembly; Paul Tonko, U.S. Congressman; Sandra Daigler, DASNY Upstate Director of Planning, Design and Quality Assurance; Amanda Hansen, Former Director, NY Rising Community Reconstruction Program, GOSR.





DASNY is committed to reaching Governor Cuomo's 30 percent goal for MWBEs.



# DIVERSITY DEDICATION

## Expanding Capacity and Creating Opportunities For Minority- and Women-owned (MWBE) Business Enterprises

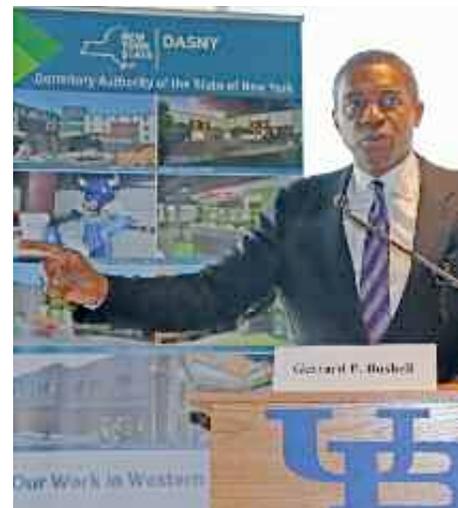
“DASNY is deeply committed to building MWBE capacity. Through education, DASNY is supporting these firms on their journeys to success as we build inclusive communities and make New York State a more attractive place for businesses and families to prosper.”

— Gerrard P. Bushell, Ph.D.  
DASNY President and CEO

Diversity is one of New York’s greatest assets. As diversity increases and our workforce becomes more inclusive, improvements in decision-making, creativity, and innovation ultimately follow. Under Governor Cuomo’s leadership, New York State is creating true opportunities and charting new paths forward for minorities, women, and underprivileged members of our communities.

At DASNY, we are leaders in executing on behalf of the State, finding ways to help MWBEs build capacity. DASNY is committed to reaching Governor Andrew M. Cuomo’s 30 percent State MWBE goal. DASNY has a long history of providing programs to support the MWBE community. In addition, DASNY has actively partnered with minority and majority underwriting firms, as well as bond counsel firms on numerous financings.

DASNY hosted an outreach event for MWBEs and Service-Disabled Veterans in Buffalo in June 2018.



## DASNY's Surety Bond Training Program

DASNY's Surety Bond Training Program includes classes where MWBE firms partner with surety bond providers to study best business practices that will help them access larger surety bond capacity, and larger roles on construction projects. The goal of the DASNY Surety Bond Training Program is to help NYS-certified MWBE and Service-Disabled Veteran-Owned Business (SDVOB) firms qualify to secure bonding/capital access. The ultimate objective is to build a firm's capacity so that it can work as a Prime Contractor on DASNY projects.

There are two types of surety bonds required on most DASNY construction projects: performance bonds and payment bonds. Performance bonds

protect project owners (like DASNY) against risks associated with the contractor's performance. Should a contractor fail to meet its obligations under the contract, the surety company is obligated to make sure the work is completed. Payment bonds, on the other hand, ensure that subcontractors and suppliers are paid what they are owed by the contractor in accordance with their contract.

Through the DASNY Surety Bond Training Program, MWBE and SDVOB firms learn how to operate more efficiently and maximize their ability to complete projects on time and on budget. This program will help MWBEs increase their reach and bonding capacity, enabling them to work on larger projects and expand their ability to access procurement opportunities. [D](#)

DASNY strives to increase opportunities for small, minority- or women-owned business enterprises, as well as service-disabled veterans. During the fiscal year, DASNY issued a Request for Proposals targeting these groups for construction-related professional services. Twenty-two firms were selected of which 59 percent are MWBEs. In addition, DASNY has empaneled eight service-disabled veterans in the A/E field on term contract.

DASNY partnered with JMZ Architects and Planners to renovate SUNY Plattsburgh's Wilson residence hall.





“The Wilson Hall project was instrumental in establishing our relationship with DASNY.”

— Tenée R. Casaccio  
President, JMZ Architects  
and Planners

## Adding Value to Partnerships: JMZ Architects and Planners



Tenée R. Casaccio

When DASNY was selected to renovate the largest residence hall on State University of New York (SUNY) Plattsburgh’s campus,

DASNY’s team was ready for the challenge and pleased to collaborate with JMZ Architects and Planners, P.C, a New York State certified Women-Owned Business Enterprise.

“The Wilson Hall project was instrumental in establishing our relationship with DASNY,” said President of JMZ Architects and Planners, Tenée R. Casaccio. “The project truly transformed Wilson Hall into a modern facility that is responsive to the needs of today’s students. We created an open floor plan and brought in lots of natural light, resulting in a more pleasant and collaborative environment for students.”

Completed in 2017, the \$15 million project was a complete rehabilitation of the entire nine-story residence hall and basement, including: new energy-efficient windows and doors; upgraded student bathrooms; new electrical, mechanical, and plumbing systems to increase energy efficiency; new furniture to improve lounge and study areas; and an enhanced recreation room with ping pong and pool tables.

SUNY Plattsburgh President John Ettling said at the grand opening, “The completion of Wilson Hall allows us to bring one of the largest buildings on campus back into the fold and to bring our students an amazing new residence hall they can call home.”

What’s more, upgrades to the hall’s insulation, lighting, and mechanical and ventilation systems will result in a 31 percent decrease in energy use. This supports Governor Cuomo’s Executive Order 88, which requires a 20 percent reduction in energy use in State buildings by 2020 through the BuildSmart program.

Following the success of the Wilson Hall project, JMZ is also partnering with DASNY to renovate SUNY Oneonta’s Huntington Hall. And, as a subconsultant, JMZ is working with DASNY on plans to renovate the New York State Office of Mental Health’s (OMH) Central New York Psychiatric Center in Utica.

“Over the last decade, our firm has developed skills that have increased the strategic value of our work for our higher education clients,” said Casaccio. “Partnering with DASNY has been a wonderful experience; we share many of the same values, including a commitment to sustainable design and diversity.” 

**Building a Path to Success:  
Pathfinder Engineers and  
Architects**



Nancy Jendryaszek

In early spring 2018, DASNY joined Alfred State, the State University of New York (SUNY) College of Technology to commemorate

the completion of the first phase of renovations of the MacKenzie Complex – the largest residence hall on campus.

Engineering work for the \$17.8 million project was provided by Pathfinder Engineers and Architects, a Rochester-based NYS Certified Women-Owned Business Enterprise.

“We were introduced to DASNY at their annual MWBE conference in 1998,” said Managing Partner at Pathfinder Engineers and Architects, Nancy Jendryaszek. “The conference enabled us to network and meet design firms throughout the state. In 2001, only a few years after our firm was founded, we began work on our first project with DASNY, Binghamton University’s new Mountain View Residential Community. And from there, our relationship with DASNY has flourished.”

Since that first project, Pathfinder has completed projects as a prime consultant and as a subconsultant for the New York State Office for People With Developmental Disabilities (OPWDD), New York State Office of Mental Health (OMH) and on numerous SUNY campuses.



MacKenzie Hall at SUNY Alfred was built to LEED Silver standards for sustainability and energy efficiency.





Behind the scene at MacKenzie Hall, improvements contribute to comfortable spaces.

“We were introduced to DASNY at their annual MWBE conference in 1998. The conference enabled us to network and meet design firms throughout the state.”

— Nancy Jendryaszek  
 Managing Partner  
 Pathfinder Engineers and  
 Architects

“We choose to work with DASNY for several reasons, which all center on shared core values: high performance and sustainability, commitment to quality, and mutual respect,” said Jendryaszek. “We recognize that clients, such as Alfred State, choose to work with DASNY and we are pleased to support this relationship. DASNY can select from a number of qualified professionals and we are honored when they select us.”

The Alfred State project, led by Pathfinder Partner Alex Strassenburgh, was constructed to LEED-Silver standards under the sustainability and energy efficiency guidelines of the U.S. Green Building Council. Energy performance is expected to be at least 25 percent better than New York State building code, supporting Governor Cuomo’s Executive Order 88, which requires a 20 percent reduction in energy use in State buildings by 2020 through the BuildSmart NY program.

The Phase One renovation incorporated various sustainable upgrades,

including LED lighting and natural lighting, high efficiency boilers and water heaters, low-flow plumbing fixtures, and energy recovery technologies and enhanced ventilation in student rooms.

“We are excited by how the MacKenzie Makeover is taking a residence hall built in the 1970s and turning it into a modern facility that’s getting rave reviews,” said Alfred State College President Dr. Skip Sullivan. “We look forward to continuing the work in Phase Two and beyond to totally transform MacKenzie into THE residence hall of choice for Alfred State College students.”

“We are a Women-Owned Business Enterprise,” said Jendryaszek. “We appreciate the support we have received and in return, we provide that same level of support to Minority, Women, Service-Disabled Veteran firms that participate on our prime contract. We look forward to working with DASNY on behalf of the people of New York State for years to come.” 

**Encouraging Minority Inclusion Within the Finance Industry: Samuel A. Ramirez & Co., Inc.**



Samuel A. Ramirez, Sr.

As the oldest and largest Hispanic institution on Wall Street, Ramirez strongly believes in helping strengthen

the local communities by giving time, skills, expertise and financial resources. Ramirez is proud of its origins and strives to lead the way in benefiting those most in need.

Placing emphasis on increasing diversity within the finance industry, Ramirez has developed a close association with the Municipal Forum's "Futures and Options" program. "Futures and Options" provides high

school students the opportunity to work as interns in New York City at financial companies, rating agencies, bond insurers and law firms. Ramirez's senior management shares knowledge and expertise with the young people who intern with Ramirez & Co. throughout the year.

"Ramirez is more than a company – it is a family that extends past our corporate lobby and out into the community, where we have a long history of providing help where we can to those in need," said President and CEO Samuel A. Ramirez. "For close to half a century, we have offered professional mentoring and career opportunities to minority high school and college students."

DASNY enjoys a strong partnership with Ramirez. The firm was a co-lead manager on DASNY's \$1.1 billion Personal Income Tax Revenue Bonds Series 2016D. [D](#)





## Increasing Capacity with a Local Impact: *Loop Capital*



James Reynolds, Jr.

As one of the country's largest MWBE finance firms, Loop Capital believes in making an impact on the communities in which it

conducts business. As such, the firm contributes time, money and energy to causes and organizations that are making a difference.

Through partnerships with Habitat for Humanity, the American Heart Association, Boy Scouts and Girl Scouts of America and other charitable and community-based organizations, Loop Capital presents numerous public service opportunities to its employees in order to effectively address challenges within its communities.

"Our steady and remarkable growth from a Chicago municipal bond firm

with a staff of six in 1997 to a global investment services firm with more than 175 professionals has been an organic process based on a simple premise: putting client needs at the center of everything we do," says Loop Capital President and CEO, Jim Reynolds. "And by being involved in the communities where we conduct business, we help create more productive and enriched neighborhoods where we live and work."

Loop was senior manager for DASNY's \$144.8 million Department of Health Revenue Refunding Bonds Series 2016A. [D](#)



Loop Capital employees help build a house for Windy City Habitat for Humanity in Chicago, IL.

### Women Builder's Council honors Gerrard Bushell with Champion Award

CUNY Board of Trustees Chair William Thompson (center) honored Gerrard Bushell at the annual Women Builders Council's award dinner, where Dr. Bushell received the Champion Award. Also pictured is Deborah Bradley, President of WBC, Inc.



# BONDS DELIVERED

Issue and Purpose	Amount
<p><b>Bronx-Lebanon Hospital Center Private Placement Revenue Bonds, Series 2017</b>                      The Series 2017 Bonds were issued to advance refund DASNY’s Bronx-Lebanon Hospital Revenue Bonds, Series 2009. (December 22, 2017)</p>	<p><b>\$32,911,000</b></p>
<p><b>Cerebral Palsy Affiliates Program (Jawonio, Inc.) Private Placement Revenue Bonds, Series 2017A</b>                      The Series 2017 Bonds were issued to finance the construction of an approximately 69,000 square-foot facility to serve as Jawonio’s new health center and headquarters. (December 27, 2017)</p>	<p><b>\$20,720,000</b></p>
<p><b>Cerebral Palsy Affiliates Program (United Cerebral Palsy Associations of New York State, Inc.) Private Placement Revenue Bonds, Series 2017A and Series 2017B (Taxable)</b>                      The Series 2017 Bonds were issued to finance and renovate a condominium unit located at 40 Rector Street, NY, NY and for the refinancing of a building located at 174 Java Street, Brooklyn NY. (May 26, 2017)</p>	<p><b>\$34,915,000</b></p>
<p><b>Cerebral Palsy Affiliates Program (United Cerebral Palsy Association of Putnam and Southern Dutchess Counties, Inc.) Private Placement Revenue Bonds, Series 2017A and Series 2017B (Taxable)</b>                      The Series 2017 Bonds were issued to refund the Putnam County IDA Variable Rate Civic Facility Series 2005A and 2005B Bonds, refinance taxable indebtedness and finance capital improvements for certain Institution facilities. (October 26, 2017)</p>	<p><b>\$12,035,000</b></p>
<p><b>Fordham University Revenue Bonds, Series 2017</b>                      The Series 2017 Bonds were issued to refund DASNY’s outstanding Fordham University Revenue Bonds, Series 2011A. (December 21, 2017)</p>	<p><b>\$78,050,000</b></p>
<p><b>InterAgency Council Pooled Loan Program Revenue Bonds, Series 2017A (Subseries 2017A-1) and (Subseries 2017A-2) (Taxable)</b>                      The Series 2017 Bonds were issued to finance, refinance or reimburse a portion of the costs of the acquisition, renovation and furnishing of certain facilities of the Series 2017 Participants for the provision of services to people with developmental disabilities or other special needs. (August 24, 2017)</p>	<p><b>\$17,145,000</b></p>
<p><b>Jewish Theological Seminary of America Private Placement Revenue Bonds, Series 2017</b>                      The Series 2017 Bonds were issued to finance a modernization project which includes improvements and upgrades to existing buildings and the construction of a new building including a library and a student dormitory. (June 28, 2017)</p>	<p><b>\$51,000,000</b></p>
<p><b>Master BOCES Program Lease Refunding Revenue Bonds (Nassau County BOCES Issue), Series 2017</b>                      The Series 2017 Bonds were issued to advance refund DASNY’s Master BOCES Program Lease Revenue Bonds (Nassau County Issue), Series 2009. (August 23, 2017)</p>	<p><b>\$10,530,000</b></p>

<b>Memorial Sloan-Kettering Cancer Center Revenue Bonds, 2017 Series 1</b>	<b>\$294,420,000</b>
The 2017 Series 1 Bonds were issued to finance ambulatory care facilities in Uniondale, NY and in Manhattan, near East 74th Street, and to finance the conversion of the steam heating system at various facilities from a steam-based system to a hot water-based system, to install boilers, to purchase various hospital equipment and to refund all of DASNY's Memorial Sloan Kettering Cancer Center Revenue Bonds, 2015 Series 1. (December 20, 2017)	
<b>New York University Revenue Bonds, Series 2017A and Series 2017B (Taxable)</b>	<b>\$678,005,000</b>
The Series 2017 Bonds were issued to refund all the NYC IDA Series 2007 Bonds issued on behalf of Polytechnic University and a portion of DASNY's outstanding NYU Revenue Bonds, Series 2009A and Series 2009B, and to refinance a portion of amounts drawn on the University's line of credit for various capital projects located throughout the University system. (June 1, 2017)	
<b>Personal Income Tax Revenue Bonds (General Purpose), Series 2017A</b>	<b>\$1,750,395,000</b>
The Series 2017A Bonds were issued to refund certain outstanding Personal Income Tax Revenue Bonds and other State-supported debt. (July 13, 2017)	
<b>Personal Income Tax Revenue Bonds (General Purpose), Series 2017B, Series 2017C and Series 2017D (Taxable)</b>	<b>\$1,667,125,000</b>
The Series 2017B-D Bonds were issued to finance or reimburse all or a portion of the costs of programs and projects throughout the State, including capital projects for educational facilities, mental health facilities, transportation projects, a judicial training facility and grants for library, health care and economic development programs, and to refund certain outstanding NYS Thruway Second General Highway and Bridge Trust Fund Bonds. (October 13, 2017)	
<b>Rockefeller University Private Placement Revenue Bonds, Series 2017A</b>	<b>\$100,445,000</b>
The Series 2017 Bonds were issued to refund the DASNY-issued Rockefeller University Revenue Bonds, Series 2009B. (August 3, 2017)	
<b>St. John's University Revenue Bonds, Series 2017A</b>	<b>\$42,580,000</b>
The Series 2017 Bonds were issued to refund DASNY's outstanding, variable rate St. John's University Revenue Bonds, Series 2008B-1 and 2008B-2, and advance refund DASNY's outstanding St. John's University Revenue Bonds, Series 2012A and 2012B. (December 28, 2017)	
<b>Sales Tax Revenue Bonds, Series 2017A (Bidding Groups A-C) and Series 2017B (Taxable)</b>	<b>\$1,380,550,000</b>
The Series 2017 Bonds were issued to finance or reimburse all or a portion of the costs of programs and projects throughout the State, including capital projects for educational facilities, mental health facilities, environmental facilities projects and grants for educational and economic development programs, and the cost of issuance of the Bonds. (July 27, 2017)	
<b>Sales Tax Revenue Bonds, Series 2018A (Bidding Groups 1-4) and Series 2018B (Taxable)</b>	<b>\$1,329,725,000</b>
The Series 2018 Bonds were issued to finance or reimburse all or a portion of the costs of programs and projects throughout the State, including capital projects for educational facilities, mental health facilities, environmental facilities projects and grants for educational and economic development programs, and the cost of issuance of the Bonds. (March 23, 2018)	

## BONDS continued

<b>School Districts Revenue Bond Financing Program Revenue Bonds, Series 2017A-E</b>	<b>\$302,510,000</b>
The Series 2017A-E Bonds were issued to finance all or a portion of the costs of school district capital facilities and school district capital equipment and to refinance certain bond anticipation notes issued to finance all or a portion of the costs of school district capital facilities and school district capital equipment. (June 18, 2017 Series 2017A-D) (July 12, 2017 Series 2017E)	
<b>School Districts Revenue Bond Financing Program Revenue Bonds, Series 2017F-J</b>	<b>\$299,180,000</b>
The Series 2017F-J Bonds were issued to refund a portion of DASNY's outstanding School District Revenue Bond Financing Program Revenue Bonds, Series 2008A, Series 2009A and B, Series 2010A-D, Series 2011A and B, and Series 2011D-H. (November 9, 2017)	
<b>Silvercrest Center for Nursing and Rehabilitation Private Placement Revenue Bonds, Series 2017</b>	<b>\$15,766,981</b>
The Series 2017 Bonds were issued to refinance the Center's mortgage loan, refinance the Center's Capital lease and for equipment purchases, renovations and upgrades to the facility. (August 30, 2017)	
<b>State University of New York Dormitory Facilities Revenue Bonds, Series 2017A</b>	<b>\$344,665,000</b>
The Series 2017 Bonds were issued to finance one year of SUNY's capital plan for the construction and rehabilitation of various Dormitory Facilities and to refund certain DASNY's Lease Revenue Bonds (State University Dormitory Facilities Issue), Series 2008A, 2009A, 2010A, 2011A and 2012A. (April 27, 2017)	
<b>Touro College and University System Obligated Group Revenue Bonds, Series 2017</b>	<b>\$64,015,000</b>
The Series 2017 Bonds were issued to finance the acquisition and renovation of four stories of a building in Manhattan to be used for student housing, fund the debt service reserve fund and pay capitalized interest. (December 28, 2017)	
<b>Total Bonds Issued</b>	<b>\$8,526,687,981</b>

Lease and Purpose	Amount
<b>Tax-Exempt Leasing Program I (Health Care)</b>	
<b>Episcopal Health Services, Inc.</b> \$3.3 million lease for imaging, radiology and surgical equipment. (December 28, 2017)	<b>\$3,256,969</b>
<b>Hospital for Special Surgery</b> \$14.9 million lease for nursing, operating room and information technology equipment. (July 14, 2017)	<b>\$14,979,666</b>
<b>Maimonides Medical Center</b> \$19.4 million lease for cardiac, imaging, electronic medical records system, operating room and information technology equipment. (December 20, 2017)	<b>\$19,408,390</b>
<b>Montefiore Medical Center</b> \$17.8 million lease for cardiology, imaging, pharmacy and information technology equipment. (June 29, 2017)	<b>\$17,827,755</b>
<b>Montefiore Medical Center</b> \$9.9 million lease for nursing, radiology, surgical and information technology equipment. (December 12, 2017)	<b>\$9,990,258</b>
<b>Samaritan Medical Center, Watertown</b> \$5.5 million lease for imaging, surgical and information technology equipment. (December 21, 2017)	<b>\$5,555,790</b>
<b>State University of New York Stony Brook University Hospital</b> \$18.5 million lease for security, nursing, information technology and general medical equipment. (April 25, 2017)	<b>\$18,500,000</b>
<b>State University of New York University Hospital at Syracuse</b> \$23.2 million lease for nursing, pharmacy, radiology and information technology equipment. (November 15, 2017)	<b>\$23,200,000</b>
<b>United Health Services Hospitals, Inc.</b> \$10.2 million lease for nursing, radiology, operating room and information technology equipment. (July 12, 2017)	<b>\$10,240,000</b>
<b>White Plains Hospital Medical Center</b> \$18.1 million lease for imaging, radiology, oncology and surgical equipment. (July 27, 2017)	<b>\$18,170,692</b>
<b>Total TELP I Leases</b>	<b>\$141,129,520</b>
<b>Tax-Exempt Leasing Program II (Higher Education &amp; Other Not-for-Profits)</b>	
<b>NYSARC, Inc.</b> \$7.6 million lease for information technology, telecommunications, manufacturing and transportation equipment. (October 19, 2017)	<b>\$7,554,234</b>
<b>Total TELP II Leases</b>	<b>\$7,554,234</b>
<b>Grand Total TELP Leases</b>	<b>\$148,683,754</b>

# NEW CONSTRUCTION PROJECTS

Project and Purpose	Amount
<b>City University of New York (CUNY)</b>	
<b>Bronx Community College</b> Renovation of space in Meister Hall, to provide the college's Bronx Express facilities that will integrate Bursar, Admissions, Registrar, Financial Aid and Advisement. (February 2018)	\$1,526,526
<b>Bronx Community College</b> Renovation of Patterson Garage to house the Advanced Transportation Technology Center, Renovation of Meister Hall to house the Sustainable Fuel and Product Development Lab, and Renovation of Butler Hall for associated program space. (October 2017)	\$8,400,000
<b>City College of New York</b> Renovation of Wingate Hall to provide Americans with Disabilities Act (ADA) accessibility and modernize interior spaces. (December 2017)	\$3,000,000
<b>City College of New York</b> Renovation of select areas of the Great Hall due to water infiltration from the roof and drainage system. (December 2017)	\$1,120,000
<b>City College of New York</b> Interior upgrades to accommodate a new robotics lab in the Spitzer School of Architecture. (April 2017)	\$1,000,000
<b>College of Staten Island</b> Reconstruction of the soccer field at the College of Staten Island. (September 2017)	\$1,314,919
<b>College of Staten Island</b> Reconstruction of sidewalks at the College of Staten Island. (September 2017)	\$1,750,000
<b>CUNY - Various Senior Colleges</b> Renovation of the first floor of Building 2M to provide research collaboration facilities, Renovation of space at the Graduate Center to create multi-purpose space. (October 2017)	\$13,000,000
<b>CUNY - Various Senior Colleges</b> Local Law II inspections at various Senior College buildings. (October 2017)	\$6,000,000
<b>Eugenio Maria De Hostos Community College</b> Installation of a new diesel-fueled emergency generator on the roof and upgrades to the Sub-Basement of the 500 Grand Course Building. (May 2017)	\$5,429,473
<b>Eugenio Maria De Hostos Community College</b> Roof replacement of the Savoy Manor building. (October 2017)	\$1,635,000
<b>Hunter College</b> Upgrades to the emergency generators at Hunter College. (September 2017)	\$1,000,000
<b>Hunter College</b> Façade and window replacement at the North Building. (September 2017)	\$1,000,000

<b>Hunter College</b>	<b>\$1,245,000</b>
Construction of a new enclosed breezeway to link the 3rd floor of the Baker Theatre Building with the 3rd floor of the East Building. (November 2017)	
<b>John Jay College of Criminal Justice</b>	<b>\$1,000,000</b>
Upgrades to the fire alarm systems in Haaren Hall and replacement of the roll-down door in the theater. (September 2017)	
<b>John Jay College of Criminal Justice</b>	<b>\$2,193,000</b>
Ceiling and lighting replacements in the Haaren Hall gymnasium. (September 2017)	
<b>John Jay College of Criminal Justice</b>	<b>\$2,940,000</b>
Removal of existing office walls to create an open environment to be shared by the College's Student Clubs. (February 2018)	
<b>Kingsborough Community College</b>	<b>\$1,232,520</b>
Roof replacement at the T4 building. (April 2017)	
<b>Fiorello H. LaGuardia Community College</b>	<b>\$1,220,400</b>
Construction of a comprehensive Business and Entrepreneurial Career Center on the 9th floor of the "C" building. (August 2017)	
<b>Medgar Evers College</b>	<b>\$2,000,000</b>
Purchase and installation of emergency generators in Bedford and Carroll Street buildings. (December 2017)	
<b>Medgar Evers College</b>	<b>\$1,096,000</b>
Purchase and installation of air conditioning units in the computer rooms in the Bedford, AB1 and Carroll Street buildings. (September 2017)	
<b>New York City College of Technology</b>	<b>\$1,050,000</b>
Installation of new chiller pumps in the Namm Hall Chiller Plant. (February 2018)	
<b>New York City College of Technology</b>	<b>\$3,785,000</b>
Upgrades to the Allied Health Building including interior finishes and lighting. (June 2017)	
<b>Queens College</b>	<b>\$8,460,000</b>
Renovation of Kiely Hall and Jefferson Hall to create the Queens College Hub, a one-stop service center for enrollment functions of the Registrar, Financial Aid, and Bursar. (December 2017)	
<b>Queensborough Community College</b>	<b>\$10,000,000</b>
Purchase and renovation of a property in North Queens for the operations of Primary/Preventive Care Center along with the college's Center for Workforce Development. (October 2017)	
<b>York College</b>	<b>\$3,000,000</b>
Interior upgrades to the large and small theaters in the Performing Arts Center. (April 2017)	
<b>York College</b>	<b>\$1,000,000</b>
Roof replacement at the Academic Core Building. (September 2017)	

## NEW CONSTRUCTION PROJECTS continued

### Housing Trust Fund Corporation (HTFC) \*

**Housing Trust Fund** \$5,543,100  
Green infrastructure improvements to public housing developments owned by the Hempstead Housing Authority. (April 2017)

**Housing Trust Fund** \$4,290,191  
Green infrastructure improvements with the installation of right-of-way bioswales on City of New York-owned property in several NY Rising Community Reconstruction communities. (May 2017)

**Housing Trust Fund** \$10,798,350  
Green infrastructure improvements to public housing developments owned by the Long Beach Housing Authority. (December 2017)

\*Projects being performed under the Governor's Office for Storm Recovery Community Redevelopment Program.

### New York City Mayor's Office of Criminal Justice

**Bronx Family/Criminal Court** \$2,494,000  
Renovations to the 4th floor in the Annex building. (June 2017)

**Bronx Family/Criminal Court** \$4,359,000  
Interior renovations to the 6th floor of the Bronx Family and Criminal Courthouse. (June 2017)

### New York State Department of Health

**NYS Veterans Home at St. Albans** \$6,850,000  
Upgrade and repairs to the HVAC system at St. Albans. (January 2018)

**NYS Life Sciences of Public Health Laboratory** \$750,000,000  
Construction of a new Department of Health Life Sciences Laboratory. (June 2017)

### New York State Office of Alcoholism and Substance Abuse Services (OASAS)

**Broome Developmental Center** \$1,548,000  
Creation of a Residential Opioid Addiction Treatment Center. (August 2017)

**C.K. Post Addiction Treatment Center** \$12,083,000  
HVAC and electrical upgrades to the C.K. Post Addiction Treatment Center. (March 2018)

**McPike Addiction Treatment Center** \$1,827,000  
Interior and exterior repairs to the McPike Addiction Treatment Center. (March 2018)

**Pilgrim Psychiatric Center - Outreach Development** \$2,400,000  
Roof replacement at Building 5 of Pilgrim PC. (August 2017)

**Richard Ward Addiction Treatment Center** \$2,035,000  
Interior and exterior repairs to the Richard Ward Addiction Treatment Center. (March 2018)

<b>New York State Office of Mental Health (OMH)</b>	
Central New York Psychiatric Center Renovations to Building 30. (June 2017)	\$133,000,000
Central New York Psychiatric Center Roof Replacement at the Storehouse Building 108. (January 2018)	\$1,976,000
Mohawk Valley Psychiatric Center Roof Replacement at Building 44 of the Mohawk Valley Psychiatric Center. (May 2017)	\$1,312,000
Mohawk Valley Psychiatric Center Consolidation and renovations to the Pinefield building and Building 63. (January 2018)	\$4,100,000
Nathan Kline Institute for Psychiatric Research Relocation of the Maintenance Department to Building 19. (April 2017)	\$1,054,000
South Beach Psychiatric Center Consolidation of Buildings 3,4,6,10. (June 2017)	\$1,582,000
<b>New York State Office for People with Developmental Disabilities (OPWDD)</b>	
Hudson Valley (Letchworth) DDSO Replacement of the HVAC Air Handler Units at 7 Wilburn Rd. (July 2017)	\$4,774,000
<b>State University of New York (SUNY)</b>	
The College at Brockport Bathroom renovations in McLean Hall. (October 2017)	\$1,397,828
Buffalo State College Replace the curtainwall and student room windows throughout Tower 2. (May 2017)	\$2,059,100
Buffalo State College Renovations to Tower 2. (February 2018)	\$14,500,000
Buffalo State College Floor and ceiling renovations in Porter Hall. (March 2018)	\$2,350,000
SUNY Delhi Replace components of the heating system in Gerry Hall. (May 2017)	\$1,067,200
SUNY Delhi Renovation of student bedrooms and common areas in Russell Hall. (January 2018)	\$2,000,000
SUNY Plattsburgh Upgrades and site improvements to Kent Hall. (April 2017)	\$12,076,299
SUNY Purchase Security system upgrades at Building 45. (July 2017)	\$1,530,000

## NEW CONSTRUCTION PROJECTS continued

<b>SUNY Purchase</b> Renovation of the courtyard sidewalks and pathways to improve drainage and lighting. (July 2017)	<b>\$2,241,525</b>
<b>SUNY Purchase</b> Installation of an active sprinkler system in the M-Street building. (August 2017)	<b>\$1,050,000</b>
<b>SUNY Purchase</b> Bathroom renovations in the Big Haus Building. (August 2017)	<b>\$10,973,744</b>
<b>SUNY Purchase</b> Bathroom renovations in the C section of Building 45. (February 2018)	<b>\$2,288,003</b>
<b>SUNY Purchase</b> Installation of an active sprinkler system in G and J Street buildings. (February 2018)	<b>\$2,225,300</b>
<b>SUNY Polytechnic Institute</b> Bathroom and interior renovations in Adirondack Hall. (October 2017)	<b>\$1,160,000</b>
<b>University at Buffalo</b> Renovation of twenty-three (23) bathrooms in Lehman Hall. (June 2017)	<b>\$2,732,632</b>
<b>University at Buffalo</b> Exterior renovations at the Ellicott and Governors Buildings. (June 2017)	<b>\$1,049,259</b>
<b>Modified Service Programs</b>	
<b>Homeless Housing Assistance Corporation (HHAC)</b> Eleven projects for homeless housing located in Albany, Bronx, Erie, Kings, New York, Niagara, Ontario, and Steuben Counties.	<b>\$361,960,883</b>
<b>New York State Office of Alcoholism and Substance Abuse Services (OASAS)</b> Five renovation and new construction projects in Bronx, Monroe, Niagara, and Tompkins Counties.	<b>\$43,876,000</b>
<b>New York State Office of Parks, Recreation and Historic Preservation (OPRHP)</b> Two projects in Cattaraugus and Nassau Counties.	<b>\$24,680,220</b>
<b>State University of New York (SUNY)</b> One project in Erie County.	<b>\$1,150,000</b>

# CONSTRUCTION COMPLETED

<b>Project and Purpose</b>	<b>Amount</b>
<b>City University of New York (CUNY)</b>	
<b>Baruch College</b> Terrazzo replacement and ADA upgrades at the Newman Vertical Campus. (December 2017)	\$1,778,430
<b>Borough of Manhattan Community College</b> Repair pool deck at 199 Chambers Street. (September 2017)	\$10,461,932
<b>Bronx Community College</b> Rehabilitation of the campus pool in the Alumni Gym Building. (January 2018)	\$4,352,960
<b>Brooklyn College</b> Parapet replacement at Whitman Hall. (December 2017)	\$1,127,149
<b>City College of New York</b> Facades restoration at Shepard Hall. (October 2017)	\$22,043,942
<b>City College of New York</b> Interior renovations at Harris Hall. (February 2018)	\$12,426,084
<b>Eugenio María de Hostos Community College</b> Renovation of the 4th floor at 500 Grand Concourse. (January 2018)	\$9,518,707
<b>Eugenio María de Hostos Community College</b> Installation of variable frequency drives at 475 Grand Concourse, 500 Grand Concourse and 120 East 18th Street buildings. (October 2017)	\$2,231,685
<b>Hunter College*</b> Installation of a new central HVAC system in the East and West Buildings. (January 2017) <small>*Project should have been included in prior fiscal year.</small>	\$12,051,021
<b>John Jay College of Criminal Justice</b> Replacement of escalators in Haaren Hall. (May 2017)	\$1,807,304
<b>Kingsborough Community College</b> Installation of new cooling towers at the Central Services Building. (December 2017)	\$6,951,380
<b>LaGuardia Community College</b> Renovation and expansion of the existing library at the E Building. (May 2017)	\$14,623,815
<b>Lehman College</b> Façade restoration at Gillet and Davis Halls. (March 2018)	\$4,098,518
<b>Lehman College</b> Replacement of the elevators in the APEX, Old Gym, Fine Arts and Music Cafeteria Buildings. (January 2018)	\$2,881,251
<b>New York City College of Technology</b> Interior renovation of the first floor at the Allied Health Center. (January 2018)	\$15,803,113

## CONSTRUCTION COMPLETED continued

<b>New York City College of Technology</b> Roof replacement at Namm Hall and renovations to the Atrium Plaza entrance. (February 2018)	\$3,620,515
<b>Queensborough Community College</b> Roof replacement at the Medical Arts, Science, and Administration Building. (January 2018)	\$9,220,929
<b>Queens College</b> Chiller replacement at Colden Auditorium and Queens Hall. (September 2017)	\$6,179,064
<b>Various CUNY Senior Colleges</b> Facade repairs at Queens College and City College of New York. (August 2017)	\$3,286,284
<b>Housing Trust Fund Corporation (HTFC)</b>	
<b>Housing Trust Fund*</b> Installation of six emergency generators in the City and Town of Amsterdam. (December 2017)	\$1,308,179
<small>*Projects being performed under the Governor's Office for Storm Recovery Community Redevelopment Program.</small>	
<b>New York City Health &amp; Hospitals Corporation (HHC)</b>	
<b>Gouverneur Health</b> Renovate the existing Nursing Facility and construct a new Ambulatory Care Center. (July 2017)	\$241,134,710
<b>New York City Mayor's Office of Criminal Justice</b>	
<b>Bronx Family Criminal Court</b> Interior renovations of the Family and Criminal Courthouse. (June 2017)	\$54,593,786
<b>New York State Department of Environmental Conservation (NYSDEC)</b>	
<b>Kingdom Dam*</b> Rehabilitation of the Kingdom Dam in Essex County. (September 2016)	\$4,047,008
<small>*Project should have been included in prior fiscal year.</small>	
<b>White Pond Dam</b> Rehabilitation of the White Pond Dam in Putnam County. (May 2017)	\$1,076,978
<b>New York State Office of Alcoholism and Substance Abuse Services (OASAS)</b>	
<b>John L. Norris Addiction Treatment Center</b> Modernization of the HVAC system. (June 2017)	\$1,795,678
<b>McPike Addiction Treatment Center</b> Expansion of the sprinkler system and repairs to fire alarm system and emergency lighting. (February 2018)	\$1,142,202

**New York State Office of Mental Health (OMH)**

**Binghamton Psychiatric Center** \$1,203,450  
Exterior facade restoration and site improvements at Building 77. (October 2017)

**Buffalo Psychiatric Center** \$1,350,955  
Exterior Window Replacement at Building 51. (January 2018)

**Pilgrim Psychiatric Center** \$2,235,648  
Alterations and improvements to tunnels at Buildings 25, 81-83, and 102. (November 2017)

**Rockland Psychiatric Center** \$25,262,385  
Construction of a new power plant. (March 2018)

**State University of New York (SUNY)**

**Alfred State College** \$17,506,966  
Renovation of MacKenzie Complex – Phase I. (January 2018)

**Alfred State College** \$2,682,554  
Installation of satellite boilers in the MacKenzie Complex. (September 2017)

**Buffalo State College** \$1,019,402  
Asbestos abatement of floor tile and ceilings in Tower 2. (August 2017)

**Buffalo State College** \$1,783,406  
Window Replacement at Tower 3. (August 2017)

**SUNY Canton** \$3,832,766  
Interior renovation of the Mohawk East Wing. (August 2017)

**SUNY New Paltz** \$1,497,918  
Roof replacement at Esopus Hall. (July 2017)

**SUNY New Paltz** \$1,054,430  
Roof replacement at Bouton and Gage Residence Halls. (August 2017)

**SUNY New Paltz** \$18,980,992  
Renovation of Bevier Hall. (August 2017)

**SUNY Oswego** \$13,346,497  
Renovation of Scales Hall. (August 2017)

**SUNY Plattsburgh** \$14,551,796  
Renovation of Wilson Hall. (August 2017)

**SUNY Potsdam** \$2,325,294  
Rehabilitation of high rise elevators in Bowman, Lehman and Knowles Halls. (August 2017)

## CONSTRUCTION COMPLETED continued

<b>SUNY Purchase</b>	<b>\$2,196,509</b>
Bathroom renovations in the Big Haus section of Building 45. (August 2017)	
<b>University at Albany</b>	<b>\$8,690,572</b>
Renovation of Herkimer Hall. (August 2017)	
<b>University at Albany</b>	<b>\$2,447,438</b>
Interior finishes renovation at the Alumni Quad. (August 2017)	
<b>University at Buffalo</b>	<b>\$2,387,405</b>
Renovation of 22 bathrooms at Governors Complex. (August 2017)	
<b>Modified Service Programs</b>	
<b>Homeless Housing Assistance Corporation (HHAC)</b>	<b>\$164,184,240</b>
Eight projects for homeless housing located in Albany, Erie, Kings, New York, Ontario, Suffolk, and Westchester Counties.	
<b>New York State Office of Alcoholism and Substance Abuse Services (OASAS)</b>	<b>\$33,001,000</b>
Seven projects in Albany, Bronx, Clinton, Monroe, Onondaga, Orleans and Queens Counties.	
<b>New York State Office of Parks, Recreation and Historic Preservation (OPRHP)</b>	<b>\$29,764,728</b>
Six projects in Erie, Niagara and Wyoming Counties.	
<b>State University of New York (SUNY)</b>	<b>\$141,422,888</b>
Thirty projects in Clinton, Genesee, Jefferson, Monroe, Nassau, Onondaga, Orange, Suffolk, Sullivan, Warren, and Westchester Counties.	

# GOVERNANCE



DASNY is governed by an 11-member board. Board members include the Commissioner of Education, the Commissioner of Health, the State Comptroller or one member appointed by him or her who serves until his or her successor is appointed, the Director of the Budget, one member appointed by the Temporary President of the State Senate, one member appointed by the Speaker of the State Assembly and five members appointed by the Governor, with the advice and consent of the Senate, for terms of three years. The Commissioner of Education, the Commissioner of Health, and the Director of the Budget each may appoint a representative to attend and vote at DASNY meetings. The members of DASNY serve without compensation, but are entitled to reimbursement of expenses incurred in the performance of their duties.

## Board Members

### **ALFONSO L. CARNEY, JR.**

*Chair, New York*

Alfonso L. Carney, Jr. was reappointed as a Member of DASNY by the Governor on June 19, 2013. Mr. Carney is a principal of Rockwood Partners, LLC, which provides medical consulting services in New York City. He has served as Acting Chief Operating Officer and Corporate Secretary for the Goldman Sachs Foundation in New York where, working with the President of the Foundation, he managed the staff of the Foundation, provided strategic oversight of the administration, communications, and legal affairs teams, and

developed selected Foundation program initiatives. Mr. Carney has held senior level legal positions with Altria Group Inc., Philip Morris Companies Inc., Philip Morris Management Corporation, Kraft Foods, Inc. and General Foods Corporation. Mr. Carney holds a Bachelor's degree in philosophy from Trinity College and a Juris Doctor degree from the University of Virginia School of Law. His current term expired on March 31, 2016 and by law he continues to serve until a successor shall be chosen and qualified.



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### **JOHN B. JOHNSON, JR.**

*Vice-Chair, Watertown*

John B. Johnson, Jr. was reappointed as a Member of DASNY by the Governor on June 19, 2013. Mr. Johnson is Chairman of the Board of the Johnson Newspaper Corporation, which publishes the Watertown Daily Times, Batavia Daily News, Malone Telegram, Catskill Daily Mail, Hudson Register Star, Ogdensburg Journal, Massena-Potsdam Courier Observer, seven weekly newspapers and three shopping newspapers. He holds a Bachelor's degree from

Vanderbilt University, and Master's degrees in Journalism and Business Administration from the Columbia University Graduate School of Journalism and Business. Mr. Johnson was awarded an Honorary Doctor of Science degree from Clarkson University. Mr. Johnson's term expired on March 31, 2016 and by law he continues to serve until a successor shall be chosen and qualified.



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### **SANDRA M. SHAPARD**

*Secretary, Delmar*

Sandra M. Shapard was appointed as a Member of DASNY by the State Comptroller on January 21, 2003. Ms. Shapard served as Deputy Comptroller for the Office of the State Comptroller from 1995 until her retirement in 2001, during which time she headed the Office of Fiscal Research and Policy Analysis and twice served as Acting First Deputy Comptroller. Previously, Ms. Shapard held the positions of Deputy Director and First Deputy Director for the New York State Division of the Budget from 1991 to 1994. She began her career in New York State

government with the Assembly where she held the positions of Staff Director of the Office of Counsel to the Majority, Special Assistant to the Speaker, and Deputy Director of Budget Studies for the Committee on Ways and Means. A graduate of Mississippi University for Women, Ms. Shapard received a Masters of Public Administration from Harvard University, John F. Kennedy School of Government, where she has served as visiting lecturer, and has completed graduate work at Vanderbilt University.





**JONATHAN H. GARDNER, Esq.**

*Buffalo*

Jonathan H. Gardner was appointed as a Member of DASNY by the Governor on June 17, 2014. Mr. Gardner is a partner of the law firm Kavinoky Cook, LLP in Buffalo, New York. His practice areas include corporate and securities law, commercial transactions, private placements, venture capital financing and business combinations representing private and public

companies. Mr. Gardner is also an adjunct professor at the University of Buffalo Law School. He holds a Bachelor of Arts degree from Brown University and a Juris Doctor degree from the University of Chicago Law School. Mr. Gardner's term expired on March 31, 2015 and by law he continues to serve until a successor shall be chosen and qualified.



**WELLINGTON Z. CHEN\***

*Queens*

Wellington Z. Chen was appointed as a Member of DASNY by the Governor on June 20, 2018. Mr. Chen is the Executive Director of the Chinatown Partnership Development Corporation. In this capacity, he leads the Chinatown Partnership in implementing initiatives in infrastructure, post 9/11 rebuilding and public space

improvements in a comprehensive effort to improve the environmental and the business conditions. He is a graduate of the School of Architecture and Environmental Studies at The City College of New York. Mr. Chen's term expires on March 31, 2020.

\* Mr. Chen was appointed to the Board by the Governor effective June 20, 2018.



**BERYL L. SNYDER, J.D.**

*New York*

Beryl L. Snyder was reappointed as a Member of DASNY by the Governor on June 19, 2013. Ms. Snyder is a principal in HBJ Investments, LLC, an investment company where her duties include evaluation and analysis of a wide variety of investments in, among other areas: fixed income, equities, alternative

investments, and early stage companies. She holds a Bachelor of Arts degree in History from Vassar College and a Juris Doctor degree from Rutgers University. Her current term expired on August 31, 2016 and by law she continues to serve until a successor shall be chosen and qualified.

**GERARD ROMSKI, Esq.**

*Mount Kisco*

Gerard Romski was reappointed as a Member of DASNY by the Temporary President of the State Senate on May 9, 2016. He is Counsel and Project Executive for “Arverne By The Sea,” where he is responsible for advancing and overseeing all facets of “Arverne by the Sea,” one of New York City’s largest mixed-use

developments located in Queens, NY. Mr. Romski is also of counsel to the New York City law firm of Rich, Intelisano & Katz, LLP. Mr. Romski holds a Bachelor of Arts degree from the New York Institute of Technology and a Juris Doctor degree from Brooklyn Law School.



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**PAUL S. ELLIS, Esq.**

*Riverdale*

Paul S. Ellis was appointed as a Member of DASNY by the Speaker of the State Assembly on September 19, 2016. Mr. Ellis is the Managing Member of Paul Ellis Law Group LLC, a law firm with a corporate/ securities/capital markets practice with emphasis on private placements, mergers and acquisitions, venture capital/ private equity transactions and joint ventures. He previously worked for Donovan Leisure Newton & Irvine and Winston & Strawn

and served in staff positions in the U.S. Senate and the Massachusetts House of Representatives. He co-founded the New York Technology Council and serves on the Board of the NY Tech Alliance and as Chairman of the Housing Committee of Bronx Community Board 8. He holds a Bachelor of Arts degree from Harvard University and a Juris Doctor degree from Georgetown University Law Center.



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**MARYELLEN ELIA**

*Commissioner of Education of the State of New York, Bethlehem; ex-officio*

MaryEllen Elia was appointed by the Board of Regents to serve as Commissioner of Education and President of the University of the State of New York effective July 6, 2015. As Commissioner of Education, Ms. Elia serves as Chief Executive Officer of the State Education Department and as President of the University of the State of New York which is comprised of public and non-public elementary and secondary schools, public and independent colleges and universities, libraries, museums, broadcasting facilities, historical repositories, proprietary schools and

services for children and adults with disabilities. Prior to her appointment in New York, Ms. Elia served as Superintendent of Schools in Hillsborough County, Florida for 10 years. She began her career in education in 1970 as a social studies teacher in Buffalo’s Sweet Home Central School District and taught for 19 years before becoming an administrator. She holds a Bachelor of Arts degree in History from Daemen College in Buffalo, a Master of Education from the University at Buffalo and a Master of Professional Studies from SUNY Buffalo.





**ROBERT F. MUJICA, JR.**

*Budget Director of the State of New York, Albany; ex-officio*

Robert F. Mujica Jr. was appointed Director of the Budget by the Governor and began serving on January 14, 2016. He is responsible for the overall development and management of the State's fiscal policy, including overseeing the preparation of budget recommendations for all State agencies and programs, economic and revenue forecasting, tax policy, fiscal planning, capital financing and management of the State's debt portfolio. Prior to his appointment, Mr. Mujica was Chief of Staff to the Temporary President and Majority

Leader of the Senate and concurrently served as the Secretary to the Senate Finance Committee. For two decades, he advised various elected and other government officials in New York on State budget, fiscal and policy issues. Mr. Mujica received his Bachelor of Arts degree in Sociology from Brooklyn College at the City University of New York. He received his Master's degree in Government Administration from the University of Pennsylvania and holds a Juris Doctor degree from Albany Law School.



**HOWARD A. ZUCKER, M.D., J.D.**

*Commissioner of Health of the State of New York, Albany; ex-officio*

Howard A. Zucker, M.D., J.D., was appointed Commissioner of Health on May 5, 2015 after serving as Acting Commissioner of Health since May 5, 2014. Prior to that, he served as First Deputy Commissioner leading the State Department of Health's preparedness and response initiatives in natural disasters and emergencies. Before joining the State Department of Health, Dr. Zucker was professor of Clinical Anesthesiology at Albert Einstein College of Medicine of

Yeshiva University and a pediatric cardiac anesthesiologist at Montefiore Medical Center. He was also an adjunct professor at Georgetown University Law School where he taught biosecurity law. Dr. Zucker earned his medical degree from George Washington University School of Medicine. He also holds a Juris Doctor degree from Fordham University School of Law and a Master of Laws degree from Columbia Law School.

## Executive Team

**GERRARD P. BUSHELL, PH.D.** was appointed President and CEO of DASNY in 2015 by Governor Andrew M. Cuomo. DASNY is one of the nation's largest issuers of infrastructure financing, and infrastructure project management. Under Dr. Bushell's leadership, DASNY overhauled its financing guidelines, and has executed on transactions worth more than \$25 billion. He has made it a priority to reimagine and restructure DASNY's businesses around clients, profitability, innovation, risk management, and superior project delivery. He has termed this initiative "One DASNY," and he has pushed DASNY to present these changes to each of its clients and partners. This transformation provides DASNY with the opportunity to offer multiple solutions across its entire finance, design, development, and construction platforms.

Dr. Bushell comes to DASNY as an accomplished investment advisor where he counseled some of the nation's leading institutional investors on their private and public investment strategies. He was a senior sales and client officer supporting investment solutions for Alcentra and Insight at BNY Mellon, Director in the Client Partner Group at KKR, Managing Director at Arden Asset Management, and the Head of Institutional Sales at the Legg Mason affiliate, ClearBridge Advisors, formerly Citi Asset management. A graduate of Columbia University in both the College and Graduate School of Arts and Sciences, Dr. Bushell received a B.A., M.A., and Ph.D. in Urban Political Economy from the Department of Political Science.



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**MICHAEL T. CORRIGAN** is the Vice President of DASNY, and assists the President in the administration and operation of DASNY. Mr. Corrigan came to DASNY in 1995 as Budget Director, and served as Deputy Chief Financial Officer from 2000 until 2003. He began his government service career in 1983 as a budget analyst for Rensselaer County and served as

the County's Budget Director from 1986 to 1995. Immediately before coming to DASNY, he served as the appointed Rensselaer County Executive for a short period. Mr. Corrigan holds a B.A. in Economics from the State University of New York at Plattsburgh and a M.A. in Business Administration from the University of Massachusetts.





**KIMBERLY J. NADEAU, CPA, J.D.** is the Chief Financial Officer and Treasurer of DASNY. As Chief Financial Officer and Treasurer, Ms. Nadeau is responsible for supervising DASNY's investment program, general accounting, accounts payable, accounts receivable, financial reporting functions, budget, payroll, and insurance, as well as the development and implementation of financial policies, financial management systems and internal controls for financial reporting. She previously was Vice President-Accounting and Controller for US Light Energy. Prior to that

she was Vice President-Accounting and Controller for CH Energy Group, Inc. and held various positions culminating in a director level position at Northeast Utilities. Ms. Nadeau also held various positions with increasing responsibility at Coopers & Lybrand LLP. She holds a B.S. in Accounting, a Master of Business Administration with a concentration in Management and a Juris Doctor degree from the University of Connecticut. She is licensed to practice law in New York and Connecticut.



**MICHAEL E. CUSACK** is General Counsel to DASNY. Mr. Cusack is responsible for all legal services including legislation, litigation, contract matters, and the legal aspects of all DASNY financings. He is licensed to practice law in the State of New York and the Commonwealth of Massachusetts, as well as the United States District Court for the Northern District of New York. Mr. Cusack has over twenty years of combined legal experience, including management of an in-house legal department and external

counsel teams (and budgets) across a five-state region. He most recently served as of counsel to the Albany, New York law firm of Young/Sommer, LLC, where his practice included representation of upstate New York municipalities, telecommunications service providers in the siting of public utility/personal wireless service facilities and other private sector clients. He holds a Bachelor of Science degree from Siena College and a Juris Doctor degree from Albany Law School of Union University.



**PORTIA LEE** is the Managing Director of Public Finance and Portfolio Monitoring. She is responsible for supervising and directing DASNY bond issuance in the capital markets, implementing and overseeing financing programs, overseeing DASNY's compliance with continuing disclosure requirements and monitoring the financial condition of existing DASNY clients. Ms. Lee previously served as Senior Investment Officer at the New York State Comptroller's Office where she was

responsible for assisting in the administration of the long-term fixed income portfolio of the New York State Common Retirement Fund, as well as the short-term portfolio and the Securities Lending Program. From 1995 to 2005, Ms. Lee worked at Moody's Investors Service where she most recently served as Vice President and Senior Credit Officer in the Public Finance Housing Group. She holds a B.A. from the State University of New York at Albany.

Executive Team, cont'd.

**STEPHEN D. CURRO, P.E.** is the Managing Director of Construction. Mr. Curro is responsible for DASNY's construction groups, including design, project management, resource acquisition, contract administration, interior design, and engineering, as well as other technical services. Mr. Curro joined DASNY in 2001 as Director of Technical Services, and most recently served as Director of Construction Support Services. He is a registered

Professional Engineer in New York and has worked in the construction industry for more than 30 years. He holds a B.S. in Civil Engineering from the University of Rhode Island, a Master of Engineering in Structural Engineering from Rensselaer Polytechnic Institute and a Master of Business Administration from Rensselaer Polytechnic Institute's Lally School of Management.



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**CAROLINE V. GRIFFIN** is the Chief of Staff of DASNY. She is responsible for overseeing intergovernmental relations and managing the Communications & Marketing Department, as well as coordinating policy and operations across DASNY's multiple business lines. Ms. Griffin most recently served as the Director of Intergovernmental Affairs for Governor Andrew M. Cuomo where she worked as the Governor's liaison with federal, state

and local elected officials and managed staff serving in various capacities in the Governor's Office. Prior to that she served as the Assistant Executive Deputy Secretary for Governor Andrew M. Cuomo overseeing the operations staff and Assistant Secretary for Intergovernmental Affairs for both Governor David A. Paterson and Governor Eliot Spitzer. She holds a B.A. in Communications from Boston College.



## **NGHP Holding Corporation**

**A subsidiary of the Dormitory Authority of the State of New York**

NGHP Holding Corporation (the “Corporation” or “NGHP”) is a separate public benefit corporation established as a subsidiary by the Dormitory Authority of the State of New York. NGHP has the authority, in accordance with Section 1678 (25) of the Public Authorities Law, to hold title to, dispose of, and perform the functions of an owner of certain real and personal property formerly owned by North General Hospital (“NGH”).

On July 2, 2010, NGH filed a voluntary petition for relief under the United States Bankruptcy Code. The Bankruptcy Court issued an order (the “Confirmation Order”), confirming the Plan of Liquidation, pursuant to which NGH’s real estate was conveyed to NGHP, as the Authority’s designee. Certain parcels of the real estate were sold by NGHP. NGHP and the New York City Health and Hospitals Corporation (“HHC”) entered into a Lease Agreement (the “HHC Lease”) pursuant to which NGHP leased the Main Building to HHC to be renovated by HHC for use as a Long Term Acute Care Hospital (LTACH).

Pursuant to the Confirmation Order, a liquidation trustee (the “Liquidation Trustee”) appointed by the Bankruptcy Court liquidated all of the other assets of NGH and settled and paid or reserved for remaining claims of creditors.

The Liquidation Trustee has now resolved all claims submitted by unsecured creditors. DASNY received an additional payment during the year and may receive one more small payment to close out the Liquidation Trustee accounts.

Reconstruction and renovation work on the Main building was completed and opened as a LTACH in November 2013. Rental payments from HHC to NGHP were not due until HHC had received capital Medicaid reimbursement for the leased facility at the LTACH. NGHP received its first rental payment during the fiscal year. Rental payments are used by NGHP toward debt service on the outstanding DASNY Bonds.

## **Atlantic Avenue Healthcare Property Holding Corporation**

**A subsidiary of the Dormitory Authority of the State of New York**

Atlantic Avenue Healthcare Property Holding Corporation (“Atlantic Avenue”) is a separate public benefit corporation established as a subsidiary by the Dormitory Authority of the State of New York. Atlantic Avenue has the authority, in accordance with Section 1678 (25) of the Public Authorities Law, to hold title to, dispose of, and perform the functions of an owner of certain real and personal property formerly owned by Interfaith Medical Center (“IMC”).

IMC filed a petition under Chapter 11 of the Bankruptcy Code on December 2, 2012. On June 11, 2014, the Bankruptcy Court confirmed a Chapter 11 Plan that became effective on June 19, 2014. The Chapter 11 Plan provided for, among other things, a restructured Interfaith (“New IMC”) to operate a hospital subject to a lease and related agreement with Atlantic Avenue, with Atlantic Avenue receiving title to IMC’s real property.

To fund the ongoing operations following its emergence from Bankruptcy, New IMC has been receiving regular operating assistance from the State. In addition, with DOH’s approval, DASNY has made a new loan to New IMC from the Restructuring Pool to finance the purchase of new

chillers. The chiller purchase will enable New IMC to avoid having to rent chillers at an annual rental of approximately \$1 million. New IMC is participating in the Delivery System Reform Incentive Program (DSRIP) Preferred Provider System led by Maimonides Medical Center.

New IMC, Brookdale University Hospital Medical Center and Kingsbrook Jewish Medical Center have established One Brooklyn Health System as their collective parent. In January, Governor Cuomo announced the award of \$664 million of funding to One Brooklyn Health System, a portion of which is to be used for improvements to the healthcare facilities owned by Atlantic Avenue and operated by New IMC.

New IMC has been timely with all its rent payments at an agreed-upon reduced rental during the fiscal year. These rent payments were adequate for the August 15, 2017 bondholder interest-only payment, but not for the larger principal and interest payment due on February 15, 2018, with the balance funded by the State pursuant to its Service Contract entered into in connection with the issuance of the bonds.



# Audited Financial Statements

## **DORMITORY AUTHORITY OF THE STATE OF NEW YORK**

(A Component Unit of the State of New York)

Basic Financial Statements

March 31, 2018

(With Independent Auditors' Report Thereon)



KPMG LLP  
515 Broadway  
Albany, NY 12207-2974

## Independent Auditors' Report

The Board of Directors  
Dormitory Authority of the State of New York:

### **Report on the Basic Financial Statements**

We have audited the accompanying basic financial statements of the Dormitory Authority of the State of New York (DASNY), a component unit of the State of New York, which comprise the statement of net position as of and for the year ended March 31, 2018, and the statements of revenues, expenses, and changes in net position, and cash flows for the year then ended, and the related notes to the financial statements.

### ***Management's Responsibility for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with U.S. generally accepted accounting principles; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### ***Auditors' Responsibility***

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### ***Opinion***

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of DASNY, as of March 31, 2018, and the changes in its financial position and its cash flows for the year then ended in accordance with U.S. generally accepted accounting principles.



## **Other Matters**

### *Required Supplementary Information*

U.S. generally accepted accounting principles require that the management's discussion and analysis on pages 3–22, the schedule of funding progress for the retiree health plan on page 55, the schedule of proportionate share of the net pension liability on page 56, and the schedule of pension contributions on page 57, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### *Other Information*

Our audit was conducted for the purpose of forming an opinion on the basic financial statements of DASNY. The other information accompanying the basic financial statements as listed in the table of contents of DASNY's annual report is presented for purposes of additional analysis and is not a required part of the basic financial statements. This other information has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

## **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated June 20, 2018 on our consideration of DASNY's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of DASNY's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering DASNY's internal control over financial reporting and compliance.

**KPMG LLP**

Albany, New York  
June 20, 2018

## **DORMITORY AUTHORITY OF THE STATE OF NEW YORK**

(A Component Unit of the State of New York)

Management's Discussion and Analysis

March 31, 2018

(Unaudited)

The following discussion and analysis of the Dormitory Authority of the State of New York's (DASNY) financial performance provides an overview of DASNY's activities as of and for the year ended March 31, 2018. It should be read in conjunction with DASNY's financial statements that follow this section. This discussion and analysis is intended to serve as an introduction to DASNY's basic financial statements, which are comprised of the financial statements and the notes to the financial statements.

### **Background**

DASNY is a public benefit corporation, an independent corporate agency with governmental functions delegated to it by the State of New York (the State), and is authorized to finance, design, construct or rehabilitate buildings for use by various public and private not-for-profit corporations.

DASNY is governed by an eleven member Board composed of the Director of the Budget of the State, the Commissioner of Education of the State, the Commissioner of Health of the State, the State Comptroller or one member appointed by him or her, five members appointed by the Governor, with the advice and consent of the Senate, one member appointed by the Temporary President of the State Senate, and one member appointed by the Speaker of the State Assembly. All bonds and notes issued by DASNY must also be approved by the New York State Public Authorities Control Board.

### ***DASNY Lines of Business***

DASNY's two primary lines of business are debt issuance and construction management, which are supported by DASNY's operating activities. Both lines of business derive the majority of their business from public clients (88% average over the last 5 years), the majority of which comes from our construction management activities (81% average over the last 5 years).

As a part of its operating activities, DASNY also devotes significant efforts to the administration of grants authorized by the State and payable to a variety of public and private grantees from proceeds of bonds issued by DASNY. DASNY has a staff of approximately 530 located in three main offices (Albany, New York City and Buffalo) and at approximately 60 field sites across the State. DASNY provides services to various clients within two major categories: private institutions, which generally include clients qualified under Section 501(c)(3) of the Internal Revenue Code (e.g. not-for-profit healthcare clients and independent colleges, universities and other not-for-profits), and public entities, which include the State University of New York (SUNY), the City University of New York (CUNY), New York State (NYS) agencies and municipal facilities. DASNY's clients, both public and private, typically have alternatives to using the debt issuance and construction management services offered by DASNY.

### ***DASNY Operating Activities***

DASNY operating revenues primarily result from financing fees related to debt issuances, annual administrative fees related to ongoing bond management, and construction fees related to project management and other construction-related services provided. Generally, private institutions and the State's mental hygiene program pay a financing fee upon issuance of the bonds and notes and an ongoing annual administrative fee throughout the term of the bonds and notes based on a percentage of either the original par amount or the par amount outstanding, depending on the fee structure in place when the bonds or notes were issued. Other public clients (e.g., CUNY, SUNY, NYS agencies, and court facilities) pay financing and administrative fees in amounts equal

## **DORMITORY AUTHORITY OF THE STATE OF NEW YORK**

(A Component Unit of the State of New York)

Management's Discussion and Analysis

March 31, 2018

(Unaudited)

to their respective allocable share of DASNY operating expenses applicable to financing and ongoing bond management activities. Construction fees for public and private clients are generally equal to the allocable amount of DASNY operating expenses attributable to the construction services provided.

### Construction Management

DASNY's Construction Management business consists of two levels of service – DASNY-Managed and reimbursement based (Certified Construction).

For DASNY-Managed projects, these services include direct project management as well as ancillary services including design preparation and review, bidding, negotiating, and administering contracts for construction, acquisition of furniture, fixtures and equipment, and on-site project management. DASNY generally provides project management services on the projects that are funded from bonds and notes issued by DASNY on behalf of most of its public clients. DASNY also provides its Construction Management services to certain other public clients, with the cost of such projects funded from amounts provided by the clients. DASNY's statutorily authorized client base continues to grow. At any given time, DASNY actively manages 600-1,000 projects of varying sizes ranging from several thousand dollars to several hundred million dollars.

Certified Construction Disbursements represent disbursements for projects where DASNY does not provide any construction services, but rather, the individual clients manage the construction and DASNY reimburses the clients for expenditures made. This category includes construction disbursements made on behalf of most not-for-profit healthcare, independent colleges, universities, and other not-for-profits, as well as SUNY educational facilities, certain State grant programs, public school districts, Boards of Cooperative Educational Services (BOCES) and Special Act School Districts.

### Debt Issuance

DASNY is a conduit debt issuer. Under existing law, and assuming continuing compliance, interest on most bonds and notes issued by DASNY has been determined to be excludable from gross income for federal tax purposes. DASNY issues debt for three purposes, for both its public and private clients:

New money debt – to fund new money projects and grants;

Refunding debt – to refund previously issued DASNY bonds; and

Refinancing debt – to refund or refinance non-DASNY bonds and commercial loans

DASNY's Debt Issuance activities also include various types of bond retirements:

Scheduled redemptions – bonds retired in accordance with their respective amortization schedules

Refundings – bonds redeemed or defeased through DASNY's issuance of refunding bonds; and

## **DORMITORY AUTHORITY OF THE STATE OF NEW YORK**

(A Component Unit of the State of New York)

Management's Discussion and Analysis

March 31, 2018

(Unaudited)

Defeasances and early redemptions – bonds redeemed or defeased with:

1. funds deposited by institutions of which some amounts have been funded through the issuance of debt by other issuers or financial institutions;
2. proceeds from the sales of mortgages securing the related bonds; or
3. existing assets in bond accounts.

As a means to lower borrowing costs for the State and New York City (the City) and to cost effectively support their strategies to diversify their debt portfolios with a combination of fixed and variable rate debt and more closely match their assets and liabilities, DASNY enters into interest rate swap agreements at various times. DASNY's swaps are undertaken as a part of the State's and City's overall debt management programs. DASNY is only obligated to make swap payments from monies paid to it by the State or City pursuant to lease and financing agreements related to the State and City-supported bonds. More detailed information regarding DASNY's interest rate exchange agreements, including their requirements and risks, are presented in notes 7 and 8 to the basic financial statements.

All of DASNY's outstanding bonds and notes are special obligations payable solely from payments required to be made by or for the account of the client for which the particular special obligations were issued. Such payments are pledged or assigned to the trustees for the holders of the respective special obligations. DASNY has no obligation to pay its special obligations other than from such payments. In addition, certain bond and note issues are also secured by other forms of credit enhancement, including municipal bond insurance and bank letters of credit. DASNY monitors the ratings of credit enhancers and takes appropriate actions as required under the provisions of the related bond documents. DASNY also works closely with its clients to identify and implement strategies, including refunding bonds, converting interest rate modes, and adding or substituting liquidity facilities, to mitigate the effects of market changes as well as downgrades to credit enhancer ratings. See note 7 to the basic financial statements for a further discussion of bonds and notes outstanding.

### **Executive Summary**

At DASNY, we constantly evolve to meet the needs of our clients and remain competitive. During 2018, DASNY initiated an organization-wide effort- One DASNY- to integrate our resources in finance and construction services to focus on three key goals: Top-line Growth, Managing Risk and Creating Efficiencies. Through a bottom-up approach, seventeen work groups were formed with cross-functional emphasis aiming to deliver on those three key goals. There are numerous recommendations provided by the work groups that are being implemented and gaining efficiencies. Through One DASNY efforts, DASNY continues to thrive, increase efficiency and be a long-term strategic partner to our clients.

DASNY has been working with the Department of Health and Empire State Development Corporation (ESDC) to optimize the integration of the Capital Region's life science assets and further accelerate the life science industry's growth and economic development potential. In its 2018 fiscal year budget, New York State appropriated \$150 million for a Life Sciences Public Health Initiative which included planning and development of a new NYS public health laboratory. The current Wadsworth Center is a premier public health institution

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committed to protecting and improving the health of New Yorkers through laboratory analysis, investigations and research, as well as laboratory certification and educational programs. In its subsequent 2019 budget, New York State appropriated an additional \$600 million to fully fund the NYS Life Sciences Public Health Laboratory. The basis of design document and site selection for the project are underway.

As part of expanding DASNY's construction services line of business and supporting local developments, DASNY is working with Empire State Development Corporation (ESDC) and Convention Center Development Corporation (CCDC) to deliver code permitting service in accordance with the New York State and New York City Building Codes for Moynihan Station and Javits Convention Center Expansion Projects. The Moynihan Station project includes code permitting for the Train Hall and redevelopment beyond the Train Hall with the expected completion date in the beginning of 2022. Javits Convention Center Expansion project includes code permitting for the Transformer Building and the 12<sup>th</sup> Avenue gate with the expected completion date by the end of 2020.

During 2018, DASNY continued its work with the New York City Housing Authority for public housing modernization, improvements for security upgrades and quality of life improvements for the residents following the state's authorization of \$200 million in the 2016-17 State budget and \$100 million in the 2015-16 State Budget. At the end of fiscal year 2018, DASNY has completed, or substantially completed 42 of the security installation projects. The remaining 13 active projects are all in various of stages. In addition to security projects, original exterior lighting, appliance installations and designs for Quality of Life projects are progressing.

DASNY's debt issuance activities had another strong year, issuing over \$8.6 billion in debt, an increase of \$1.9 billion, or 29% compared with the prior year. The increase was due primarily to the increased issuances from both public and private clients. Total outstanding bonds and notes balance was \$50 billion as of March 31, 2018.

### **Overview of Basic Financial Statements**

DASNY is considered a special-purpose government entity engaged in business-type activities and follows financial reporting for enterprise funds. The basic financial statements provide information about DASNY's overall financial condition. The notes provide explanations and more details about the content of the basic financial statements.

DASNY has elected the option under Governmental Accounting Standards Board (GASB) Interpretation No. 2, *Disclosure of Conduit Debt Obligations*, to report conduit debt in its basic financial statements. Pursuant to this election, DASNY's basic financial statements are a compilation of approximately 2,000 separate self-balancing accounts related to both the individual series of outstanding bonds and notes and the individual operating accounts for nonbonded projects, various special purposes and operations. DASNY does not commingle cash and investments.

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As a result of the inclusion of conduit debt, the majority of the activity reflected in the financial statements does not reflect DASNY's own financial position or health. Rather, the vast majority of activity reflected in the basic financial statements relates to:

1. monies held in the restricted accounts associated with the issuance of bonds and notes;
2. the collection of monies in accordance with the provisions of the underlying loan or financing agreements;
3. the payments to the holders of the bonds and notes in accordance with the provisions of the underlying bond and note resolutions; and
4. disbursements for construction and other loan activity.

This report consists of four parts: management's discussion and analysis, financial statements, the notes to the financial statements, and required supplementary information. The three financial statements presented are as follows:

- **Statement of Net Position** – This statement presents information reflecting DASNY's assets, deferred outflows of resources, liabilities, deferred inflows of resources and net position. Net position represents the amount of total assets and deferred outflows of resources less liabilities and deferred inflows of resources and is one way to measure DASNY's financial position. Net position is comprised of Unrestricted Net Position, related to DASNY's operating activities, Restricted Net Position, related to monies held in the restricted bond and note accounts, and Net Investment in Capital Assets, primarily related to its Albany headquarters building. Restricted Net Position remains in the accounts of each of the individual bond or note issues and accrues to the benefit of the respective client institutions. At final maturity, the restricted net position of an individual bond or note issue will be \$0.
- **Statement of Revenues, Expenses, and Changes in Net Position** – This statement reflects DASNY's operating and nonoperating revenues and expenses for each year. The majority of DASNY's revenue and expense activity does not relate to operations, rather it relates to activity in the restricted accounts of the individual series of bonds and notes. In some years, revenues exceed expenses in restricted bond and note accounts. In other years, expenses exceed revenues in restricted bond and note accounts as accumulated revenues are utilized for various purposes. Restricted net position remains in each of the individual bond or note issues and accrues to the benefit of the respective client institutions.
- **Statement of Cash Flows** – The statement of cash flows is presented using the direct method of reporting which reflects cash flows from operating, noncapital financing, capital financing, and investing activities. Cash collections and payments are reflected in this statement to arrive at the net increase or decrease in cash for the fiscal year. The statement also includes a reconciliation between operating income or loss per the Statement of Revenues, Expenses, and Changes in Net Position to net cash from operating activities per the Statement of Cash Flows.

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### **Discussion of DASNY Lines of Business Activities**

#### ***DASNY Operating Activities***

DASNY's internal operating expenses totaled approximately \$84 million and \$77 million during 2018 and 2017 respectively, of which 13% and 12% were allocable to private institutions, while 87% and 88% were allocable to public programs.

DASNY's personal service expenses totaled approximately \$75 million and \$68 million during 2018 and 2017, respectively, of which 80% and 79% were associated with Construction Management activities.

#### ***Debt Issuance Activities***

##### **Bonds and Notes Issued**

As the charts below illustrate, DASNY's Debt Issuance activity for the last two years has been primarily for new money and refundings with more than half of the activity coming from public clients. During 2018, the par value of bonds issuance increased \$1.9 billion, or 29% from the prior year to \$8.6 billion. While new money and refunding issuances represented the majority of DASNY's debt issuances in both 2018 and 2017, an increase in refinancings in 2018 decreased the relative size of combined new money and refunding issuances to 87% (from 96%). The charts on the following page provide additional detail regarding the three types of issuances by client type.

The 2018 increase in the par value of bonds issued was due primarily to the increases of new money and refinancing issuances from public clients, offset by a small decrease of refunding issuances. The increases in new money and refinancing issuances also drove the shift in the public-to-private proportion with the public share increasing from 55% in 2017 to 83% in 2018 primarily due to approximately \$3.5 billion of new money, refundings and refinancings issuances to SUNY and a reduction of approximately \$1.5 billion from private clients.

There were no par reofferings during 2018 compared to the \$33 million par of reofferings occurred during 2017 which are not included in the debt issuance activities discussed above. Reofferings are carried out to effectuate conversions of variable to fixed rate bonds, changes in interest rate modes for variable rate bonds, and changes in liquidity facilities for variable rate bonds.

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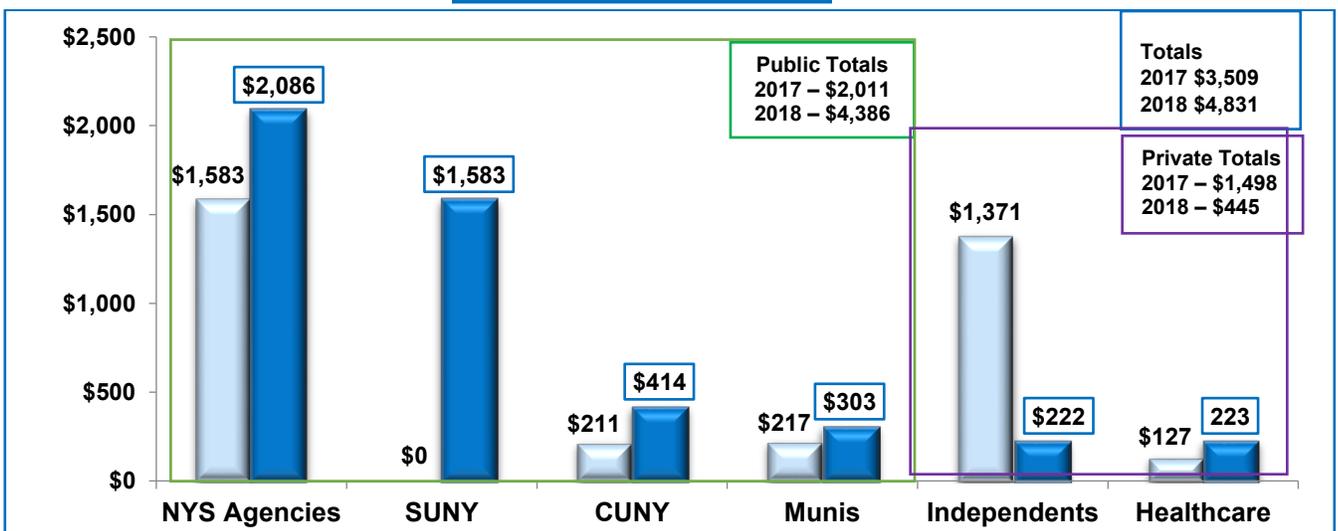
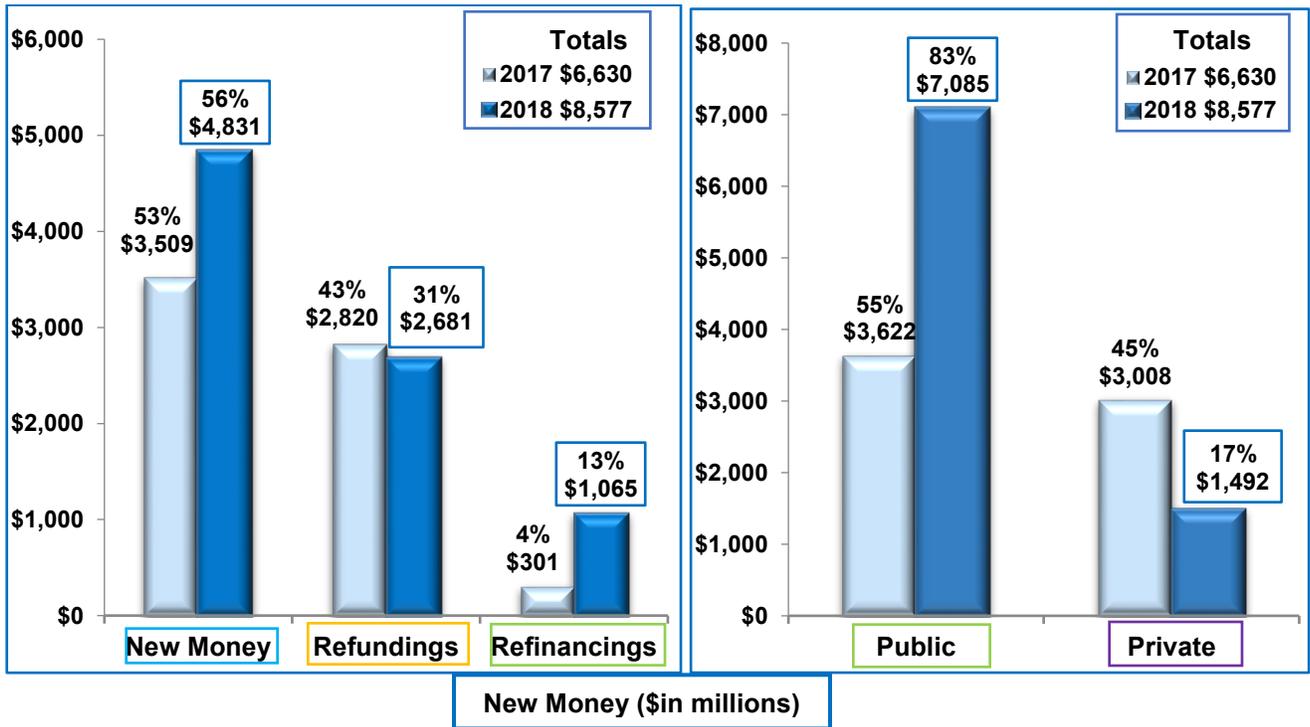
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**Par Amount of Bonds and Notes Issued (\$in millions)**

These amounts vary from the amounts reflected in Proceeds from Issuance of Bonds and Notes on the Statement of Cash Flows due to the inclusion of the net premium received on the bonds and notes issued in the Statement of Cash Flows.



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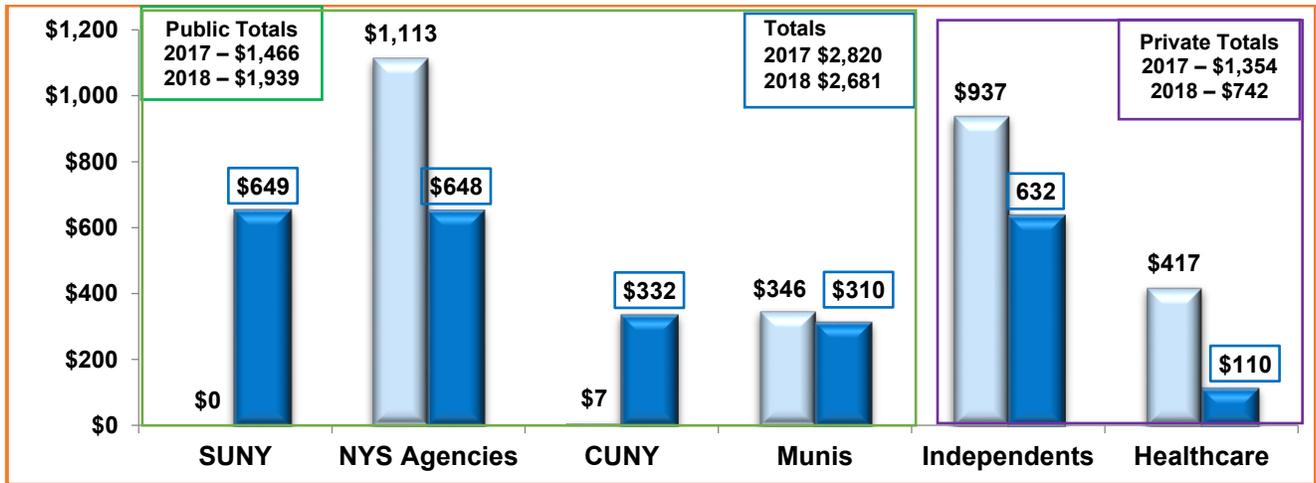
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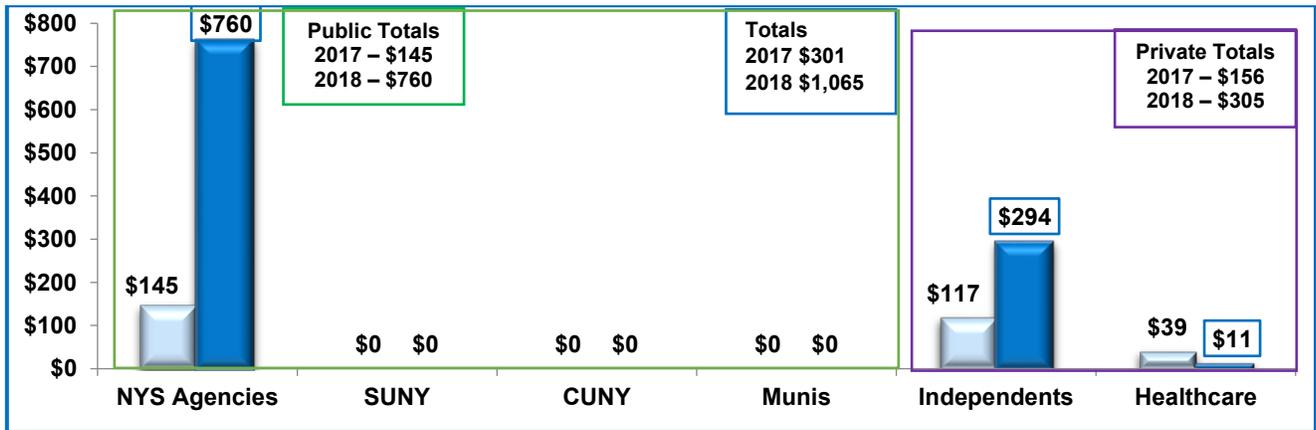
March 31, 2018

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**Refundings (\$in millions)**



**Refinancings (\$in millions)**



Bonds and Notes Retired

As shown in the charts below, refundings of DASNY bonds contributed approximately 48% of DASNY's bond retirement activity in 2018 and with a lower level of refundings from private clients being the primary driver of the decrease in retirement activity from 2017. Private clients' previous refundings have decreased the opportunity for these clients to leverage lower interest rates to reduce their outstanding debt and interest expense. As shown in the charts on the next page, the reduction in private client refundings combined with an

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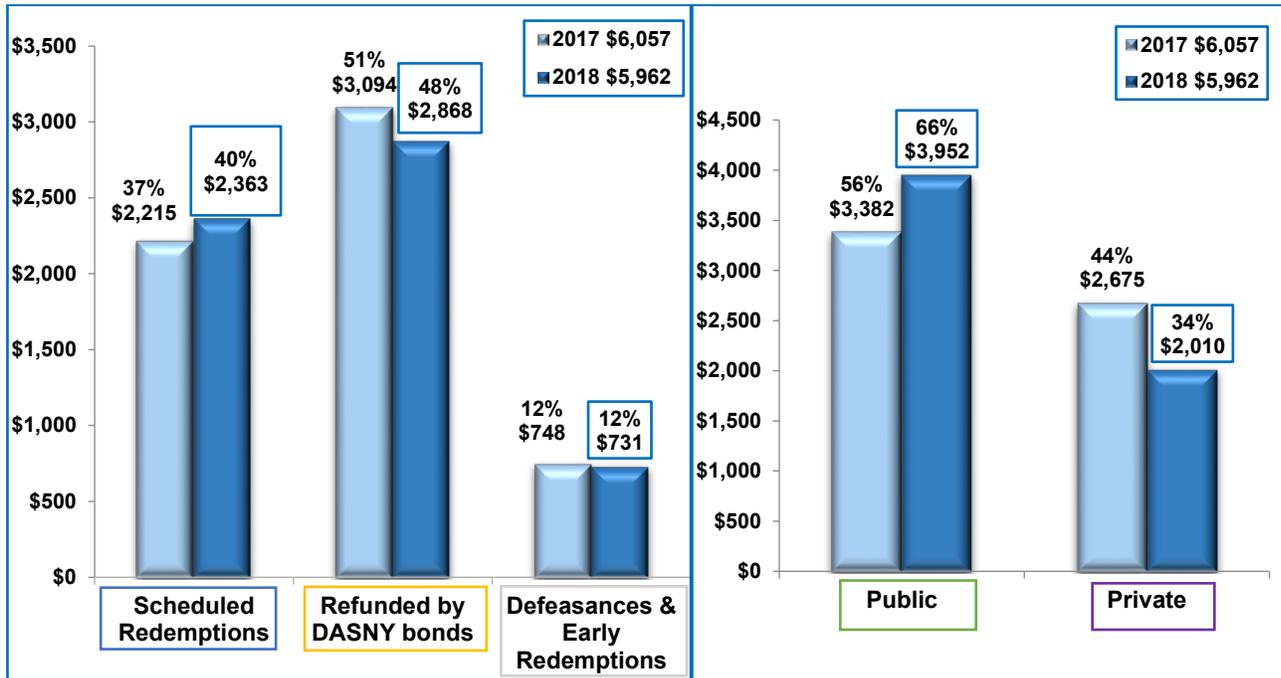
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increase for public clients, resulted in an increase in the public clients' portion of the total bonds retired to 66% (from 56%).

**Par Amount of Bonds Retired (\$in millions)**



The amount refunded by DASNY presented above varies from the amount of refunding debt issued shown in the previous chart due to several factors. Original issue premium on the new bonds issued, balances available in existing bond accounts, and lower interest rates on the new bonds as compared to interest rates on the prior bonds each reduce the amount of new bonds required to refund the prior bonds. The need to fund bondholder interest on the prior bonds through the final redemption dates increases the amount of new bonds required to refund prior bonds. Generally, the amount of refunding debt issued by DASNY is less than the amount of bonds refunded by DASNY.

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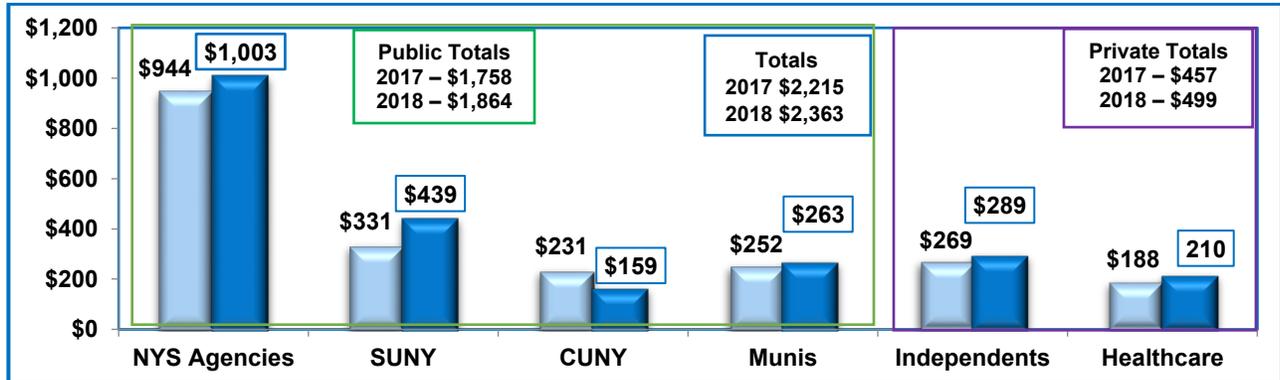
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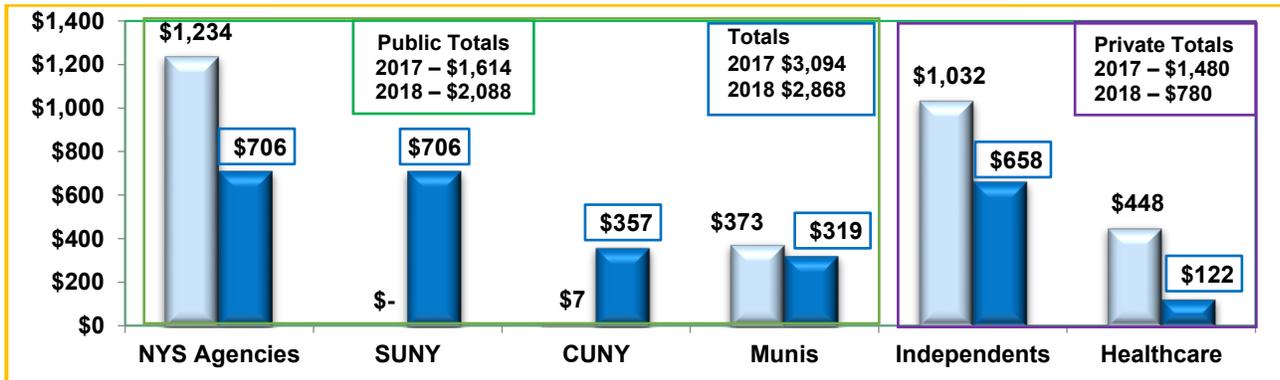
March 31, 2018

(Unaudited)

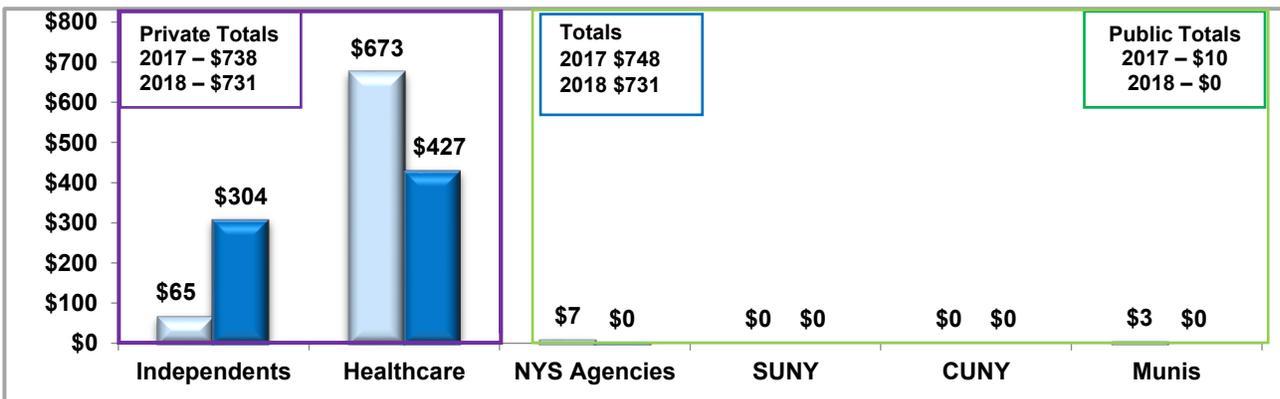
**Scheduled Redemptions by Client Type (\$in millions)**



**Refunded by DASNY Bonds by Client Type (\$in millions)**



**Defeasances & Early Redemptions by Client Type (\$in millions)**



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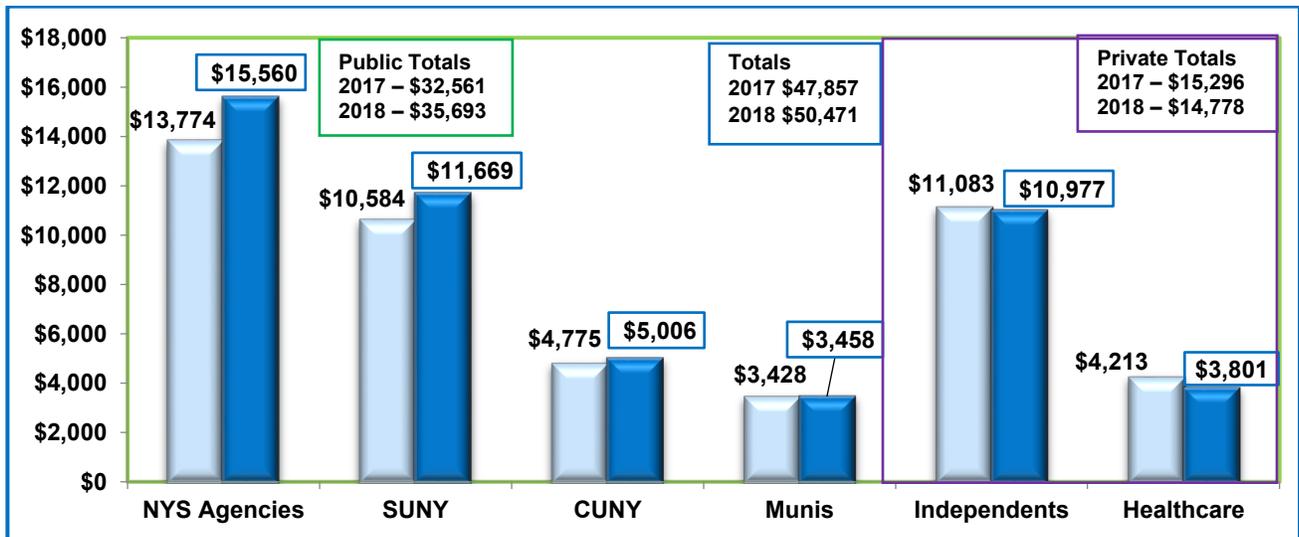
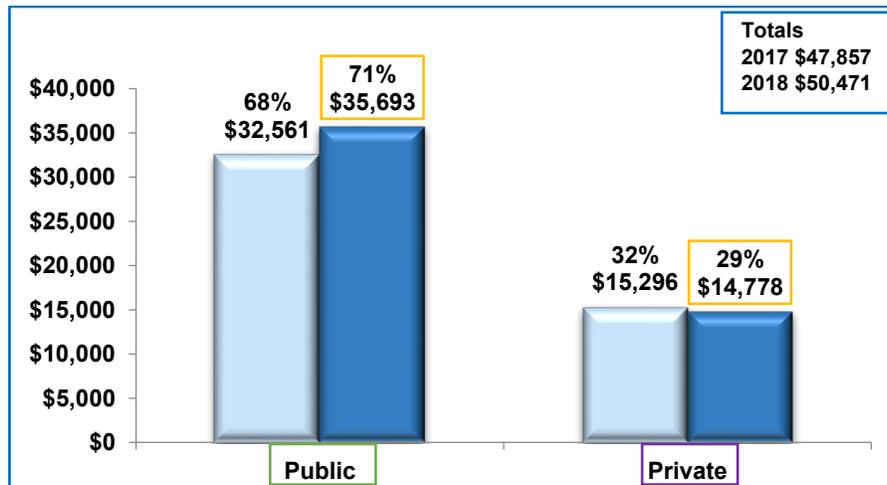
March 31, 2018

(Unaudited)

Bonds and Notes Outstanding

As shown below, approximately two-thirds of DASNY's outstanding bonds and notes are related to its public clients, with three-quarters of that portion related to NYS agencies and SUNY. During 2018, the outstanding balance increased \$2.6 billion (6%). (See note 7 to the financial statements for more detailed information.)

**Bonds and Notes Outstanding by Program as of March 31**  
(in millions)



The following three charts show the rollforward of Bonds and Notes Outstanding as of March 31, 2017 and March 31, 2018. Net New Money is the net balance of New Money and Scheduled Redemptions, Net

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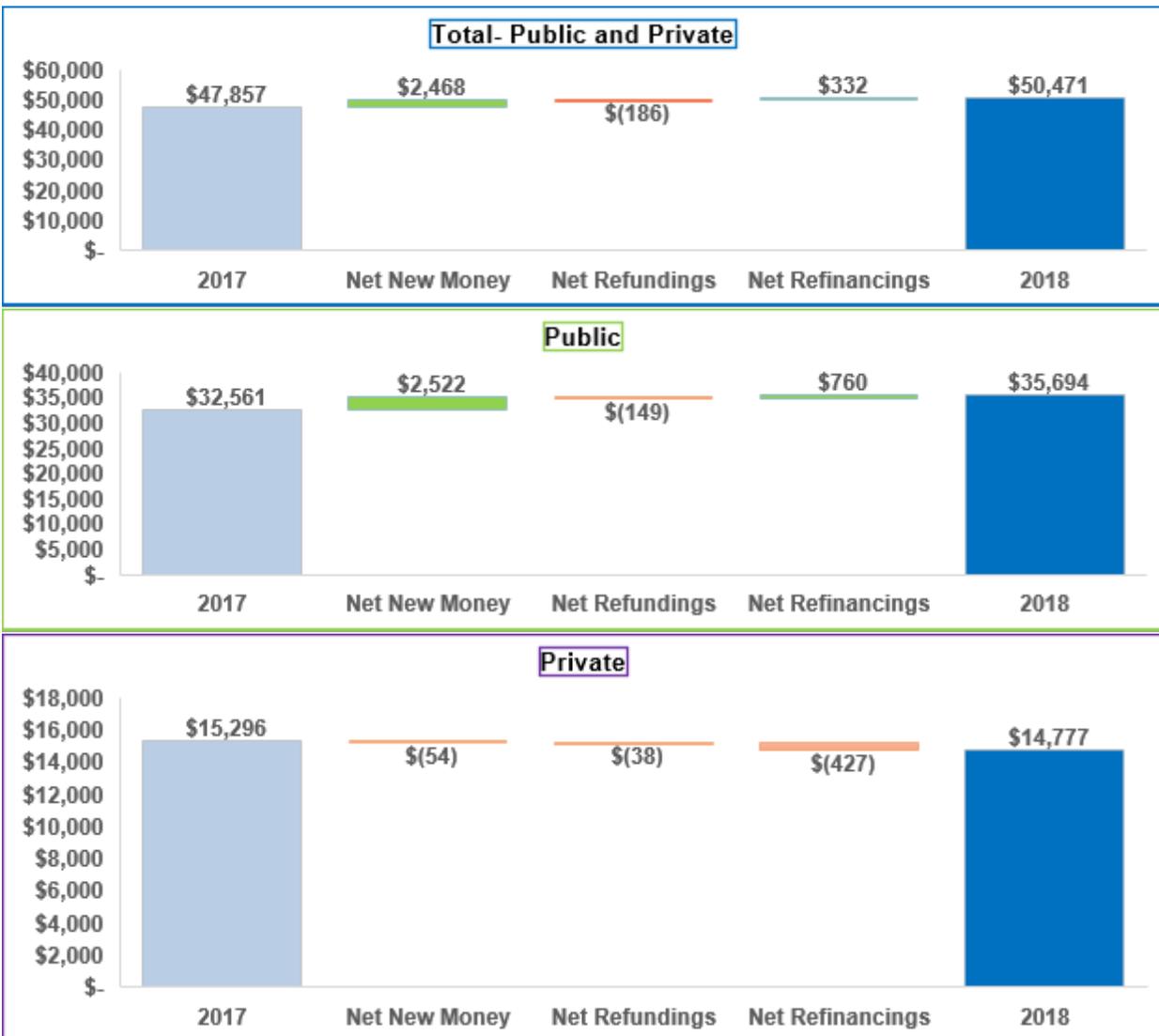
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Refundings is the net balance of Refundings and Refunded by DASNY bonds, and Net Refinancings is the net balance of Refinancings and Defeasances & Early Redemptions.

As shown below, the increase of Bonds and Notes Outstanding as of March 31, 2018 was due primarily to the increase of Net New Money from public clients, partially offset by the decrease of Net Refinancings from private clients.

**Bonds and Notes Outstanding Rollforward as of March 31**  
(\$in millions)



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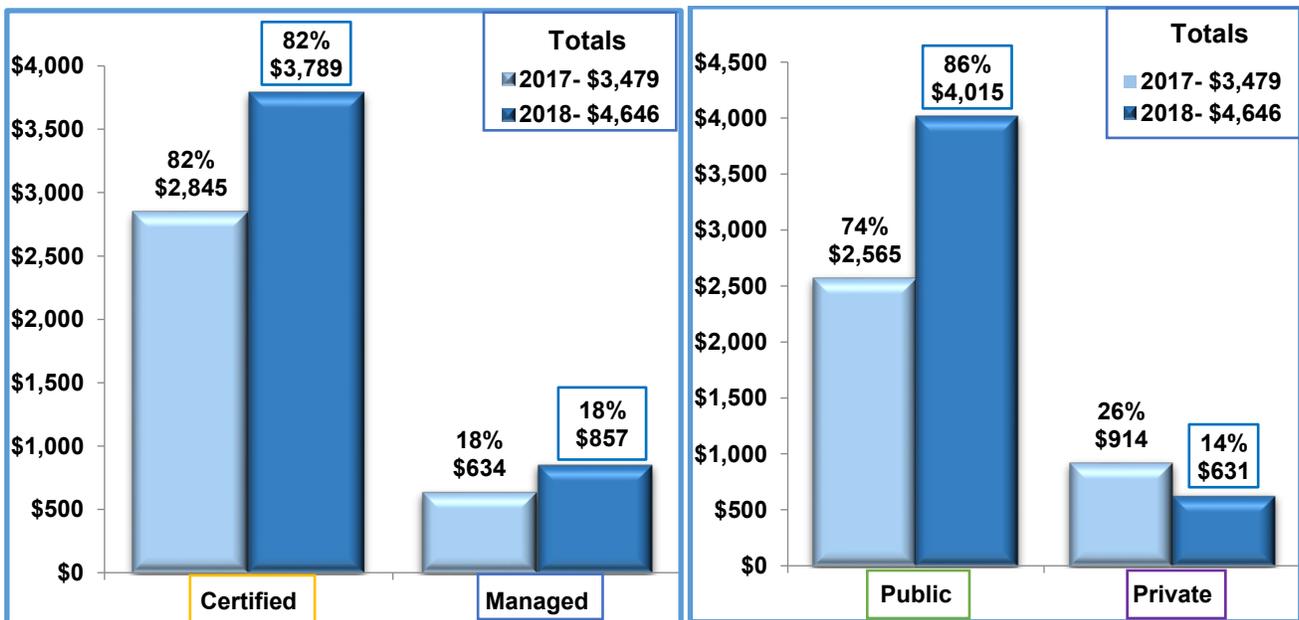
March 31, 2018

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**Construction Management Activities**

As described in the Background section, DASNY's Construction Management activities consist of two types of disbursements – reimbursements to clients for projects they manage internally (Certified Construction Disbursements) and vendor payments for projects DASNY manages (DASNY-Managed Projects). As shown below, the majority (approximately 82%) come from reimbursements to clients for their internally managed projects. From a customer perspective, DASNY's Construction Management activities are concentrated (nearly 86%) with its public clients. During 2018, increased activity for Certified Construction Disbursements of \$1.2 billion for public clients drove the overall increase in activity between 2017 and 2018. This increase, combined with a \$0.3 billion decrease in private clients lowered the private clients' proportionate share of total construction expenditures to 14% from 26%.

**Construction and Loan Disbursements\* (\$in millions)**



\* Included in the captions "Construction, Loan and Other Disbursements" and "Project Funds Disbursed" on the Statement of Cash Flows. These captions also included loan payoffs, defeasance of non-DASNY debt, costs of issuance, and capitalized fees and expenses.

The charts on the next page provide additional detail regarding the two types of construction disbursements, by client type. They show that even within the public clients there is a clear concentration of business, with nearly half of DASNY's Construction Management activities coming from CUNY.

In 2018 and 2017, Certified Construction Disbursements for NYS Agencies and SUNY programs totaled \$3,101 million and \$1,778 million, respectively, accounting for approximately 82% and 62% of the Certified Disbursements in each year and over half of each year's total construction disbursements.

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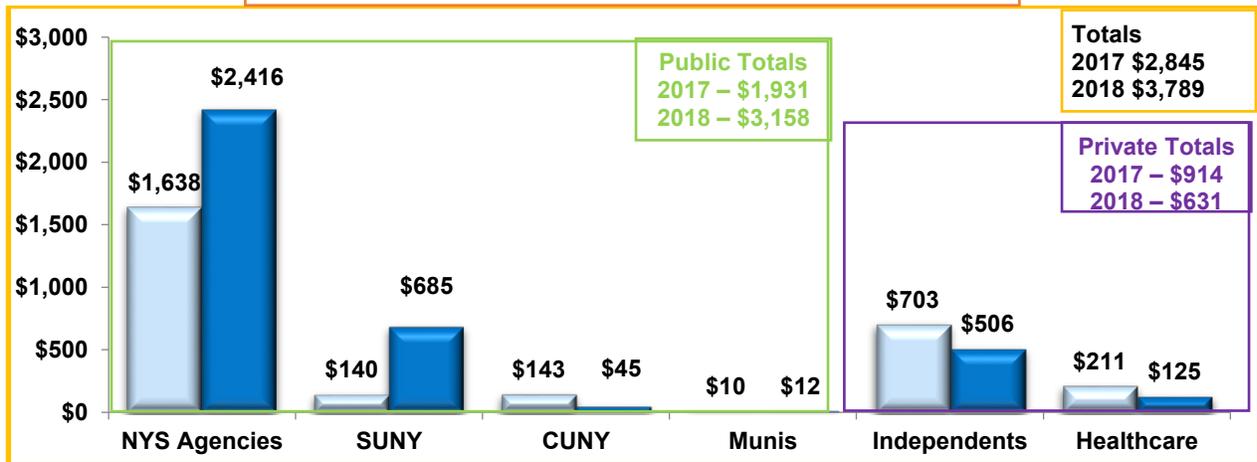
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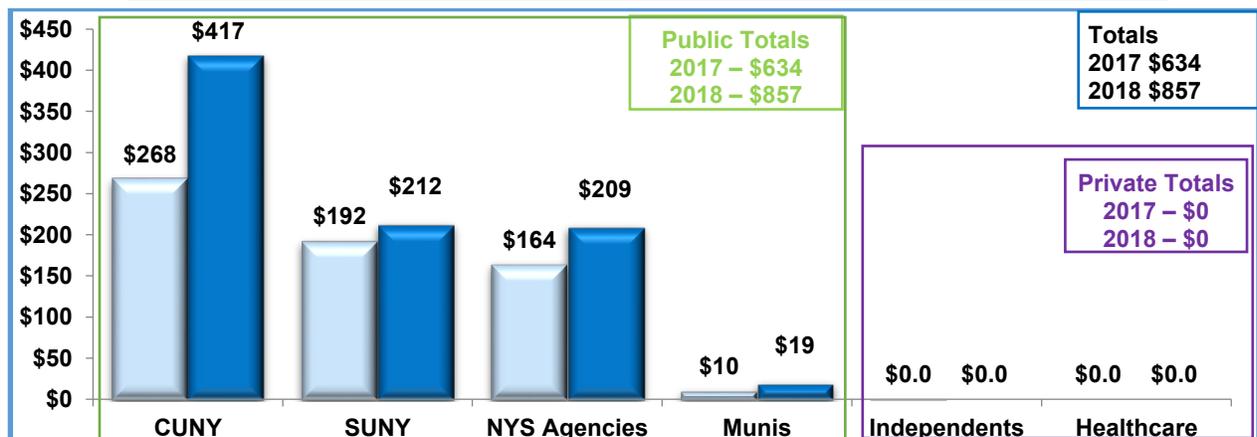
(Unaudited)

While the DASNY-Managed Projects represent only 18% of the total construction disbursements, this activity is significant in terms of DASNY's operations. At any point in time, DASNY is actively managing 600-1,000 construction projects with the personnel needed to support this work accounting for more than 79% of DASNY's operating expenses. DASNY generates fees from these clients that are generally equal to their allocable amount of DASNY operating expenses attributable to the construction services provided.

**Certified Construction Disbursements by Program  
(\$in millions)**



**Construction Disbursements for DASNY- Managed Projects by Program  
(\$in millions)**



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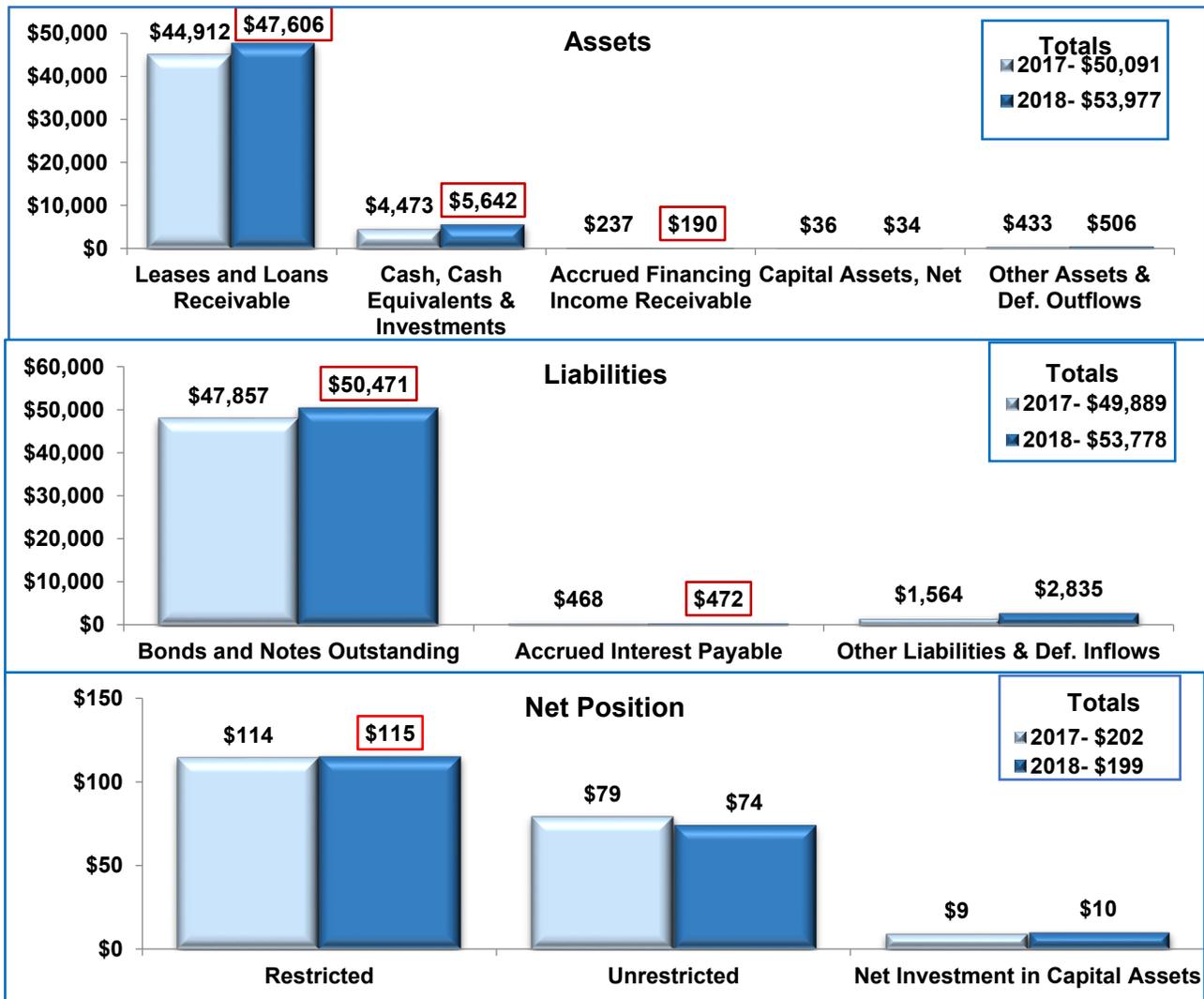
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**Financial Analysis**

**Statement of Net Position**

As shown by the red boxes in the charts below, and as described in the Background section, DASNY's conduit debt comprises the majority of DASNY's Statement of Net Position, making up nearly all of the Assets (majority of the cash, cash equivalents and investments are related to conduit debt) and Liabilities and more than two-thirds of the Net Position balances.

**Condensed Summary of Net Position as of March 31 (\$in millions)**



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Assets

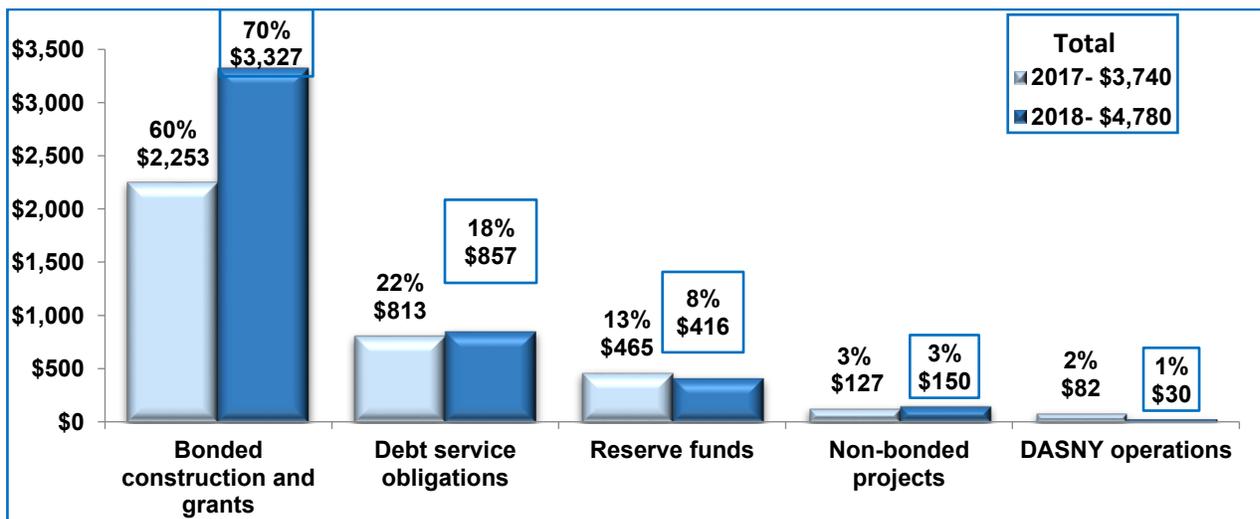
DASNY's assets are comprised primarily of (1) Leases and Loans Receivable, and (2) Cash, Cash Equivalents and Investments. The balance of DASNY's assets include (1) Accrued Financing Income Receivable, (2) DASNY's capital assets and those of its subsidiary Atlantic Avenue Holding Corporation, and (3) Other Assets.

Leases and Loans Receivable represents accumulated construction costs for each project, net of principal repayments from clients, client contributions, and investment earnings on construction accounts. When a project is completed, the receivable will equal the bonds or notes outstanding net of any bond proceeds deposited in reserve accounts. Potential fluctuations result primarily from the timing of disbursements for construction, loan, and other disbursements versus receipts of principal on leases and loans receivable, project contributions and income on investments in construction accounts. (See note 4 to the financial statements for more detailed information.)

Cash, Cash Equivalents and Investments primarily represent monies held for construction, reserves, or for payment of debt service on outstanding bonds and notes. Such monies are held in trust by a trustee bank for the benefit of bondholders. DASNY generally records investments at fair value. Fluctuations result primarily from differences between the timing of receipt of proceeds from new money bond issues and the disbursement of those proceeds for construction and other activities.

As highlighted in the chart below, DASNY's investment portfolio consists primarily (88%) of funds for (1) construction projects and grant programs financed by DASNY-issued bonds, and (2) debt service obligations. (See note 3 to the financial statements for more detailed information.) Investment balances increased by \$1.0 billion (28%) during 2018 due primarily to the issuance of Sales Tax Revenue Bond in March 2018.

**Investment Balances by Purpose as of March 31\* (\$in millions)**



\* An additional \$345 million and \$307 million of money market funds as of March 31, 2018 and 2017, respectively, managed by DASNY is reflected in the Statement of Net Position as a component of Cash and Cash Equivalents.

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Accrued Financing Income Receivable represents the amount of interest on bonds and notes due from clients since the last client loan repayment date through DASNY's fiscal year-end. Fluctuations result from accrued interest payable on new bond issues, changes in the balance of capital appreciation bonds, the conversion of variable rate bonds to fixed rate bonds and changes in the interest rate environment.

Capital assets represent the capital assets of a DASNY subsidiary (Atlantic Avenue Holding Corporation) and DASNY's Albany headquarters building (DASNY's Buffalo headquarters building is fully depreciated). Capital assets of DASNY's other subsidiary (NGHP Holding Corporation) are not reflected within this balance as the terms of this lease meet the criteria of a direct financing lease, and accordingly, is included in Other Receivables. DASNY's interest in capital assets financed through the issuance of bonds and notes on behalf of clients is recorded on the Statement of Net Position as a component of Leases and Loans Receivable. (See note 5 to the financial statements for more detailed information.)

Other Assets & Deferred Outflows include project funds receivables, accrued interest receivable on investments, deferred outflows of resources related to pensions, and other receivables.

### Liabilities

DASNY's liabilities are comprised primarily of Bonds and Notes Outstanding. The balance of DASNY's liabilities include (1) Accrued Interest Payable, and (2) Other Liabilities and Deferred Inflows of Resources.

Accrued Interest Payable represents interest due, but not yet paid, to the holders of outstanding bonds and notes from the last interest payment date through DASNY's fiscal year-end. Fluctuations result from accrued interest payable on new bond issues offset by a net decrease in the balance of capital appreciation bonds outstanding due to scheduled maturities as well as changes in the interest rate environment.

Other Liabilities & Deferred Inflows include accounts payable, amounts due to NYS, unearned financing income, amounts held for institutions, deferred inflows of resources related to pensions and unearned fees.

### Net Position

DASNY's net position consists primarily of Restricted and Unrestricted Net Positions, as well as its Net Investment in Capital Assets.

Restricted Net Position relates to activity in the bonds and note accounts and is the largest component of DASNY's Net Position, accounting for more than two-thirds of the total.

Unrestricted Net Position relates to DASNY's operating activities and accounts for nearly one-third of DASNY's Net Position. The related assets include unrestricted cash and investments, including monies available to assist healthcare clients and program development accounts.

Net Investment in Capital Assets primarily relates to DASNY's headquarters building and related furniture and equipment.

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### Statement of Net Position – 2018 Activity

Overall DASNY's Statement of Net Position remained relatively stable in 2018. Increases in assets and liabilities (\$2.9 billion each) were driven by the net increase in bonds outstanding (issuances of \$8.6 billion less retirements of \$6.0 billion), related Leases and Loans Receivable, and Cash and Cash Equivalents. Restricted Net Position remained relatively flat in 2018 compared with 2017.

### **Statement of Revenues, Expenses, and Changes in Net Position**

As shown on the charts on the next page, the majority of DASNY's revenues and expenses relates to activity associated with the bonds and notes DASNY issues rather than its own operations. The revenues generated in restricted bond and note accounts accumulate until needed. In some years, revenues exceed expenses in restricted bond and note accounts, usually as a result of income on investments and contributions of cash and investments. In other years, expenses exceed revenues in restricted bond and note accounts as accumulated revenues are utilized, usually for payment of debt service, redemption of bonds and notes or transfers to escrow in connection with refundings.

The activity associated with the bonds and notes DASNY issues is reflected in the following categories:

1. *Financing Income* – interest payments from clients
2. *Income on Investments* – primarily income on restricted bond and note accounts other than construction accounts:
  - Income on investments in construction accounts is reflected in the Statement of Net Position as a component of Leases and Loans Receivable since the earnings are generally used for project costs.
3. *Other Revenues* – primarily income on investments transferred from construction accounts and contributions of cash and investments.
4. *Interest on Bonds and Notes* – interest payments to bondholders
5. *Other Expenses* – primarily transfers of accumulated Restricted Net Position and current year revenues to escrow in connection with refundings, amounts returned to institutions, reductions of leases and loans receivable due to redemption of bonds, arbitrage expense, program expenses and administrative fees paid from restricted accounts.

Financing Income and Income on Investments on certain restricted bond and note accounts are used to pay interest on bonds and notes.

Fluctuations in Other Revenues reflect the relative amounts of contributions deposited to meet reserve requirements along with investment income available in construction accounts and transferred to other restricted bond and note accounts.

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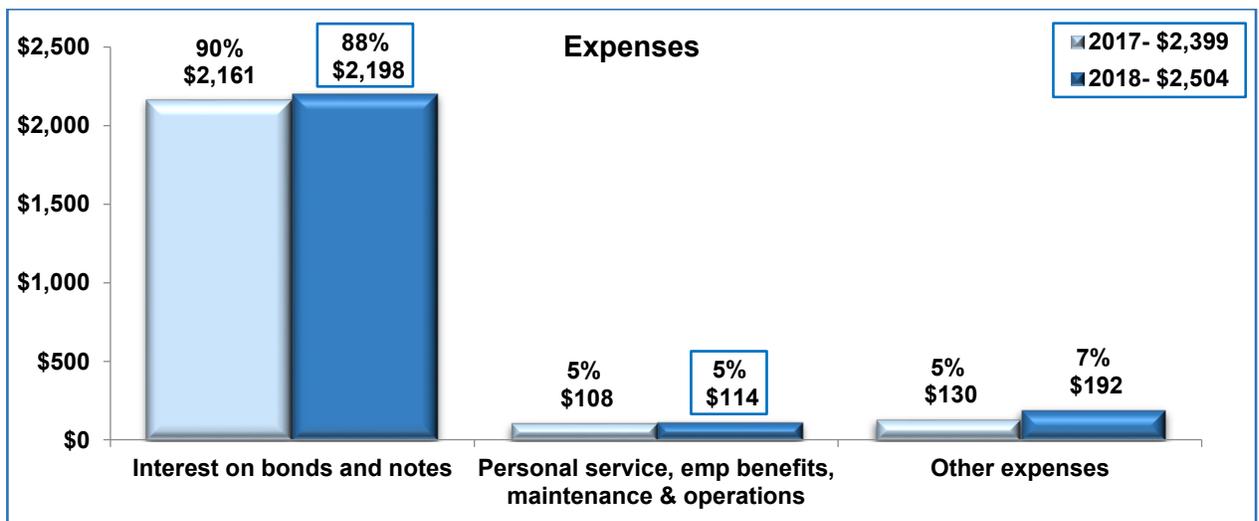
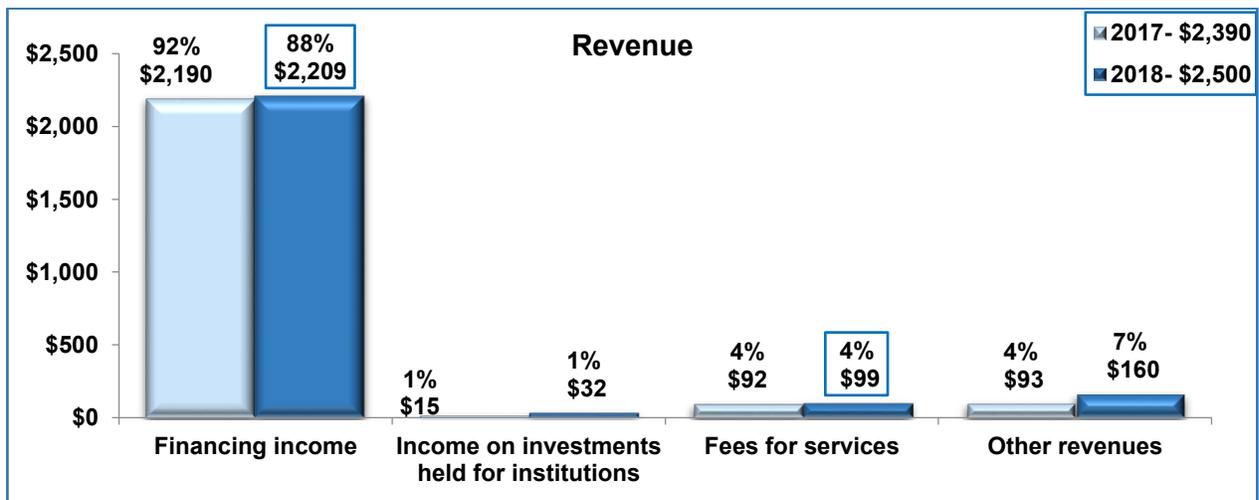
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DASNY's operating activity is primarily reflected in the following categories:

1. *Fees for Services* – financing fees and annual administrative fees related to ongoing bond management and construction services; and
2. *Costs of Operations* (Personal Service, Employee Benefits, Maintenance and Operations) – primarily for employee service and related benefits and taxes



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*Statement of Revenues, Expenses, and Changes in Net Position - 2018 Activity*

Financing Income and Interest on Bonds and Notes remained relatively stable during 2018, with slight increases primarily due to interest on new bond issues.

Fees for Services increased by \$7 million (8%) during 2018, primarily due to an increase in revenue from public clients for construction management and grant administration services.

Personal Service, Employee Benefits, and Maintenance and Operations increased by \$6.5 million (8%) during 2018, primarily due to increases in personal services and employee benefits. Personal services increased \$5.1 million primarily due to retroactive pay increases resulting from the conclusion of contract negotiations with DASNY's union, as well as higher salary and social security costs associated with the increase of full time employee counts. Benefits increased \$1.1 million primarily due to higher healthcare costs (due to higher premiums, additional enrollments and a higher proportion of costs being driven by retirees for whom DASNY generally contributes a larger share than for active employees).

**Request for Information**

DASNY's corporate headquarters is located at 515 Broadway, Albany, New York 12207-2964. The main telephone number is 518-257-3000. DASNY maintains an internet website which can be accessed from the following address [www.dasny.org](http://www.dasny.org).

All required secondary market disclosures for DASNY's private not for profit clients are done through Digital Assurance Certification LLC (DAC) which can be accessed through the following website: [www.dacbond.com](http://www.dacbond.com). All required secondary market disclosures for DASNY's public clients are available on the Municipal Securities Rulemaking Board's (MSRB's) Electronic Municipal Market Access (EMMA) website which can be accessed through the following website: [www.emma.msrb.org](http://www.emma.msrb.org). DASNY also provides additional information on its website at [www.dasny.org](http://www.dasny.org). In addition, while certain information pertaining to DASNY's debt issuances for certain of DASNY's public clients is available on the DAC website, DASNY, the bond trustee and the applicable client each have responsibilities with respect to the filing of material event notices and providing updated financial and operational data with EMMA.

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Statement of Net Position

March 31, 2018

(Dollars in thousands)

**Assets and Deferred Outflows**

Current assets:	
Cash and cash equivalents (note 3)	\$ 862,129
Investments (note 3)	962,062
Leases and loans receivable, net (note 4)	3,268,653
Project funds receivable	213,017
Accrued financing income receivable	190,060
Accrued interest receivable on investments	12,219
Other receivables (note 2g)	<u>42,571</u>
Total current assets	5,550,711
Investments (note 3)	3,817,656
Leases and loans receivable, net (note 4)	44,337,057
Project funds receivable	45,877
Other receivables (notes 2g and 12)	176,026
Capital assets, net (note 5)	<u>33,827</u>
Total assets	53,961,154
Deferred outflows related to pension (note 11)	<u>16,336</u>
Total assets and deferred outflows	<u>\$ 53,977,490</u>

**Liabilities and Deferred Inflows**

Current liabilities:	
Accounts payable and accrued expenses	\$ 459,724
Bonds and notes outstanding (notes 6 and 7)	3,527,434
Accrued interest payable	471,079
Unearned financing income	268,069
Amounts held for institutions (note 6)	287,464
Due to New York State (note 6)	1,257,594
Current portion of other long-term liabilities (note 6)	4,781
Unearned fees for services	<u>57,154</u>
Total current liabilities	6,333,299
Bonds and notes outstanding (notes 6 and 7)	46,944,027
Amounts held for institutions (note 6)	264,722
Due to New York State (note 6)	11,577
Other long-term liabilities (note 6)	<u>222,886</u>
Total liabilities	53,776,511
Deferred inflows related to pension (note 11)	<u>2,294</u>
Total liabilities and deferred inflows	<u>\$ 53,778,805</u>

**Net position**

Net investment in capital assets (note 5)	\$ 10,224
Restricted	114,204
Unrestricted (note 13)	<u>74,257</u>
Total net position	<u>\$ 198,685</u>

See accompanying notes to basic financial statements.

**DORMITORY AUTHORITY OF THE STATE OF NEW YORK**  
(A Component Unit of the State of New York)

Statement of Revenues, Expenses, and Changes in Net Position

Year ended March 31, 2018

(Dollars in thousands)

Operating revenues:	
Financing income	\$ 2,208,433
Income on investments held for institutions	32,271
Fees for services	99,388
Contributions of cash and investments	122,197
Other	<u>37,485</u>
Total operating revenues	<u>2,499,774</u>
Operating expenses:	
Interest on bonds and notes	2,197,898
Amounts returned to institutions	4,631
Reduction of leases and loans receivable due to redemption of bonds	21,726
Personal service and employee benefits	89,780
Maintenance and operations	24,078
Transfers to escrow	134,560
Other	<u>31,307</u>
Total operating expenses	<u>2,503,980</u>
Operating loss	(4,206)
Nonoperating revenues:	
Income on investments held for DASNY	<u>397</u>
Decrease in net position	<u>(3,809)</u>
Net position, beginning of year	<u>202,494</u>
Net position, end of year	<u>\$ 198,685</u>

See accompanying notes to basic financial statements.

**DORMITORY AUTHORITY OF THE STATE OF NEW YORK**  
(A Component Unit of the State of New York)

Statement of Cash Flows

Year ended March 31, 2018

(Dollars in thousands)

Cash flows from operating activities:	
Fees for services	\$ 97,079
Amounts received from institutions	124,164
Project funds received	230,260
Dormitory rent receipts	598,058
Permit and patient income receipts	1,708,792
Special purpose healthcare loan receipts	32,551
Other receipts	18,917
Personal service and employee benefits	(75,155)
Maintenance and operations	(24,035)
Permit and patient income transferred to New York State	(1,705,813)
Project funds disbursed	(260,650)
Dormitory rent disbursements	(584,153)
Amounts returned to institutions	(7,423)
Special purpose healthcare loan disbursements	(65,470)
Other disbursements	(27,787)
	<hr/>
Net cash provided by operating activities	59,335
	<hr/>
Cash flows from noncapital financing activities:	
Proceeds from the issuance of bonds and notes	9,853,188
Amounts transferred to escrow to defease debt	(3,067,083)
Principal repayments of bonds and notes	(2,626,700)
Interest paid on bonds and notes	(2,216,216)
	<hr/>
Net cash provided by noncapital financing activities	1,943,189
	<hr/>
Cash flows from capital financing activities:	
Acquisition of property and equipment	(1,341)
	<hr/>
Net cash used in capital financing activities	(1,341)
	<hr/>
Cash flows from investing activities:	
Purchases of investments	(14,322,138)
Proceeds from sales and maturities of investments	13,274,019
Income on investments	43,880
Construction, loan, and other disbursements	(5,660,273)
Principal receipts on leases and loans receivable	2,414,670
Financing income	2,377,351
	<hr/>
Net cash used in investing activities	(1,872,491)
	<hr/>
Net increase in cash and cash equivalents	128,692
Cash and cash equivalents, beginning of year	733,437
	<hr/>
Cash and cash equivalents, end of year	\$ 862,129
	<hr/> <hr/>

See accompanying notes to basic financial statements.

**DORMITORY AUTHORITY OF THE STATE OF NEW YORK**  
(A Component Unit of the State of New York)

Statement of Cash Flows

Year ended March 31, 2018

(Dollars in thousands)

Operating loss	\$	(4,206)
Adjustments to reconcile operating loss to net cash provided by operating activities:		
Depreciation expense		3,603
Interest on bonds and notes		2,197,898
Income on investments held for institutions		(32,271)
Financing income		(2,208,433)
Reduction of leases and loans receivable due to redemption of bonds		21,726
Investment transfers		(4,021)
Amounts transferred to escrow to defease debt		134,560
Other expenses		755
Change in assets and liabilities:		
Increase in leases and loans receivable		(971,328)
Decrease in deferred outflows of resources related to pensions		12,567
Increase in project funds receivable		(107,822)
Decrease in other receivables		18,189
Decrease in accounts payable and accrued expenses and other long-term liabilities, net of construction funds		(19,121)
Increase in due to New York State		1,077,012
Decrease in amounts held for institutions		(55,068)
Decrease in unearned fees for services		(4,024)
Decrease in deferred inflows of resources related to pensions		(681)
Total adjustments		63,541
Net cash provided by operating activities	\$	59,335

See accompanying notes to basic financial statements.

**DORMITORY AUTHORITY OF THE STATE OF NEW YORK**  
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Notes to Basic Financial Statements

March 31, 2018

**(1) DASNY**

The Dormitory Authority of the State of New York (DASNY) is a public benefit corporation established in 1944 and is governed by Title 4 and 4B, Article 8 of the Public Authorities Law of the State of New York. DASNY is an independent corporate agency with governmental functions delegated to it by the State of New York (the State). It is not a municipal corporation. DASNY employees are not employees of the State or of a civil service division thereof.

DASNY was established by the State as a public benefit corporation for the purpose of financing, designing, constructing, purchasing, reconstructing, and/or rehabilitating buildings (projects), including the acquisition of equipment, for a variety of public and private institutions. The private institutions for which DASNY is authorized to provide these services consist of colleges and universities, hospitals, nursing homes and various other entities that are specifically enumerated in DASNY's enabling legislation. The public institutions for which DASNY is authorized to provide these services include various agencies of the State, the City University of the City of New York (the City), the State University of the State of New York (SUNY), local school districts, cities and counties with respect to certain court and municipal facilities and for various other purposes as authorized by law. DASNY has also established lease financing programs that are used to finance the acquisition of equipment for various clients. DASNY is also authorized by statute to finance directly or indirectly certain student loans and on behalf of the State, to fund and administer grants to various public and private entities. To accomplish its purpose, DASNY has the power to borrow money and to issue negotiable bonds or notes, in conformity with the applicable provisions of the Uniform Commercial Code, and to provide for the rights of the holders of such debt instruments. DASNY's obligations are not a debt of the State. All bonds and notes issued by DASNY are subject to the approval of the Public Authorities Control Board of the State.

DASNY is authorized pursuant to Section 1678 (25) of the Public Authorities Law to establish subsidiaries for the purpose of limiting its potential liability when exercising its powers and duties in pursuit of remedies against a borrower that has defaulted in its obligations under a loan agreement or mortgage with DASNY.

On March 17, 2011, NGHP Holding Corporation (NGHP) was established as a subsidiary of DASNY in the form of a public benefit corporation as a result of North General Hospital's default under its loan agreements and mortgages with DASNY. North General Hospital filed a petition in bankruptcy and NGHP acquired certain real property assets subject to certain liabilities of North General Hospital on June 30, 2011 in accordance with the plan of liquidation approved by the Bankruptcy Court. NGHP is included in these basic financial statements as a blended component unit as DASNY's governing board serves as the governing board of NGHP and DASNY management has operational responsibility for NGHP.

On November 20, 2013, Atlantic Avenue Healthcare Property Holding Corporation (Atlantic Avenue) was established as a subsidiary of DASNY in the form of a public benefit corporation as a result of Interfaith Medical Center's default under its loan agreements and mortgages with DASNY. Interfaith Medical Center filed a petition in bankruptcy and Atlantic Avenue acquired certain real property assets subject to certain liabilities of Interfaith Medical Center on June 19, 2014 in accordance with the plan of reorganization approved by the Bankruptcy Court. Atlantic Avenue is included in these basic financial statements as a blended component unit as DASNY's governing board serves as the governing board of Atlantic Avenue and DASNY management has operational responsibility for Atlantic Avenue.

**DORMITORY AUTHORITY OF THE STATE OF NEW YORK**  
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Notes to Basic Financial Statements

March 31, 2018

In accordance with the Governmental Accounting Standards Board (GASB) Statement No. 14, The Financial Reporting Entity, as amended, DASNY is included in the financial statements of the State as a discretely presented component unit.

**(2) Summary of Significant Accounting Policies**

**(a) Basis of Reporting**

DASNY's basic financial statements have been prepared in conformity with U.S. generally accepted accounting principles for governments as prescribed by the GASB, which is the primary standard setting body for establishing governmental accounting and financial reporting principles.

**(b) Basis of Accounting**

DASNY follows the economic resources measurement focus and the accrual basis of accounting for revenues and expenses whereby revenues are recognized when earned and expenses are recognized when obligations are incurred.

The basic financial statements are a compilation of approximately 2,000 separate self balancing accounts, each related to either an individual series of outstanding bonds and notes or an individual operating account.

DASNY has elected the option under GASB Interpretation No. 2, *Disclosure of Conduit Debt Obligations*, to report conduit debt in its basic financial statements, other than certain tax exempt equipment leases (see note 7(c)). DASNY's more significant accounting policies are described below.

DASNY's primary operating revenue is financing income, representing interest on indebtedness, received from institutions. DASNY also recognizes as operating revenue the income on investments held for institutions, except interest earned on construction account investments. Income on investments in construction accounts is recorded as a reduction to leases and loans receivable since the earnings are generally used for project costs. Fees charged to institutions for services and certain remaining bond proceeds transferred from refunded issues are also recognized as operating revenue. Operating expenses for DASNY include the interest expense on bonds and notes, reduction of leases and loans receivable, which represents bonds redeemed with earnings, administrative expenses and amounts returned to institutions.

The majority of DASNY's revenues and expenses does not relate to operations, rather, it relates to activity in the restricted debt accounts of the individual series of bonds and notes. The revenues generated in restricted debt accounts accumulate until needed. In some years, revenues exceed expenses in restricted debt accounts, usually as a result of income on investments and contributions of cash and investments. In other years, expenses exceed revenues in restricted debt accounts as accumulated revenues are utilized, usually for payment of debt service, redemption of bonds and notes, transfers to escrow in connection with refundings or amounts returned to institutions. Restricted net position remains in each of the individual bond or note issues and accrues to the benefit of the client institutions. At final maturity, the restricted net position of an individual bond or note issue will be \$0.

Any revenues and expenses that do not support DASNY's primary business functions are reported as nonoperating revenues and expenses.

**DORMITORY AUTHORITY OF THE STATE OF NEW YORK**  
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Notes to Basic Financial Statements

March 31, 2018

**(c) Cash and Cash Equivalents**

Cash and cash equivalents include cash on deposit and money market funds.

**(d) Investments**

Investments are recorded at fair value, other than nonparticipating interest earning investment agreements and certificates of deposit, which are recorded at cost. Changes in fair value are included in Income on Investments Held for Institutions and nonoperating Income on Investments Held for DASNY in the Statement of Revenues, Expenses, and Changes in Net Position, except for changes in fair value related to investments in the construction accounts, as described in note 2(e).

**(e) Leases and Loans Receivable**

Projects are financed primarily under either a lease (where the lease payments are pledged to the trustee for the benefit of the bondholders), a loan (where the loan payments are pledged to the trustee for the benefit of the bondholders), or other agreements, including service contracts and financing agreements with the State and municipalities, which provide for the payment of debt service dependent upon annual appropriation, or for which specific revenues have been pledged in support of a collateralized borrowing. Additionally, in certain instances, revenues of the institutions have been pledged under the terms of the respective bond resolutions and certain restricted amounts are required to be maintained with the trustee in accordance with such resolutions.

Leases and Loans Receivable represents accumulated construction costs for projects financed through bond and note issues, net of principal repayments received from institutions, institution contributions, and income on investments on construction accounts. Income on investments, including changes in fair value, on construction accounts is recorded as a reduction to this receivable since the earnings are generally used for project costs. The disbursement of project costs financed with bond proceeds is recorded as an increase to this receivable. The principal portion of debt service received from institutions is recorded as a reduction to this receivable. Also included in this receivable are bond issuance costs and premium or discount on the debt issued.

Interest paid from bond proceeds during the construction period, capitalized interest, is recorded as an increase to the receivables. Capitalized interest was approximately \$22 million for the fiscal year ended March 31, 2018. Income earned on construction fund investments during the construction period is recorded as a reduction of the receivables. Construction fund investment income was approximately \$8 million for the fiscal year ended March 31, 2018.

Leases and Loans Receivable, together with amounts held in construction accounts and amounts deposited in certain other restricted accounts, are generally equal to the face value of the associated bonds or notes outstanding. The effective interest rate on the receivables is generally imputed based on the effective rate on the bond or note, and the related income is included in Financing Income in the Statement of Revenues, Expenses, and Changes in Net Position.

DASNY maintains various asset management monitoring systems to evaluate the ability of institutions to meet their debt service payments and establishes loan loss reserves as necessary. All bond and note issues are special obligations of DASNY and many include credit enhancements to ensure payment of debt service to the bondholders (see note 7).

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Notes to Basic Financial Statements

March 31, 2018

**(f) Project Funds Receivable**

Project Funds Receivable includes amounts due from institutions for projects funded from other than available bond or note proceeds. The amounts reported in this asset category also include construction costs for certain mental health projects and grants paid by the State in the first instance which will subsequently be funded from bond or note proceeds or other State appropriations and reimbursed to the State. The related liability for these costs is reported as Due to New York State in the Statement of Net Position. Additionally, the cost of retainage on construction contracts that will be funded in the future by institution contributions or additional bond or note proceeds is included in Project Funds Receivable.

**(g) Other Receivables**

Other Receivables consist of amounts due from institutions for various healthcare loans, DASNY administrative fees, other postemployment benefit obligations and accrued leave credits allocable to public clients, prepaid expenses, and bond issuance costs and project costs advanced from DASNY operating funds. Also included in Other Receivables are amounts due to NGHP from New York City Health and Hospitals Corporation related to a building lease. At March 31, 2018 DASNY recorded \$209 million as an allowance for uncollectible accounts primarily related to advances made to assist healthcare institutions which, for the most part, do not impact the Statement of Revenues, Expenses, and Changes in Net Position and for which there are no associated bonds.

**(h) Capital Assets**

DASNY's capital assets include land, buildings and equipment. Land is reported at its original acquisition cost. Buildings and equipment are stated at cost, less accumulated depreciation determined using the straight line method. It is DASNY's policy to capitalize buildings and equipment which have a cost in excess of \$50,000 at the date of acquisition. DASNY buildings are depreciated over 25 years, building improvements and renovations are depreciated over the remaining life of the building or lease, furniture and equipment are depreciated over 7 to 10 years, financial management system equipment, software and related costs are depreciated over 10 years, and other computer equipment and software are depreciated over 5 years. Atlantic Avenue's capital assets acquired from Interfaith Medical Center include land and buildings. Land is reported at its original acquisition value. Buildings are stated at cost less accumulated depreciation using the straight line method. Buildings will be depreciated over their remaining lives which range from 4 to 19 years (see note 5).

**(i) Amounts Held for Institutions**

Certain public institutions provide monies directly to DASNY to be used for the construction or renovation of capital projects. Monies are also released from trustee accounts to DASNY for rehabilitation and renovation of projects. These monies and related earnings are included in Amounts Held for Institutions in the Statement of Net Position and are restricted for the purpose of making future improvements to projects. Also included in Amounts Held for Institutions are monies received from the State for purposes of helping hospitals in need and improving the healthcare delivery system, as well as, deposits of room rents collected by SUNY campuses to cover debt service and required reserves related to the SUNY Dormitory Facilities Revenue bond program. In addition, the obligation of NGHP to pay costs incurred in connection with properties owned by NGHP, or to redeem a portion of the North General Hospital Series 2003 Bonds, as well as the rent collected from Interfaith Medical Center to pay costs incurred in connection with properties owned by Atlantic Avenue, or to pay a portion of the debt service for the Interfaith Medical Center Series 2007 Bonds are included in Amounts Held for Institutions.

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Notes to Basic Financial Statements

March 31, 2018

**(j) Due to New York State**

The State pays construction costs for certain mental health projects managed by other State agencies, and advances funds for various other programs from its short term investment pool (STIP), which are subsequently reimbursed by DASNY from bond or note proceeds, or other funds appropriated to DASNY. The unreimbursed balance of such State advances for construction costs and grant programs is included in Due to New York State in the Statement of Net Position. Patient income receipts related to the State mental health program and rent receipts from tenants leasing State owned mental health facilities which have not yet been remitted to the State are also included in this liability. In addition, unremitted proceeds from the sale of State owned mental health properties are reported in Due to New York State.

**(k) Unearned Fees for Services**

As provided for in the various financing documents for all programs other than nonprofit health care institutions, independent colleges, universities and other nonprofit institutions, and certain New York State agencies, excess fees collected over expenses incurred relating to DASNY are obligations of DASNY to the institutions. Such amounts are included in the Statement of Net Position in Unearned Fees for Services.

Conversely, any excess of expenses over fees collected are claims of DASNY against the institutions. Such amounts are included in the Statement of Net Position in Other Receivables.

**(l) Compensated Absences**

Employees accrue vacation at varying rates ranging from 13 days per year to a maximum of 25 days per year. Overtime eligible employees accrue compensatory leave when they work between 37.5 hours and 40 hours in a workweek. A maximum of 225 hours of accrued vacation leave and a maximum of 240 hours of accrued compensatory leave is payable upon separation. Accrued expenses of \$3.2 million were recorded at March 31, 2018 for the estimated obligation for vacation and compensatory leave and are included in Other Long Term Liabilities in the Statement of Net Position. Related receivables of \$2.8 million, representing the portion of the liability allocable to public clients, are included in Other Receivables in the Statement of Net Position at March 31, 2018. In addition, DASNY is holding the remaining portion of the liability in a reserve established by the Board.

**(m) Derivative Instruments**

As a means to lower borrowing costs for the State and the City and to cost effectively support their strategies to diversify their debt portfolios with a combination of fixed and variable rate debt, at various times, DASNY enters into swap agreements. The related lease and financing agreements between DASNY and the State or the City include provisions that obligate the State or the City, subject to annual appropriation, to pay to DASNY all amounts due in connection with the swap agreements. Such swap repayment terms are considered derivative instruments with terms reciprocal to those of the swap agreements. When analyzed concurrently, because of the reciprocal terms, the swap agreements and the swap repayment terms in the lease and financing agreements with the State and the City are not considered associated with hedgeable items. Consequently, the swap agreements and the swap repayment terms in the lease and financing agreements are regarded as investment derivatives. Given that the fair value of the swap repayment terms offsets the fair value of the swap agreements and both are reported as investments, there is no net impact on the basic financial statements (see note 8).

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Notes to Basic Financial Statements

March 31, 2018

**(n) Net Position**

The amounts reported in Restricted net position are restricted in accordance with the bond and note resolutions for the payment of outstanding bonds and notes and also may be used for the payment of project costs, arbitrage payments to the Internal Revenue Service and costs of issuance. Restricted net position is held for the benefit of the institutions and bondholders. Monies remaining upon retirement of the bonds and notes are returned to the institutions. The amounts reported in Unrestricted net position are either undesignated and available to fund operating expenses or designated for a specific purpose by the Board and are not appropriable for operations (see note 13).

**(o) Revenue Recognition**

DASNY recognizes revenue when earned. Financing income is recognized as the related interest on bonds and notes is incurred. Fees for services are recognized, and unearned fees for services are amortized, as the related personal service expense of DASNY is incurred.

**(p) Income Taxes**

DASNY is a component unit of the State of New York and is therefore generally exempt from Federal, State, and local income taxes.

**(q) Use of Estimates**

The preparation of the basic financial statements in conformity with U.S. generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the basic financial statements. Estimates also affect the reported amounts of revenues and expenses during the reporting periods.

Significant items subject to such estimates and assumptions include the fair value of investments, the carrying value of capital assets, accrued expenses and other long term liabilities. Actual results could differ from those estimates.

**(3) Cash, Cash Equivalents and Investments**

DASNY has a written investment policy that applies to all investments. This policy allows for the following investments:

- Obligations issued, or fully insured or guaranteed as to the payment of principal and interest, by the United States of America;
- Obligations issued, or fully insured or guaranteed as to the payment of principal and interest, by any agency or instrumentality of the United States of America that are rated in at least the second highest rating category by at least two nationally recognized statistical rating organizations;
- Certificates or other instruments which evidence the ownership of or the right to receive the payment of the principal and guaranteed interest on obligations, wholly comprised of such obligations listed above;
- Obligations of any state or territory of the United States of America, any political subdivision of any state or territory of the United States of America, or any agency, authority, public benefit corporation or instrumentality of such state, territory or political subdivision, (i)(A) the interest on which is excludable

## DORMITORY AUTHORITY OF THE STATE OF NEW YORK

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### Notes to Basic Financial Statements

March 31, 2018

from gross income under Section 103 of the Internal Revenue Code, which is not a “specified private activity bond” within the meaning of Section 57(a)(5) of the Internal Revenue Code (Exempt Obligations), or (B) which qualifies as a “Build America Bond” within the meaning of Section 54AA of the Internal Revenue Code, and (ii) are rated in at least the second highest rating category by at least two nationally recognized statistical rating organizations;

- Shares or interest in a mutual fund, partnership or other fund registered under the Securities Act of 1933, as amended, and operated in accordance with Rule 2a 7 of the Investment Company Act of 1940, as amended, whose objective is to maintain a constant share value of \$1.00 per share, that is rated in the highest short term rating category by at least one nationally recognized statistical rating organization, and at the time such investment is made, such fund had a minimum asset value of \$500 million;
- Commercial paper issued by a domestic corporation rated in the highest short term rating category by at least two nationally recognized statistical rating organizations and having maturities of not longer than 270 days from the date they are purchased;
- Bankers’ acceptances issued by a bank rated in the highest short term rating category by at least two nationally recognized statistical rating organizations and having maturities of not longer than 365 days from the date they are purchased;
- Collateralized investment agreements; and
- Collateralized or insured certificates of deposit.

In addition, DASNY’s Board and Treasurer may also specifically authorize, as deemed appropriate, other investments that are consistent with DASNY’s investment objectives, and in the case of investments held in the restricted debt accounts of the individual series of bonds and notes, allowed under the provisions of the related bond or note resolution.

One of the primary objectives of DASNY’s investment policy is to provide sufficient liquidity to meet the purposes for which the funds are being held. The majority of DASNY’s investment portfolio consists of short-term investment securities to achieve its liquidity objective. Consequently, DASNY’s investment policy does not limit investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates since the majority of investments are short term in nature. Most investments are held to pay for construction expenditures with maturities based upon expectations of when funds will be used, or held on behalf of the various institutions to fund specific reserves or payment of debt service, or held for general operating purposes which generally do not exceed maturities of more than one year. Investment securities maturing beyond five years generally relate to restricted reserves that are typically invested with maturity dates that coincide with those of the underlying bonds and notes and are held under guaranteed investment contracts.

The amount of investments by type and maturity, at March 31, 2018 is presented in the following table. Investment maturity classifications in the table are based on the maturity of the underlying investments, which differs from their classification on the Statement of Net Position. Investments reported as current on the Statement of Net Position generally have maturities of one year or less, unless they are restricted by the underlying bond and note resolutions and are expected to be reinvested upon maturity, or the proceeds at maturity are generally used to support construction activities, in which case they are reported as investments, other than current.

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Investments reported as current on the Statement of Net Position at March 31, 2018 include \$857 million for debt service payments to be made in the fiscal year ended March 31, 2019 which is restricted by the underlying bond and note resolutions. Also included in investments reported as current at March 31, 2018 are investments held for DASNY operations, nonbond related capital projects and rehabilitation and renovation of projects totaling \$105 million.

Investment type	Amount	Percentage of total	Maturities (in years)		
			Less than 1	1-5	More than 5
(Dollars In thousands)					
Recorded at fair value:					
Obligations of the United States					
Government:					
U.S. Treasury notes/bonds	\$ 3,407,225	71.3%	\$ 3,360,343	46,882	—
U.S. Treasury bills	980,392	20.5	980,392	—	—
U.S. Treasury strips	77,463	1.6	77,005	458	—
	<u>4,465,080</u>	<u>93.4</u>	<u>4,417,740</u>	<u>47,340</u>	<u>—</u>
Federal agency, notes and debentures:					
Federal National Mortgage Association (FNMA)	123,489	2.6	47,478	29,572	46,439
Federal Home Loan Bank (FHLB)	80,496	1.7	61,006	19,490	—
Federal Home Loan Mortgage Corp. (FHLMC)	59,232	1.2	11,170	48,062	—
Federal Farm Credit Bank Financing Corp. (FICO)	8,663	0.2	8,663	—	—
	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
	<u>271,880</u>	<u>5.7</u>	<u>128,317</u>	<u>97,124</u>	<u>46,439</u>
Municipal Bonds	<u>13,620</u>	<u>0.3</u>	<u>—</u>	<u>—</u>	<u>13,620</u>
Recorded at cost:					
Investment agreements	20,280	0.4	—	—	20,280
Certificates of deposit	8,858	0.2	8,858	—	—
	<u>29,138</u>	<u>0.6</u>	<u>8,858</u>	<u>—</u>	<u>20,280</u>
Total	<u>\$ 4,779,718</u>	<u>100.0%</u>	<u>\$ 4,554,915</u>	<u>144,464</u>	<u>80,339</u>

Investment credit risk is the risk that an issuer or other counterparty will not fulfill its obligations.

Federal Agency notes and debentures are issued by Government Sponsored Enterprises (GSEs), which carry the implicit guarantee of the United States federal government. At March 31, 2018, DASNY held approximately \$272 million in agency securities issued by several GSEs, all of which are rated in at least the second highest rating category by at least two of the nationally recognized statistical rating organizations.

Under investment agreements, DASNY has invested monies with financial institutions at a fixed contract rate of interest. Because the security is essentially a written contract there is no rating available for such an instrument; however, at the time the agreements are entered into, the underlying providers are generally rated in at least the second highest rating category by at least one of the nationally recognized statistical rating organizations, in accordance with established investment policy and guidelines. All agreements are

**DORMITORY AUTHORITY OF THE STATE OF NEW YORK**  
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Notes to Basic Financial Statements

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collateralized by investment securities held by a third party custodian either in DASNY's name or the name of the bond trustee, valued at 104% on required evaluation dates and no less than 100% at any given time.

Under certain circumstances, if the credit ratings of the investment agreement provider fall below a certain level, the provisions of the specific agreement require additional collateral to be posted, a substitute provider to be obtained, or give DASNY the right to terminate the agreement. As of March 31, 2018, there were two investment agreements totaling \$20 million invested with two providers with credit ratings below the level allowing one or more such actions. DASNY has requested the providers to post additional collateral securities necessary to satisfy the guidelines published by nationally recognized credit rating agencies for investment grade collateralized transactions in accordance with the terms of the related investment agreement or as otherwise required pursuant to the particular agreement. As of March 31, 2018, there was one investment agreement totaling \$12 million with a single provider, who posted additional collateral securities in accordance with the terms of the agreement. DASNY has not terminated the remaining agreements, but has reserved all of its rights and remedies under the agreements, in part because of an increase in exposure to reinvestment risk since interest rates equivalent to the interest rates paid on deposits held under the agreements cannot be obtained in the current market.

A portion of DASNY's investment portfolio is invested in several money market funds, which are open ended mutual funds that invest in short term debt securities and whose objective is to carry a net asset value (NAV) of \$1.00, allowing for withdrawals equal to the amount of the original deposit plus an allocable portion of any interest that may have been earned by the fund. These funds are reflected in the Statement of Net Position as a component of Cash and Cash Equivalents. DASNY's investment policy requires at the time of investment, each fund have a minimum asset value of \$500 million and be rated in the highest short term rating category by at least one nationally recognized statistical rating organization. At March 31, 2018, DASNY held approximately \$345 million in investments of this type which were all rated in the highest short term rating category by at least one nationally recognized statistical rating organization.

Custodial credit risk for deposits is the risk that in the event of a bank failure, DASNY's deposits may not be returned. DASNY's deposit policy for custodial credit risk includes minimum equity and rating requirements of, and diversification among, trustee and custodian banks. Certain deposits held in DASNY bank accounts are collateralized with securities held by custodian banks and certain are insured by federal depository insurance. As of March 31, 2018, DASNY had bank deposits of \$338 million of which \$283 million were uninsured and uncollateralized. The uninsured cash balances were primarily the result of deposits in transit and amounts temporarily held pending debt repayment, disbursement, or investment.

Concentration of credit risk is the risk of loss attributed to the magnitude of DASNY's investment in a single issuer. DASNY's investment policy places no limit on the amount it may invest in any one issuer; however, DASNY does establish minimum ratings requirements for each underlying issuer other than the United States Government where they are generally required to be rated in no less than the second highest rating category by at least 2 nationally recognized statistical rating organizations. As of March 31, 2018, DASNY had no more than 5% of its investments in any single issuer.

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DASNY uses an independent pricing source to determine the fair value of its investments. DASNY categorizes the fair value measurements of its investments within the fair value hierarchy established by generally accepted accounting principles. This three tiered fair value hierarchy is based on the valuation inputs used to measure the fair value of the assets as follows:

**Level 1:** Quoted prices for identical investments in active markets;

**Level 2:** Observable inputs other than quoted market prices; and

**Level 3:** Unobservable inputs.

At March 31, 2018, DASNY had the following fair value measurements:

		<b>Fair value measurement using</b>	
		<b>Quoted prices in active markets for identical assets (Level 1)</b>	<b>Significant other observable inputs (Level 2)</b>
	<b>March 31, 2018</b>		
		(Dollars in thousands)	
Investments by fair value level:			
U.S. Treasuries	\$ 4,465,080	472,783	3,992,297
Federal Agencies	271,880	—	271,880
Money Market Mutual Funds	344,969	344,969	—
Municipal Bonds	13,620	—	13,620
Total investments measured at fair value	\$ 5,095,549	817,752	4,277,797

DASNY has no investments classified in the Level 3 category.

Investments classified in Level 1 are valued using prices quoted in active markets for those securities. Those classified in Level 2 are valued using the following approaches:

- U.S. Treasuries: quoted prices for identical securities in markets that are not active;
- Federal Agencies: matrix pricing based on the securities' relationship to benchmark quoted prices; and
- Municipal bonds: quoted prices for identical securities in markets that are not active.

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**(4) Leases and Loans Receivable**

Leases and Loans Receivable represents amounts due in accordance with various financing agreements relating to the utilization of bond proceeds on projects.

Leases and Loans Receivable at March 31, 2018 consisted of the following (dollars in thousands):

Minimum payments to be received during the fiscal years ending March 31:	
2019	\$ 4,139,884
2020	4,748,806
2021	4,978,747
2022	4,627,409
2023	4,474,269
Thereafter	<u>54,288,363</u>
Total minimum payments receivable	77,257,478
Less future financing income, unexpended bond proceeds, and other credits	<u>29,651,768</u>
Total leases and loans receivable, net	47,605,710
Less current leases and loans receivable, net	<u>3,268,653</u>
Long-term leases and loans receivable, net	<u><u>\$ 44,337,057</u></u>

Leases and loans receivable financed by bonds and notes are collectible through periodic payments. The collection of this receivable from institutions is dependent on the ability of each institution to generate sufficient resources to service its bonds and notes. For hospitals and nursing homes, this is predicated in large part on their ability to obtain Medicare, Medicaid, or other third party reimbursement rates sufficient to offset operating costs. For higher education institutions, this is predicated in large part on their ability to maintain enrollment and tuition at levels adequate to offset operating costs. For certain public institutions, payment is dependent upon annual appropriation. In certain situations, various credit structures are in place to reduce the risk of nonpayment to bondholders should an institution be unable to pay its debt service (see note 7). Based on continuous monitoring of collectability, it has been determined that there is no need to establish reserves for loan losses at March 31, 2018.

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**(5) Capital Assets**

Capital assets, net at March 31, 2018 consisted of the following (dollars in thousands):

	<u>2017</u>	<u>Additions</u>	<u>Deletions</u>	<u>2018</u>
Capital assets:				
Land:				
DASNY	\$ 1,083	—	—	1,083
Atlantic Avenue	1,306	—	—	1,306
Buildings:				—
DASNY	23,388	—	—	23,388
Atlantic Avenue	34,366	—	—	34,366
Equipment— DASNY	10,013	1,341	—	11,354
Total capital assets	<u>70,156</u>	<u>1,341</u>	<u>—</u>	<u>71,497</u>
Less accumulated depreciation:				
DASNY	24,812	789	—	25,601
Atlantic Avenue	9,255	2,814	—	12,069
Total accumulated depreciation	<u>34,067</u>	<u>3,603</u>	<u>—</u>	<u>37,670</u>
Capital assets, net	<u>\$ 36,089</u>	<u>(2,262)</u>	<u>—</u>	<u>33,827</u>

Depreciation expense is included in Maintenance and Operations expense in the Statement of Revenues, Expenses, and Changes in Net Position.

**(6) Long-Term Liabilities**

DASNY's long-term liabilities as of March 31, 2018, including the current portion, are comprised of the following (dollars in thousands):

	<u>Beginning balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending balance</u>	<u>Due within one year</u>
Bonds and notes payable	\$ 47,856,647	8,579,509	(5,964,695)	50,471,461	3,527,434
Other long-term liabilities:					
Accrued retainage	\$ 48,868	22,731	(19,124)	52,475	2,790
Compensated absences	4,105	—	(881)	3,224	—
OPEB liability	123,928	18,800	(4,838)	137,890	—
Net pension liability	24,119	9,049	(19,371)	13,797	—
Other	22,072	33	(1,824)	20,281	1,991
Total other long-term liabilities	<u>\$ 223,092</u>	<u>50,613</u>	<u>(46,038)</u>	<u>227,667</u>	<u>4,781</u>
Due to New York State	\$ 192,159	2,858,134	(1,781,122)	1,269,171	1,257,594
Amounts held for institutions	\$ 607,254	301,864	(356,932)	552,186	287,464

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**(7) Bonds and Notes Outstanding**

**(a) Description of Bonds and Notes**

Bonds and notes are special obligations of DASNY payable solely from payments required to be made by or for the account of the institution for which the particular special obligations were issued. Such payments are pledged or assigned to the trustees for the holders of the respective special obligations. DASNY has no obligation to pay its special obligations other than from such payments. In certain instances, DASNY has a lien on certain land and buildings and revenues to secure the payment of principal and interest on the outstanding bonds and notes. In addition, certain bond and note issues include credit enhancements. The following summarizes bonds and notes outstanding at March 31, 2018 by primary security feature (dollars in thousands):

	<u>Amounts of debt outstanding</u>
Backed by letters of credit	\$ 1,125,180
Insured by municipal bond insurance	1,377,369
Backed by mortgages insured by the State of New York Mortgage Agency	89,475
Backed by mortgages insured by agencies of the federal government	287,915
Payable from State and local government appropriations, state service contracts or designated income funds	31,369,808
Backed by pledged assets and revenues or payments	<u>16,221,714</u>
Total	<u>\$ 50,471,461</u>

Fixed rate and variable rate bonds and notes are due in various installments through the fiscal year ending March 31, 2053 and bear interest at variable rates currently ranging from 1.49% per annum to 1.85% per annum, and fixed interest rates currently ranging from 0.95% per annum to 7.875% per annum.

As of March 31, 2018, DASNY had a total of \$1.8 billion outstanding variable rate demand bonds, of which \$1.1 billion was secured by direct pay bank letters of credit, \$380 million was secured by appropriations or by pledged assets and revenues or by payments of the respective clients and with liquidity provided by standby purchase agreements, \$143 million was secured by agencies of the federal government, and \$230 million was secured by pledged assets and revenues or by payments of the respective clients acting as their own liquidity provider.

The variable rate demand bonds are subject to purchase on the demand of the holder at a price equal to principal plus accrued interest upon notice and delivery (tender) of the bonds to the remarketing agent being provided within a period of time as specified under the respective bond documents. The remarketing agent is required to use its best efforts to sell the repurchased bonds at a price equal to 100% of the principal amount by adjusting the interest rate. For those bonds secured by a direct pay letter of credit, the trustee is required to draw an amount sufficient to pay the purchase price of bonds delivered to it and to reimburse the letter of credit provider from monies available from remarketing and from monies held under the bond resolution. The direct pay letters of credit relevant to variable rate bonds expire at various times through December 31, 2023. For those bonds with liquidity provided by a

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standby bond purchase agreement, secured by an agency of the federal government, or where the conduit borrower is acting as its own liquidity provider, the trustee is required to draw from monies held under the bond resolution or from the liquidity provider an amount sufficient to pay the purchase price of bonds delivered to it which are unable to be remarketed. The standby bond purchase agreements expire at various times through November 23, 2020.

DASNY issues debt on behalf of both public, primarily the State, and private institutions. DASNY has elected the option under GASB Interpretation No. 2, *Disclosure of Conduit Debt Obligations*, to report conduit debt, primarily issued on behalf of private institutions, in its basic financial statements. In accordance with GASB Statement No. 14, *The Financial Reporting Entity*, as amended, DASNY is included in the financial statements of the State as a discretely presented component unit. As such, bonds issued on behalf of the State are not considered conduit debt. Under GASB Interpretation No. 1, *Demand Bonds Issued by State and Local Governmental Entities*, variable rate demand bonds should be reported as long term debt if certain conditions are met; otherwise, they should be reported as a current liability. In the case of its conduit variable rate demand bonds, DASNY is not a party to the liquidity or takeout agreement with the provider. All liquidity provider fees are paid directly by the conduit borrower and are not DASNY's obligation, and, in some cases, the conduit borrower acts as its own liquidity provider. Such bonds, and the related leases and loans receivable, are classified as current on the Statement of Net Position. With respect to variable rate demand bonds issued on behalf of its public clients, those bonds secured by liquidity or takeout agreements that expire within one year are also classified as current on the Statement of Net Position. All variable rate demand bonds, and the related leases and loans receivable, are disclosed in note 7(b) Maturities of Bond and Notes and note 4 Leases and Loans Receivable. As of March 31, 2018, approximately \$1.1 billion of variable rate demand bonds were classified as current on the Statement of Net Position.

DASNY, on behalf of the State, has purchased letters of credit and standby purchase agreements from various providers to ensure the liquidity needs of variable rate demand bonds can be met. As of March 31, 2018, these agreements covered \$579 million of variable rate demand bonds outstanding with costs ranging from 0.44% per annum to 0.45% per annum of the amount of credit provided. In addition, remarketing agents receive annual fees ranging from 0.05% per annum to 0.1% per annum of the outstanding principal amount of the bonds. These agreements have expiration dates ranging from January 11, 2019 to December 11, 2020.

If the remarketing agent is unable to resell any bonds that are tendered by the bondholders within six months of the tender date, each agreement with the applicable liquidity provider requires the bonds to accelerate and be payable in 6 to 10 equal semi-annual principal repayments bearing an adjustable interest rate equal to the higher of the bank's prime lending rate or an index tied to the Federal Funds rate. If all the takeout agreements were to be exercised because all outstanding \$579 million demand bonds were put and not resold, DASNY would be required to pay between \$88 million and \$135 million per year in principal repayments plus interest for 5 years under the installment loan agreements. DASNY is only obligated to make such payments from monies paid to it by the State pursuant to financing agreements related to the bonds.

DASNY, on behalf of the City, has purchased a standby purchase agreement from a provider to ensure the liquidity needs of variable rate demand bonds can be met. As of March 31, 2018, this agreement covered \$126 million of variable rate demand bonds outstanding at a cost of 0.57% per annum of the

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amount of credit provided. In addition, the remarketing agent receives annual fees of 0.08% per annum of the outstanding principal amount of the bonds. This agreement expires on November 23, 2020.

If the remarketing agent is unable to resell any bonds that are tendered by the bondholders within three months of the tender date, the agreement with the liquidity provider requires the bonds to accelerate and be payable in 20 equal quarterly principal repayments bearing an adjustable interest rate equal to the higher of the bank's prime lending rate or an index tied to the Federal Funds rate. If the takeout agreement was to be exercised because all outstanding \$126 million demand bonds were put and not resold, DASNY would be required to pay \$25 million per year in principal repayments plus interest for 5 years under the installment loan agreement. DASNY is only obligated to make such payments from monies paid to it by the City pursuant to financing agreements related to the bonds.

Certain bonds and notes have the respective institution's cash and investments, surety bonds, or letters of credit pledged to collateralize certain reserve requirements and are not included in the Statement of Net Position. As of March 31, 2018, the amounts pledged are as follows (dollars in thousands):

Cash and investments (at fair value)	\$	2,135
Surety bonds		109,311
Letters of credit		16,515

Under certain circumstances, if the credit ratings of the surety bond provider fall below a certain level, the related reserve funds are required to be funded with cash and investments, deposits of which are to be made by the ultimate obligor on the bonds in ten equal semi annual installments beginning on the first day of the bond year following such downgrade. As of March 31, 2018, the credit ratings of four surety bond providers, who had issued a total of \$30 million in surety bonds, had fallen below the level requiring such actions, and deposits have been made to the related debt service reserve funds. There are no similar provisions under the terms of letters of credit. If the rating of the letter of credit provider is downgraded, the ratings on the related bonds may be downgraded.

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**(b) Maturities of Bonds and Notes**

Maturities of bonds and notes are as follows (dollars in thousands):

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
Fiscal years ending March 31:			
2019	\$ 2,412,378	2,341,216	4,753,594
2020	2,509,045	2,239,761	4,748,806
2021	2,850,704	2,128,043	4,978,747
2022	2,626,733	2,000,676	4,627,409
2023	2,594,241	1,880,028	4,474,269
2024–2028	12,265,254	7,559,012	19,824,266
2029–2033	9,384,354	4,894,019	14,278,373
2034–2038	7,653,668	2,833,710	10,487,378
2039–2043	5,537,443	1,220,380	6,757,823
2044–2048	2,469,401	291,909	2,761,310
2049–2053	168,240	10,972	179,212
Total	<u>\$ 50,471,461</u>	<u>27,399,726</u>	<u>77,871,187</u>

Bonds and notes maturing during the fiscal year ending March 31, 2018 as shown in the table above do not correspond to the amount reported as the current portion of bonds and notes outstanding in the Statement of Net Position due to a difference in classification of certain variable rate demand obligations. The amount reflected above is based on the stated maturity dates for all bonds and notes outstanding while the current portion of bonds and notes outstanding in the Statement of Net Position also includes the entire principal amount outstanding of variable rate demand obligations issued on behalf of DASNY's conduit borrowers as well as those variable rate demand obligations relevant to public programs that have liquidity agreements expiring during the upcoming fiscal year and private placement bonds in term rate mode with a mandatory tender during the upcoming fiscal year.

Interest reflected above for variable rate debt was projected using the interest rates in effect as of March 31, 2018.

**(c) Tax-Exempt Leasing Program**

DASNY offers a tax exempt leasing program (TELP) that utilizes DASNY's tax exempt financing authority. In a TELP lease, DASNY, as the lessee, subleases the equipment to the borrower and thereafter has no security interest in the equipment. The repayments are assigned to and made directly to the lessor. The repayments are nontaxable income to the lessor. The leases do not constitute DASNY or State debt. Since DASNY assigns both its security interest in the equipment and its rights to receive sublease repayments to the lessor, and DASNY has no active role in managing or administering the leases, the TELP leases are not included in the Statement of Net Position. The total amount of TELP leases outstanding as of March 31, 2018 was approximately \$620 million.

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**(8) Derivative Instruments**

Article 5 D of the State Finance Law authorizes the State and various public authorities that issue State supported bonds to enter into interest rate exchange agreements (swap agreements) up to certain limits and also limits the amount of outstanding variable rate State supported bonds. Additionally, Section 2926 of the Public Authorities Law authorizes DASNY to enter into swap agreements up to certain limits in connection with bonds and notes issued on behalf of a municipality for court facilities and combined occupancy structures and bonds and notes issued on behalf of a municipality for health facilities. Pursuant to these authorizations, as a means to lower borrowing costs for the State and the City and to cost effectively support their strategies to diversify their debt portfolios with a combination of fixed and variable rate debt, at various times, DASNY enters into swap agreements. The lease and financing agreements entered into by DASNY with the State or the City include terms that obligate the State or City, subject to annual appropriation, to pay to DASNY all amounts due in connection with these swap agreements and obligate DASNY to pay the State or City any amounts received in connection with the swap agreements. These swap repayment terms in the lease and financing agreements are considered derivative instruments with terms reciprocal to those of the swap agreements. When analyzed concurrently, because of the reciprocal terms, the swap agreements and the swap repayment terms in the lease and financing agreements with the State and the City are not considered to be associated with hedgeable items. Consequently, the swap agreements and the swap repayment terms in the lease and financing agreements are regarded as investment derivatives.

At March 31, 2018, DASNY had a total of 25 pay fixed, receive variable swap agreements outstanding with a total notional amount of \$682 million and a negative fair value of \$74 million and reciprocal swap repayment terms in lease and financing agreements with like values. DASNY did not enter into any new swap agreements or related lease and financing agreements during the fiscal year ended March 31, 2018.

The table below summarizes the fair values, notional amounts and changes in fair value of derivative instruments outstanding as of March 31, 2018. Bracketed amounts denote negative values.

<u>Type of derivative instrument</u>	<u>Notional amounts (in thousands)</u>	<u>Fair value classification</u>	<u>Swap fair value (in thousands)</u>	<u>Change in fair value classification</u>	<u>Change in fair value (in thousands)</u>
Investment derivatives:					
Pay-fixed, receive-variable swaps: Swap agreements	\$ 682,457	Investment	\$ (74,215)	Investment income	\$ (25,441)
Pay-variable, receive-fixed swaps: Lease and financing agreements	682,457	Investment	74,215	Investment income	25,441
Grand total			<u>\$ —</u>		<u>\$ —</u>

Fair value – The fair values of the swap agreements and the swap repayment terms in the lease and financing agreements were estimated using the zero-coupon method. This method calculates the future net settlement payments required by the agreements, assuming that the current forward rates implied by the yield curve correctly anticipate future spot interest rates. These payments are then discounted using the spot rates implied by the current yield curve for hypothetical zero coupon bonds due on the date of each future net settlement on the agreements. The inputs used in the fair value measurement of the derivative investments are Level 2 category.

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Credit risk – As of March 31, 2018, DASNY was not exposed to credit risk on the swap agreements with \$74 million in negative fair values. Since changes in interest rates affect the fair values of swap agreements, it is possible that swap agreements with negative fair values become positive, and that swap agreements with positive fair values increase in value, which would expose DASNY to increased credit risk. DASNY's potential credit risk on the swap agreements is reduced due to the lease and financing agreements in place that obligate the State or City to pay DASNY, subject to annual appropriation, all amounts due in connection with the swap agreements. Certain swap agreements include setoff provisions should a swap agreement terminate. These setoff provisions permit, at DASNY's option, or in some cases, at the option of the nondefaulting or nonaffected party, all swap agreements with the given counterparty related to the bonds to terminate and to net the transactions' fair values so that a single sum will be owed by, or owed to, DASNY. Should the counterparties fail to perform according to the terms of the swap contracts, as of March 31, 2018, DASNY faces a maximum credit risk exposure related to the swaps' net positive fair value of \$0.

As of March 31, 2018, DASNY was exposed to credit risk on the swap repayment terms with \$74 million in positive fair values because the State's and the City's obligations under the lease and financing agreements are subject to annual appropriation.

DASNY guidelines require that, for swap agreements entered into under provisions of Article 5 D of the State Finance Law, counterparties have credit ratings from at least one nationally recognized statistical rating agency that is within the two highest investment grade categories and ratings which are obtained from any other nationally recognized statistical rating agency for such counterparty shall also be within the three highest investment grade categories, or the payment obligations of the counterparty are unconditionally guaranteed by an entity with such credit ratings. DASNY guidelines require that, for swap agreements entered into under the provisions of Section 2926 of the Public Authorities Law, counterparties have credit ratings from at least two nationally recognized statistical rating agencies that are within the three highest investment grade categories, or the payment obligations of the counterparty are unconditionally guaranteed by an entity with such credit ratings. In the event that a counterparty's ratings are reduced below certain ratings thresholds, the counterparty is required to comply with the collateral requirement provisions whereby the counterparty will be required to post collateral in an amount equal to 102% of the swap termination value under certain conditions. Collateral is required to be posted at any time that the counterparty does not have at least one rating in the second highest rating category, or any of the ratings assigned to the counterparty are below the three highest rating categories, and credit exposure exists on the valuation date. DASNY monitors the values of the related swap agreements on a daily basis to determine if collateral is required to be posted. As of March 31, 2018, there was no requirement for collateral to be posted. Collateral on all swap agreements related to State supported bonds is to be held by a third party custodian. Collateral on all swap agreements related to City supported bonds may be held by either a third party custodian or DASNY. All collateral may be in the form of direct obligations of the United States of America, or obligations where the principal and interest are guaranteed by the same, or other securities permitted by law and agreed upon in writing by DASNY and the counterparty.

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The credit ratings for DASNY's counterparties at March 31, 2018 are as follows:

	<u>Moody's</u>	<u>S&amp;P</u>	<u>Fitch</u>
Counterparties:			
Citibank, N.A., New York	A1	A+	A+
Goldman Sachs Mitsui Marine Derivative Products, L.P.	Aa2	AA-	N/A
JPMorgan Chase Bank	Aa3	A+	AA-
Merrill Lynch Derivative Products AG	Aa3	AA	NR
Morgan Stanley Capital Services, Inc.	A3	BBB+	A
UBS AG	A1	A+	AA-
New York State General Obligations New York State Mental Health Services Facilities Improvement Revenue Bonds	Aa1	AA+	AA+
New York City General Obligations	NR	AA	AA
	Aa2	AA	AA

Additionally, certain swap agreement payments made by DASNY are insured by various municipal bond insurance companies.

**(9) Debt Refundings**

DASNY has issued bonds on behalf of various institutions to defease existing revenue bonds. Under the terms of the resolutions for the defeased bonds, investments have been deposited in irrevocable trusts with trustee banks to provide sufficient amounts to be used solely for the payment of scheduled debt service on these bonds. As a result, the refunded bonds, certain of which are still held by investors, are considered to be defeased pursuant to the applicable bond resolutions and the liabilities for those bonds and related investments have been removed from the Statement of Net Position. As of March 31, 2018, outstanding revenue bonds of approximately \$6.2 billion were considered defeased under existing accounting standards; accordingly, such bonds and the related investments placed in trust are not included in the basic financial statements.

The refundings during the fiscal year ended March 31, 2018, involved the issuance of fixed rate and variable rate bonds to refund previously issued fixed rate bonds. The refundings totaled \$2.68 billion par value of bonds (new bonds) to refund \$2.87 billion par value of outstanding bonds (refunded bonds). The proceeds of \$3.18 billion from the sale of new bonds, including net original issue premium, plus \$57 million of refunded bond monies and deposits from institutions, were deposited in irrevocable trusts (escrow accounts and in certain cases, redemption accounts) and used to purchase United States Government securities as described above. The new bonds also funded reserve requirements and provided for costs of issuance. These refundings included the issuance of \$2.47 billion par value of new fixed rate bonds with an average interest rate of 4.56% to refund \$2.65 billion par value of outstanding fixed rate bonds with an average interest rate of 4.94%. The proceeds of \$2.9 billion from the sale of new fixed rate bonds, including net original issue premium, plus an additional \$56 million of refunded fixed rate bond monies and deposits from institutions, were used to fund the related escrow accounts and in certain cases, redemption accounts. These fixed rate refundings resulted in a decrease of \$357 million in aggregate future debt service payments

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and a net present value economic gain of \$288 million for the fiscal year ended March 31, 2018. The remaining refundings involved either the issuance and/or the refunding of variable rate bonds and included a total of \$210 million par value of new bonds to refund \$222 million par value of outstanding bonds. The proceeds of \$223 million from the sale of these bonds, including net original issue premium, plus an additional \$1.3 million of refunded bond monies and deposits from institutions, were used to fund the related escrow accounts and in certain cases, redemption accounts. Since these refundings involved variable rate bonds, neither the difference between the cash flows required to service the new bonds and those required to service the refunded bonds, nor the present value gain or loss can be reasonably determined as of March 31, 2018.

**(10) Commitments and Contingencies**

**(a) Litigation**

DASNY has been named as a defendant in various pending actions which seek to recover damages for alleged wrongful death, personal injuries, loss of service or medical expenses, and violation of civil rights. There are other pending or threatened actions or matters with regard to breach of contract, retained percentages, damages, work at certain projects, liens filed with DASNY, and other claims involving DASNY contracts. It is management's opinion, based upon the advice of General Counsel, that these pending or threatened matters are covered either by DASNY's insurance program, surety bonds filed with DASNY, indemnification from the State or its agencies and municipalities under applicable statutes or other agreements (subject to the availability of funds), are recoverable from institutions, or DASNY has sufficient resources to meet any potential liability associated with such pending or threatened actions or matters and, therefore, could not be deemed to have a material adverse effect on DASNY.

**(b) Construction Commitments**

In the normal course of business, DASNY enters into various commitments for construction costs. Such commitments, when added to the costs already incurred, are not expected to exceed the total amount of indebtedness issued and other available funding, including future authorized bond issues. Commitments for future construction costs totaled approximately \$633 million at March 31, 2018.

**(c) Risk Management**

DASNY is exposed to various risks of loss, including torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; accidents; and natural disasters. DASNY maintains commercial insurance coverage, subject to certain limits and deductible/retention provisions, for each of these risks of loss through the purchase of general liability, excess liability, property, builder's risk, directors and officers, blanket crime, business travel accident, auto liability, and workers compensation.

**(11) Retirement Plans**

**(a) New York State and Local Employees' Retirement System**

*(i) Description of Plan*

DASNY participates in the New York State and Local Employees' Retirement System (ERS) and the Public Employees' Group Life Insurance Plan (the Systems) administered by the New York State and Local Retirement System. These are cost sharing multiple employer retirement systems. The Systems provide retirement benefits as well as death and disability benefits. Obligations of

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employers and employees to contribute and benefits to employees are governed by the New York State Retirement and Social Security Law (NYSRSSL). As set forth in the NYSRSSL, the Comptroller of the State of New York (Comptroller) serves as sole trustee and administrative head of the Systems. The Comptroller promulgates rules and regulations for the administration and transaction of the business of the Systems and for the custody and control of their monies. The Systems issue a publicly available financial report that includes financial statements and supplementary information. That report may be obtained by writing to the New York State and Local Retirement Systems, 110 State Street, Albany, New York 12236 or on the Comptroller's website at [www.osc.state.ny.us/pension](http://www.osc.state.ny.us/pension). For financial reporting purposes, the Systems are presented on an aggregated basis.

(ii) *Benefits*

The classes of employees covered under the ERS range from Tiers 1–6. In order to be eligible for retirement, all members must be at least age 55 and have a minimum of 5 years of service for Tiers 2–4, and 10 years of service for Tiers 5 and 6. There is no minimum service requirement for Tier 1 members. Generally, all members are eligible for early retirement at age 55 with a benefit calculation of 1.67% of final average salary for each year of service. Benefit calculations for Tiers 1 and 2 members with greater than 20 years of service credit, or Tiers 3–5 members between 20 and 30 years of service credit, is 2.0% of final average salary for each year of service. Tier 3–5 members are eligible for an additional 1.50% of final average salary applied to each year of service over 30 years. Generally, Tier 6 member retirement benefits are 1.75% of final average salary for each year of service for members with 20 years of service, with an additional 2.0% of final average salary for each year of service over 20 years. For Tiers 1–5, final average salary is the average of the wages earned in the three highest consecutive years of employment. Tier 6 final average salary is the average of the wages earned in the five highest consecutive years of employment.

Other benefits provided under the ERS include: ordinary disability, accidental disability, and post retirement benefit increases.

(iii) *Funding Policy*

Funding of the Systems is accomplished through member and employer contributions and investment earnings, according to the New York State Retirement and Social Security Law.

Plan members who joined the Systems before July 27, 1976 are not required to make contributions. Those joining on or after July 27, 1976 and before January 1, 2010 who have less than 10 years of service or membership are required to contribute 3% of salary. Those joining on or after January 1, 2010, and before April 1, 2012, are required to contribute 3% throughout active service. Persons joining on or after April 1, 2012, are required to contribute between 3% and 6% throughout active service. Employers are required to contribute at an actuarially determined rate. Fully contributed average employer contribution rate of 15.5% for the Tiers was applicable to the annual covered payroll for the year ended March 31, 2017. DASNY's required contribution for the fiscal year ended March 31, 2018 was \$6.8 million and was 100% of the contribution required.

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(iv) *Net Pension Liability*

DASNY's proportionate share of the Systems' net pension liability reported as of March 31, 2018 was \$13.8 million. The net pension liability was measured as of March 31, 2017. DASNY's proportion of the net pension liability was based on DASNY's projected long term contribution effort compared to the projected total long term contribution effort of all employers in the Systems. At March 31, 2017, DASNY's proportion of the net pension liability was 0.15%.

For purposes of measuring the net pension liability and related pension amounts, information about the fiduciary net position of the Systems and additions to/deductions from the Systems' fiduciary net position have been determined on the same basis as they are reported by the Systems. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms and investments are reported at fair value.

(v) *Actuarial Information*

The total pension liability for the March 31, 2017, measurement date was determined by using an actuarial valuation as of April 1, 2016, with update procedures used to roll forward the total pension liability to March 31, 2017. This actuarial valuation used the following assumptions:

Actuarial cost method	Entry age normal
Inflation	2.5 percent
Salary scale	3.8 percent indexed by service
Investment rate of return, including inflation	7.0 percent compounded annually, net of investment expenses
Cost of living adjustments	1.3 percent annually
Decrements	Developed from the Plan's 2015 experience study of the Period April 1, 2010 through March 31, 2015
Mortality improvement	Society of Actuaries Scale MP-2014

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 pension plan investment expense 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 rate of return by the largest asset allocation percentage and by adding expected inflation.

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Best estimates of arithmetic real rates of return for each major asset class included in the target asset allocation as of March 31, 2017 are summarized below:

<u>Asset</u>	<u>Target Allocation</u>	<u>Long-term expected real rate of return</u>
Domestic equity	36%	4.55%
International equity	14	6.35
Private equity	10	7.75
Real estate	10	5.80
Absolute return strategies	2	4.00
Opportunistic portfolio	3	5.89
Real assets	3	5.54
Bonds and mortgages	17	1.31
Cash	1	(0.25)
Inflation Indexed bonds	4	1.50
	<u>100%</u>	

The discount rate used to calculate the total pension liability at March 31, 2017 was 7%, the same as the rate used for the March 31, 2016 measurement date. 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 determined. Based upon the assumptions, the Systems' 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.

The following presents DASNY's current period net pension liability calculated using the current period discount rate assumption of 7%, as well as what the net pension liability (asset) would be if it were calculated using a discount rate that is 1 percentage point lower (6%) or 1 percentage point higher (8%) than the current assumption (dollars in thousands):

	<u>1% Decrease (6.0%)</u>	<u>Current assumption (7.0%)</u>	<u>1% Increase (8.0%)</u>
DASNY net pension liability (asset) \$	44,065	13,797	(11,794)

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(vi) *Deferred Outflows of Resources and Deferred Inflows of Resources*

At March 31, 2018, DASNY reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources (dollars in thousands):

	<b>Deferred outflows of resources</b>	<b>Deferred inflows of resources</b>
Differences between expected and actual experience	\$ 346	2,095
Changes of assumptions	4,714	—
Net difference between projected and actual earnings on plan investments	2,756	—
Changes in proportion and differences between DASNY contribution and proportionate share of contributions	1,716	199
Contributions subsequent to the measurement date	6,804	—
Total deferred outflows/inflows of resources	\$ 16,336	2,294

Deferred outflows of resources of \$6.8 million, resulting from contributions subsequent to the measurement date will be recognized as a reduction to net pension liability in the year ended March 31, 2019.

The remaining amounts reported as deferred outflows of resources related to pensions will be recognized in future pension expense for the fiscal years ending March 31 as follows (dollars in thousands):

2018	\$	3,077
2019		3,077
2020		2,749
2021		(1,665)
Total	\$	7,238

(vii) *Total Pension Expense*

Total pension expense includes certain current period changes in the total net pension liability, projected earnings on pension plan investments and the amortization of deferred outflows of resources and deferred inflows of resources for the current period. The collective pension expense reported for the fiscal year ended March 31, 2018 is \$8.4 million.

**(b) Optional Retirement Plan**

Unrepresented DASNY employees who have estimated annual salary of \$75,000 or greater may participate in an Optional Retirement Program (ORP) under IRS Section 401(a), which is a multiple employer, defined contribution plan administered by separate vendors – TIAA CREF, Fidelity, Metropolitan Life, VALIC, and VOYA. DASNY's plan is administered exclusively by TIAA CREF. ORP

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employer and employee contributions are dictated by State law. The ORP provides benefits through annuity contracts and provides retirement and death benefits to those employees who elected to participate in an ORP. Benefits are determined by the amount of individual accumulations and the retirement income option selected. All benefits generally vest after the completion of one year of service if the employee is retained thereafter. Employer contributions are not remitted to an ORP plan until an employee is fully vested. As such there are no forfeitures reported by these plans if an employee is terminated prior to vesting. Employees who joined an ORP after July 27, 1976, and have less than ten years of service or membership are required to contribute 3% of their salary. Those joining on or after April 1, 2012 are required to contribute between 3% and 6%, dependent upon their salary, for their entire working career. DASNY contributes 8% to the Plan. Employee contributions are deducted from their salaries and remitted on a current basis to the respective ORP. Pension expense for the plan for the fiscal year ended March 31, 2018 is \$85 thousand. There were no changes to the Plan during the fiscal year ended March 31, 2018.

**(12) Postemployment Benefits**

**(a) Plan Description**

DASNY is a participating employer in the New York State Health Insurance Program (NYSHIP), which is administered by the State of New York as the agent. Under the defined benefit plan, DASNY provides certain health care benefits for eligible retired employees and their dependents under a single employer noncontributory health care 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 plans and to establish maximum obligations of the plan members to contribute to the plan. Subject to collective bargaining agreements, DASNY's Board is authorized to establish the contribution rates of DASNY employees and retirees below those set by Civil Service Law.

Eligibility for DASNY's Plan requires employees to: be enrolled as a NYSHIP enrollee or a dependent of a NYSHIP enrollee at the time of retirement, be eligible to receive a pension from the ERS and to have ten years of State service. In calculating the ten year service requirement, all of the employee's service need not be with DASNY, but may be a composite of New York State service elsewhere, with a minimum of one year with DASNY immediately preceding retirement. Employees with no prior State service must work a minimum of ten years with DASNY before they and their dependents are eligible for the retirement medical benefits.

DASNY pays 100% of the cost of single coverage and 75% of the cost of dependent coverage for employees who retired before January 1, 1983. DASNY pays 90% of the cost of single coverage and 75% of dependent coverage for employees who retire on or after January 1, 1983. A vestee is a DASNY employee vested as a member of the retirement system administered by the State, who has withdrawn from State service after meeting DASNY's minimum service requirement but has not met the age requirement for continuing health insurance. During the fiscal year ended March 31, 2018, DASNY had an average of 316 retirees, 26 survivors and 0 vestees. At March 31, 2018, DASNY employed 153 employees eligible for retiree benefits. NYSHIP does not issue a stand alone financial report and NYSHIP's agent activities are included within the financial statements of the State of New York.

DASNY accounts for its other postemployment benefits (OPEB) obligations in accordance with the provisions of GASB Statement No. 45, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*. The first actuarial valuation date was April 1, 2006 and the most recent actuarial valuation date was April 1, 2016. Actuarial valuations involve estimates of the value of reported amounts

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and assumptions about the probability of events in the future. Examples include assumptions about employment mortality and the healthcare cost trend rate. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as actual results are compared to past expectations and new estimates are made about the future. The schedule of funding progress, presented as required supplementary information following the notes to the basic financial statements, presents multiyear trend information about the plan.

DASNY's annual OPEB cost for the plan is calculated based on the annual required contribution (ARC), an amount actuarially determined in accordance with the parameters of GASB Statement No. 45. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover normal cost each year and to amortize any unfunded actuarial liabilities (or funding excess) over a period not to exceed thirty years.

The Patient Protection and Affordable Care Act (PPACA) was signed into law on March 23, 2010. On March 30, 2010 the Health Care and Education Reconciliation Act of 2010 (HCERA), which amends certain aspects of PPACA was signed into law. The new laws have a financial impact on employers who sponsor postretirement healthcare benefits and therefore have been reflected in DASNY's actuarial valuations since April 1, 2010. An adjustment was made to reflect the effect of the benefit mandates as well as the excise tax that is applicable starting in 2018. The excise tax is 40% of the excess amount by which the plan's healthcare cost exceeds limits as defined in the legislation. The 2018 limits are \$10,200 for active employees with single coverage and \$11,850 for retirees with single coverage. The limits for family coverage are \$27,500 and \$30,950 for active employees and retirees, respectively. The limits are scheduled to increase with the Consumer Price Index (CPI) plus 1% in 2019 and with CPI for all years thereafter. Based on a comparison of projected premiums to these thresholds, DASNY expects to pay an excise tax in 2020.

**(b) Funding**

DASNY has not funded a qualified trust or its equivalent as required by GASB Statement No. 45, therefore, benefits are funded on a pay as you go basis. DASNY's operating expenses are paid from fees collected from clients. As of March 31, 2018, the portion of the OPEB liability allocable to certain public clients was 89% and will be paid from future fees to be collected. A receivable in the amount of \$125.0 million is included in Other Receivables—noncurrent in the Statement of Net Position at March 31, 2018. A reserve for the portion of the OPEB liability allocable to nonprofit health care institutions, independent colleges, universities, and other nonprofit institutions, and certain New York State agencies was funded with \$3.9 million as of March 31, 2018, and \$12.2 million was due to the reserve from client program operating funds for the related change in the OPEB liability.

**(c) Actuarial Methods and Assumptions**

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and plan members) and include the types of benefits provided at the time of each valuation. The actuarial methods and assumptions used include techniques that are designed to reduce short term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long term perspective of the calculations.

In the April 1, 2016 actuarial valuation, the entry age normal actuarial cost method was used. The actuarial assumptions included a 3.3% investment rate of return (net of administrative expenses) and an annual healthcare cost trend rate of 6.25% (net of administrative expenses) including inflation, declining

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each year to an ultimate trend rate of 4.75%. Both rates include a 2.75% inflation assumption. DASNY's unfunded actuarial accrued liability is being amortized as a level percentage of projected payroll on an open basis. DASNY elected to use an amortization period of thirty years.

**(d) Annual OPEB Cost and Net OPEB Obligation**

DASNY's annual OPEB cost and net OPEB obligation of the plan as of March 31, 2018, 2017 and 2016 are as follows (dollars in thousands):

	<u>2018</u>	<u>2017</u>	<u>2016</u>
Annual Required Contribution:			
Normal cost	\$ 9,388	9,044	8,652
Amortization of unfunded AAL	9,772	9,361	8,458
Interest on net OPEB obligation	4,090	3,637	3,455
Adjustment to annual required contribution	<u>(4,450)</u>	<u>(3,958)</u>	<u>(3,498)</u>
Annual OPEB cost	18,800	18,084	17,067
Contributions made	<u>(4,838)</u>	<u>(4,391)</u>	<u>(3,896)</u>
Increase in net OPEB obligation	13,962	13,693	13,171
Net OPEB obligation, beginning of year	<u>123,928</u>	<u>110,235</u>	<u>97,064</u>
Net OPEB obligation, end of year	<u>\$ 137,890</u>	<u>123,928</u>	<u>110,235</u>
Percentage of Annual OPEB Cost contributed	25.73%	24.28%	22.83%

**(e) Funded Status and Funding Progress**

The funded status of the plan as of the most recent actuarial valuation, April 1, 2016, was as follows (dollars in thousands):

Actuarial Accrued Liability (AAL)	\$ 252,395
Funded OPEB plan assets	<u>—</u>
Unfunded Actuarial Accrued Liability (UAAL)	<u>\$ 252,395</u>
Funded ratio	—%
Covered payroll	\$ 45,494
UAAL as percentage of covered payroll	554.80%

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**(13) Unrestricted Net Position**

Unrestricted Net Position includes amounts that are not appropriable for operating expenses and are Board designated for a specific future use. Designations at March 31, 2018 are as follows (dollars in thousands):

Designated:

Health care institution assistance	\$	27,251
Advance funding new projects		5,000
Coverage for financial risks associated with directors and officers liability insurance policies		1,970
Women/Minority Business Enterprises capital access, training and development		3,686
Reserve for replacement of corporate facilities		7,192
Reserve for 21st Century Technology Transformation		2,699
Reserve for Evolution		<u>2,618</u>

Total designated 50,416

Undesignated 23,841

Total net position unrestricted \$ 74,257

**REQUIRED SUPPLEMENTARY INFORMATION**  
(Unaudited)

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Required Supplementary Information

Schedule of Funding Progress for the Retiree Health Plan (Unaudited)

(Dollars in millions)

<u>Actuarial valuation date</u>	<u>Actuarial value of assets (a)</u>	<u>Actuarial accrued liability (AAL) - entry age normal cost method (b)</u>	<u>Unfunded AAL (UAAL) (b - a)</u>	<u>Funded ratio (a/b)</u>	<u>Covered payroll (c)</u>	<u>UAAL as a percentage of covered payroll ((b - a)/c)</u>
April 1, 2016	\$ —	252	252	—%	\$ 45	555%
April 1, 2014	—	223	223	—	43	520
April 1, 2012	—	222	222	—	50	489

See accompanying independent auditors' report.

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Required Supplementary Information

Schedule of Proportionate Share of the Net Pension Liability  
New York State and Local Employees' Retirement System

(Dollars in thousands)

	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
DASNY's proportion of the net pension liability	0.15%	0.15%	0.16%	0.16%
DASNY's proportionate share of the net pension liability	\$ 13,797	24,119	5,259	7,035
Covered payroll	46,666	45,656	44,162	45,270
Net pension liability as a percentage of covered payroll	26.80%	52.80%	11.91%	15.54%
Plan fiduciary net position as a percentage of the total pension liability	94.7%	90.7%	97.9%	97.2%

Schedule is intended to show information for 10 years. Additional years will be displayed as they become available.

See accompanying independent auditors' report.

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Required Supplementary Information

Schedule of Pension Contributions  
New York State and Local Employees' Retirement System

(Dollars in thousands)

	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Contractually required contribution	\$ 6,805	6,875	7,716	7,980
Contributions in relation to the contractually required contribution	<u>(6,805)</u>	<u>(6,875)</u>	<u>(7,716)</u>	<u>(7,980)</u>
Contribution deficiency (excess)	\$ <u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
Covered payroll	51,472	46,666	45,656	44,162
Contributions as a percentage of covered payroll	13.22 %	14.73 %	16.90 %	18.07 %

Schedule is intended to show information for 10 years. Additional years will be displayed as they become available.

See accompanying independent auditors' report.



Photo courtesy of The LiRo Group

DASNY oversaw more than \$70 million of improvements to Niagara Falls State Park on behalf of New York State Parks, Recreation and Historic Preservation. At left is a statue of inventor Nikola Tesla. In 1895, Tesla and industrialist George Westinghouse created the world's first hydroelectric power plant at the Niagara Falls.

Niagara Falls photos credit: James Cavanaugh Photography



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