

ADDENDUM #2

FOR

RFQ – Insurance Brokerage Services

8/29/2023

Clarifications:

- 1) Under section 5.1.a. of the RFQ, disregard the wording “Architectural/Engineering Services.” It should read “Insurance Brokerage Services.”
- 2) Please disregard Section 3.3 (Proposals), letter D, stating that 10 separate copies of the response must be provided in separate bound materials. Follow Section 3.4 (Submission of Proposals; Deadline) – only 1 hard copy and 1 electronic copy are required. For the electronic submission of the proposals, the Technical Portion, Anti-Discrimination Response, and Cost Price portions should be delivered all in one email but have separate PDFs for each portion.

Questions:

- 1) Can PCCA please provide a Schedule/Summary of Insurance, including effective dates, lines of coverage, carriers, limits, deductibles/SIR, and premiums?

Answer: Policy period Dec.1-Nov 30. See attached Summary for details.

- 2) If a current summary of insurance is not provided, does the liability tower provide terrorism? Does PCCA purchase first party terrorism insurance? If purchased, is this done on a standalone basis or embedded in the “all risk” program?

Answer: See attached summary

- 3) Are there currently any London placements?

Answer: No

- 4) Does PCCA currently have a captive? If not, is that something PCCA has considered in the past or will in the future?

Answer: No

- 5) Is there currently a Minority Business/Female Business participating in the current contract? If so, please provide the company and what services they are performing.

Answer: Yes. The Rolsyn Group, P.C. currently provides insurance certificate monitoring and compliance.

- 6) What is the current compensation structure for the current broker?

Answer: Annual consulting fee.

- 7) How many third-party contracts does your current broker review annually?

Answer: 75-100 for PCCA; 75-100 for RTM

8) Does your current broker provide risk/loss control services? If so, how many hours annually?

Answer: Yes, upon request; 10- 20 projects per year; unknown annual hours

9) What is the annual broker fee \$ for the property and casualty program?

Answer: \$110,000/year for Brokerage Services; \$28, 500/year for Risk Control Consulting

10) Is the current broker on a fee or commission-based agreement?

Answer: No

11) Why are you releasing a RFQ for property and casualty insurance broker services?

Answer: PCCA routinely issues RFPs for services to ensure that we are getting competitive prices and services.

12) Please provide five years of loss runs for all existing lines of coverage.

Answer: See attached loss run reports

13) Please confirm your current pain points or problem areas with your property and casualty program.

Answer: None

14) Who are the current carriers or markets for the property and casualty program?

Answer: See previous answer and attachments.

15) Please provide Property Schedule of Values, Equipment Schedule, Payroll Information, and Schedule of Vehicles if applicable?

Answer: N/A

16) Provide a copy of your return to work or light duty program?

Answer: N/A

17) Please provide copies of the Business Interruption Worksheet, Key Contracts/Insurance Policy Compliance for Contractual Review and Analysis for insurance related stipulations across Management Agreements, Purchase Agreements, etc.

Answer: N/A

18) Section 4.1 (General Requirements), letter H states PCCA is looking for a vendor to design and implement a Risk Management Information System (RMIS). Does PCCA have a RMIS system now, and if so, which RMIS do you utilize?

Answer: RMIS is not required for the RFQ

19) Does PCCA use a Third-Party Administrator (TPA) for claims? If so, who is the TPA?

Answer: PCCA does not use a TPA

20) Can PCCA share their Workers Compensation annual Ultimate Loss Pick?

Answer: See attached

21) Please identify your top 3 insurers by premium volume across all lines (including Workers Comp, Casualty and Property) of your program.

Answer: See previous answer and attachments

22) How long has PCCA been partnering with its major incumbent insurers across all lines?

Answer: It varies

23) Please identify any third-party vendor(s) providing administration and/or advice on your program.

Answer: Selzer Company

24) Does PCCA have representation on any carrier client advisory boards?

Answer: No

25) Can you provide a Risk Management organizational chart, including internal safety team?

Answer: PCCA's private management company provides risk management and safety personnel.

26) Does PCCA have EMT's (or other medical professionals) on staff at your location?

Answer: No

27) How many of the following items are issued annually by the current broker: a) Certificate of Insurance and b) Auto ID Cards.

Answer: Both

28) For incoming certificate tracking, do you currently outsource or use internal software? Is PCCA or broker responsible for tracking?

Answer: Broker and their subcontractor track the certificates

29) For outgoing certificates, please confirm that you want the broker to handle. Or would you prefer to be able to access a system and issue them yourself?

Answer: PCCA prefers the Broker to handle these requests

30) Are there periodic claim reviews/audits on site at any location(s)? If so, where and how often?

Answer: PCCA and Broker conduct quarterly claims reviews

31) Can you provide claim handling instructions?

Answer: No

32) Does PCCA pay a separate fee for loss control services?

Answer: See previous answer

a) What type of loss control services are currently purchased or provided by its insurers for free? For example, how many on-site inspections are made or desired?

Answer: Broker will review any of PCCA's existing loss prevention, safety and engineering programs and other related aspects of the PCCA's operations developed by its private management company.

b) How would you prefer the broker risk control service plan to be developed and how do you measure its effectiveness?

Answer: Upon request

33) Can PCCA provide a property Statement of Values (SOV)? If not, can PCCA provide a total exposure value that is being protected by the property coverage in place?

Answer: See attached

34) Referring to Section 4.3 Cost proposal, can PCCA clarify their pricing request?

a) Does PCCA plan to pay the chosen partner on an hourly basis?

Answer: No

b) Would PCCA like to see a total Annual Fee amount and then broken down hourly per employee?

Answer: PCCA prefers an annual fee structure, but does not require breakdown hourly per employee

c) Does PCCA's current broker receive policy placement commissions from insurance carriers?

Answer: No

35) Regarding RFQ Section 4.3 – Cost Proposal: Is the RFQ requesting estimated total hours per position in addition to the hourly cost to support the cost of the Insurance Brokerage Services?

Answer: No

36) RE: 4.0 Scope of Services – f. Related Insurance Services – Loss Prevention Program. Will the successful bidder be responsible for establishing, implementing, administering, and monitoring a safety and loss prevention program or only assessing the PCCA safety and loss prevention program?

Answer: PCCA's private management company has loss prevention programs in place. PCCA may ask the insurance Broker to review them from time to time.

37) RE: 4.0 Scope of Services – h. Related Insurance Services – Risk Management Information System. Will the successful bidder be responsible for designing and implementing an information system for PCCA with respects to claims?

Answer: No

38) What duties does your current broker provide? What functions/duties do you wish to see replicated, changed, or improved?

Answer: Broker provides insurance brokerage, insurance administration and loss control services; Broker reviews the PCCA's existing insurance policies, claims processing, and claims management procedures; Broker markets, implements and maintains PCCA's insurance program, including obtaining adequate but not excessive coverages at the most appropriate and cost effective rates, terms and conditions; Broker may be required to assist PCCA with review of aspects of its Risk Management Program; Broker assists the Reading Terminal Market with its insurance program and Risk Management program , as requested by PCCA and in consultation with the RTMC; Broker prepares reports, and provides other services related to insurance as requested by PCCA and RTM.

39) Does RMIS updating include loading claims data?

Answer: RMIS services are not required

40) RE: 4.3 Cost Proposal. To provide a credible cost proposal, please provide the following data:
a) Minimally, a Schedule of Insurance inclusive of carrier name, type of coverage, policy term, limits of liability, premium, deductible, or self-insured retention, and exposure rating basis (i.e. payroll, number of autos, annual revenue, TIV, etc...). A snapshot of the current portfolio will provide perspective on the potential scope of services the successful bidder must deliver to PCCA.

Answer: See previous answer and attachments

- c) Certificate of Insurance/Evidence of Property Listing – so we can evaluate the resources required to support.

Answer: See previous answers and attachments

- d) Statement of Values including COPE

Answer: N/A

- e) Estimated number of contract reviews – per section 4.1 e. (2) and 4.1 i. (1)

Answer: It varies

- 41) How many employees does PCCA have? Full and Part time.

Answer: 12 FT employees; no PT

- 42) Is there an onsite Safety Manager?

Answer: PCCA's private management company has a Safety Manager

- 43) Please summarize the current PCCA safety training program.

Answer: N/A

- 44) Will the successful bidder be required to provide safety training to PCCA? If so, what is the expected amount of time dedicated to PCCA employee training?

Answer: No

- 45) Please provide details of existing risk management/life safety policies and expectations of new or enhanced processes and procedures.

Answer: PCCA's private management company handles risk management and safety. Successful Broker may be asked to review the program and policies from time to time.

- 46) Any actuarial projections required, i.e. loss trending & development, IBNR analysis, optimal retention analysis, etc...? If so, please explain.

Answer: No

- 47) Please provide current financial reports.

Answer: See attached Mitchell Titus Audit report.

- 48) Does PCCA use and own any drones for their outdoor site and roof inspections?

Answer: No, we don't use drones for inspection. Most of the roof and site can be accessed and assessed easily by walking on or around it.

Attachments:

- 1) 14-20 DOLI-EPLI Loss Runs - RSUI Loss Run for PCCA – 1 Page
- 2) 16-20 GLIACA-SUMB Loss Runs - Philadelphia Insurance Company Underwriting Loss Detail Report – 11 pages
- 3) 17-20 PROP Loss Runs (FM Lines) – 2 pages
- 4) 20-22 CHUBB Business Loss Run – 5 pages
- 5) 20-23 GLIACA – SUMB Loss Runs – American Specialty – Details of Claim Files - 12 pages

- 6) 21-22 CRIM – LRRD (CNA) 2016-2022 - CNA Loss Run Report – as of 9/21/22 -by The Selzer Co. Inc. – 8 pages
- 7) 21-22 D&O – LRRD (Cinci) 2020-2022 – The Cincinnati Insurance Companies – Claims Loss Runs – 1 page
- 8) 21-22 EXLI (2nd Layer) - LRRD (CNA) 2021-2022 – as of 9/19/22 - 1 page
- 9) 21-22 EXLI (2nd Layer) - LRRD (Travelers) 2017-2019 – 2 pages
- 10) 21-22 WCOM - LRRD (Hartford) 2019-2022 – Workers’ Comp claims – 1 page
- 11) 22-23 PROP Statement of Values – Property Schedule – 2 pages
- 12) 22-23 WCOM - LRRD (Amtrust) 2016-2019 – WC Loss Run Report AmTrust N.A. – 9 pages
- 13) Named Insured Schedule – 17 pages
- 14) 2022-2023 Premium Summary – 2 pages
- 15) Mitchell Titus Audit Report – 56 pages



Loss Run for NHS684590 - Pennsylvania Convention Center Authority

For all years

Insured Name: **Pennsylvania Convention Center Authority** Policy No: NHS684590 0 Term: 12/1/2019 - 12/1/2020

No claims exist for this policy year.

Insured Name: **Pennsylvania Convention Center Authority** Policy No: NHS679395 0 Term: 12/1/2018 - 12/1/2019

No claims exist for this policy year.

Insured Name: **Pennsylvania Convention Center Authority** Policy No: NHS674610 0 Term: 12/1/2017 - 12/1/2018

No claims exist for this policy year.

Insured Name: **Pennsylvania Convention Center Authority** Policy No: NHS670194 0 Term: 12/1/2016 - 12/1/2017

No claims exist for this policy year.

Insured Name: **Pennsylvania Convention Center Authority** Policy No: NHS665559 0 Term: 12/1/2015 - 12/1/2016

No claims exist for this policy year.

Insured Name: **Pennsylvania Convention Center Authority** Policy No: NHS660276 0 Term: 12/1/2014 - 12/1/2015

Claim No: 7030089176 Status: C Date of Loss: 6/16/2015 Date Reported: 6/16/2015 Location of Loss: Philadelphia, PA

Claimants: Suffix 00 Claimant Rosa, Jamie and Adams, Olivia
Loss Description: Claimant alleges false imprisonment/assault/and slander, etc.
Status C Paid \$0.00

Policy Gross Incurred	Paid
Indemnity	\$0.00
Expense	\$0.00
Total	\$0.00

* RSUI no longer has access to updated information for any claims that occurred prior to 7/1/2003 and cannot verify that the information contained in this report for claims prior to that date are complete or accurate. There may have been changes in the information shown, new losses may have been reported or losses may have been closed or re-opened. Accurate information for claims with dates of loss prior to 7/1/2003 for this insured can be obtained by contacting Arrowpoint Capital at lossrun.support@arrowpointcap.com.

Philadelphia Insurance Companies
Underwriting Loss Detail
Underwriting Loss Detail Report



Template: Underwriting Loss Detail
Grouping: Accident Year(C,S)
Sorting: Loss Date
Filtering: Account Number=79406046

Philadelphia Insurance Companies

Underwriting Loss Detail

Underwriting Loss Detail Report



Prod Line	Division	Prod Line	Account #	Account Name	Policy #	Eff Date	Exp Date	Claim#	Examiner	Loss Date	Total Incurred	Loss Reserve	Expense Reserve	Total Reserve	Paid Loss	Paid Expense	Subro Salv Recov'd	Misc. Recov Amt	Deduct. Recov Amt
Accident Year					2016														
CL	CL	EK	79406046	Pennsylvania Convention	PHPK1582991	12/01/16	12/01/17	PHEK19021246755	Only, Records	12/09/16	0	0	0	0	0	0	0	0	0
Catastrophe:					Claim Status:	NP			Loss Location Code:			Loss Cause: GL		Loss Desc: Slip / Trip - All Other					
Claimant:					Comp Claim Number:		Reported:		02/01/19	Opened:		02/04/19	Closed:		02/04/19	Reopened:			
Acc Desc: SUIT - Claimant alleges sliland fall (PA)					Lit Type:		N		Def Attny:				Accid. PA State:		Claim Index: NA				
Total For Accident Year					2016														
					1 0 0 0 0 0 0 0 0 0														
Accident Year					2017														
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK1583437	12/01/16	12/01/17	PHEK17011049065	Nelson, Jennifer	01/20/17	0	0	0	0	0	0	0	0
Catastrophe:					Claim Status:	NP			Loss Location Code:			Loss Cause: GL		Loss Desc: Slip / Trip - All Other					
Claimant: 001 Deeya Haldar					Comp Claim Number:		Reported:		01/27/17	Opened:		01/27/17	Closed:		02/27/17	Reopened: 02/01/17			
Acc Desc: Clmt tripped & fell, refused medical attention --- (PA)					Lit Type:		N		Def Attny:				Accid. PA State:		Claim Index: 1				
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK1583437	12/01/16	12/01/17	PHEK17031064518	Maillie, Jason	03/19/17	29,403	0	0	0	15,000	14,403	0	0
Catastrophe:					Claim Status:	CL			Loss Location Code:			Loss Cause: GL		Loss Desc: Slip / Trip - All Other					
Claimant: 001 Ida Robin Booker					Comp Claim Number:		Reported:		03/27/17	Opened:		03/28/17	Closed:		12/09/19	Reopened:			
Acc Desc: LOR rec'd, clmt slipped/tripped & fell in front of prestation ---- 12th & Arch St (PA)					Lit Type:		Y		Def Attny:		Gerolamo, McNulty, Divis & Lewbart		Accid. PA State:		Claim Index: 3				
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK1583437	12/01/16	12/01/17	PHEK17051079277	Parker, Karen	05/11/17	0	0	0	0	0	0	0	0
Catastrophe:					Claim Status:	NP			Loss Location Code:			Loss Cause: GL		Loss Desc: Struck By Object					
Claimant: 001 Dee Leahy					Comp Claim Number:		Reported:		05/23/17	Opened:		05/23/17	Closed:		08/02/17	Reopened: 05/24/17			
Acc Desc: Employee from foods walking with a flatbed when clmt was hit in the leg and foot--- PA					Lit Type:		N		Def Attny:				Accid. PA State:		Claim Index: 2				
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK1583437	12/01/16	12/01/17	PHEK17081100355	Jowers, Tracy	07/22/17	0	0	0	0	0	0	0	0
Catastrophe:					Claim Status:	NP			Loss Location Code:			Loss Cause: GL		Loss Desc: Slip / Trip - Exterior					
Claimant: 001 Brenda Sacko					Comp Claim Number:		Reported:		08/08/17	Opened:		08/08/17	Closed:		02/01/18	Reopened:			
Acc Desc: LOR--- Alleged injuries due to sliland fall --- (PA)					Lit Type:		N		Def Attny:				Accid. PA State:		Claim Index: 3				
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK1582991	12/01/16	12/01/17	PHEK19021246632	Maillie, Jason	10/05/17	0	0	0	0	0	0	0	0
Catastrophe:					Claim Status:	NP			Loss Location Code:			Loss Cause: GL		Loss Desc: Personal Injury - All Other					
Claimant: 001 Tricia Scrutchins					Comp Claim Number:		Reported:		02/01/19	Opened:		02/01/19	Closed:		02/25/19	Reopened:			
Acc Desc: LOR received on behalf of claimant alleging injuries on insured's premises. ---- 1101 Arch St., Philadelphia, PA					Lit Type:		N		Def Attny:				Accid. PA State:		Claim Index: 3				

Philadelphia Insurance Companies

Underwriting Loss Detail

Underwriting Loss Detail Report



Prod Line	Divi- sion	Prod Line	Account #	Account Name	Policy #	Eff Date	Exp Date	Claim#	Examiner	Loss Date	Total Incurred	Loss Reserve	Expense Reserve	Total Reserve	Paid Loss	Paid Expense	Subro Salv Recov'd	Misc. Recov Amt	Deduct. Recov Amt					
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK1583437	12/01/16	12/01/17	PHEK17101123508	Maillie, Jason	10/10/17	17,500	7,500	5,493	12,993	0	4,507	0	0	0				
Catastrophe:					Claim Status:		RO		Loss Location Code:			Loss Cause:		GL Loss Desc: Slip / Trip - All Other										
Claimant:					001 Donna Graham		Comp Claim Number:		Reported:		10/31/17		Opened:		10/31/17		Closed:		11/15/17		Reopened:		10/09/19	
Acc Desc:					LOR rec'd ... Claimant alleges she slipped and fell on a gray hose running along the curoutside of the reading terminal market(INSJ). She alleges they had been cleaning the sidewalk. (Philadelphia, PA)					Lit Type:		Y		Def Attny: Gerolamo, McNulty, Divis & Lewbart										
							Loss Type:		GLBI		Accid. PA State:		Claim Index: 3											
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK1582991	12/01/16	12/01/17	PHEK18121237015	Maillie, Jason	10/23/17	52	0	0	0	0	52	0	0	0				
Catastrophe:					Claim Status:		CL		Loss Location Code:			Loss Cause:		GL Loss Desc: Personal Injury - All Other										
Claimant:					001 Deborah Ginn Frost		Comp Claim Number:		Reported:		12/20/18		Opened:		12/27/18		Closed:		04/26/19		Reopened:			
Acc Desc:					Lawsuit -- Personal injury sustained due to negligent maintenance of elevator --- 1151 Market ST (PA)					Lit Type:		Y		Def Attny: Gerolamo, McNulty, Divis & Lewbart										
							Loss Type:		GLBI		Accid. PA State:		Claim Index: 3											
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK1583437	12/01/16	12/01/17	PHEK18121235846	Maillie, Jason	10/23/17	0	0	0	0	0	0	0	0	0				
Catastrophe:					Claim Status:		NP		Loss Location Code:			Loss Cause:		GL Loss Desc: Personal Injury - All Other										
Claimant:					001 Deborah Ginn Frost		Comp Claim Number:		Reported:		12/20/18		Opened:		12/20/18		Closed:		12/27/18		Reopened:			
Acc Desc:					Lawsuit -- Personal injury sustained due to negligent maintenance of elevator --- 1151 Market ST (PA)					Lit Type:		N		Def Attny:										
							Loss Type:		GLBI		Accid. PA State:		Claim Index: 4											
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK1583437	12/01/16	12/01/17	PHEK17101123006	Parker, Karen	10/27/17	0	0	0	0	0	0	0	0	0				
Catastrophe:					Claim Status:		NP		Loss Location Code:			Loss Cause:		GL Loss Desc: Slip / Trip - All Other										
Claimant:					001 Mary Smith		Comp Claim Number:		Reported:		10/30/17		Opened:		10/30/17		Closed:		11/30/17		Reopened:			
Acc Desc:					Clmt tripped & fell over a flat cart owned and operated by fair foods employee --- Phila, PA					Lit Type:		N		Def Attny:										
							Loss Type:		GLBI		Accid. PA State:		Claim Index: 3											
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK1583437	12/01/16	12/01/17	PHEK17111124949	Parker, Karen	11/02/17	0	0	0	0	0	0	0	0	0				
Catastrophe:					Claim Status:		NP		Loss Location Code:			Loss Cause:		GL Loss Desc: Slip / Trip - All Other										
Claimant:					001 Chhang Touch		Comp Claim Number:		Reported:		11/06/17		Opened:		11/06/17		Closed:		11/08/17		Reopened:			
Acc Desc:					Claimant alleges sliand fall. - 51 North 12th St Philadelphia, PA 19107					Lit Type:		N		Def Attny:										
							Loss Type:		GLBI		Accid. PA State:		Claim Index: 3											
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK1583437	12/01/16	12/01/17	PHEK17111124979	Parker, Karen	11/04/17	0	0	0	0	0	0	0	0	0				
Catastrophe:					Claim Status:		NP		Loss Location Code:			Loss Cause:		GL Loss Desc: Slip / Trip - Exterior										
Claimant:					001 Cheryl Anne Dyson		Comp Claim Number:		Reported:		11/06/17		Opened:		11/06/17		Closed:		11/30/17		Reopened:			
Acc Desc:					Clmt allegedly tripped over the curby the door and fell -- Phila, PA					Lit Type:		N		Def Attny:										
							Loss Type:		GLBI		Accid. PA State:		Claim Index: 3											
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK1583437	12/01/16	12/01/17	PHEK17111129902	Parker, Karen	11/25/17	0	0	0	0	0	0	0	0	0				
Catastrophe:					Claim Status:		NP		Loss Location Code:			Loss Cause:		GL Loss Desc: Struck By Object										

Philadelphia Insurance Companies

Underwriting Loss Detail

Underwriting Loss Detail Report



Prod Line	Division	Prod Line	Account #	Account Name	Policy #	Eff Date	Exp Date	Claim#	Examiner	Loss Date	Total Incurred	Loss Reserve	Expense Reserve	Total Reserve	Paid Loss	Paid Expense	Subro Salv Recov'd	Misc. Recov Amt	Deduct. Recov Amt
001		Cheryl Hardy																	
Claimant: 001 Cheryl Hardy									Reported:	11/28/17	Opened:	11/28/17		Closed:	12/29/17	Reopened:			
Acc Desc: Incident Only- Claimant alleges she was struck by an employee pushing a cart on her right leg. (PA)									Lit Type:	N	Def Attny:								
									Loss Type:	GLBI	Accid. PA State:	PA	Claim Index:	3					
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK1582991	12/01/16	12/01/17	PHEK19081306176	Motley,	11/30/17	0	0	0	0	0	0	0	0
Catastrophe:									Claim Status:	NP	Loss Location Code:		Loss Cause:	GL	Loss Desc:	Alleged-Negligence			
Claimant: 001 Rocco Giannetti									Reported:	08/28/19	Opened:	08/29/19		Closed:	09/05/19	Reopened:			
Acc Desc: Complaint, Alleges insd negligent causing injuries , PA									Lit Type:	N	Def Attny:								
									Loss Type:	GLBI	Accid. PA State:	PA	Claim Index:	3					
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK1746350	12/01/17	12/01/18	PHEK20021346305	Maillie, Jason	12/15/17	21,160	0	0	0	10,000	11,160	0	0
Catastrophe:									Claim Status:	CL	Loss Location Code:		Loss Cause:	GL	Loss Desc:	Slip-Fall Weather Related			
Claimant: 001 Cherie Cobb									Reported:	02/05/20	Opened:	02/05/20		Closed:	09/30/22	Reopened:			
Acc Desc: ***COMPLAINT*** CLMT - Cherie Coballeges injuries from fall due to ice/snow on sidewalk along Arch Street.									Lit Type:	Y	Def Attny:	Gerolamo, Mcnulty, Divis & Lewbart							
									Loss Type:	GLBI	Accid. PA State:	PA	Claim Index:	3					
Total For Accident Year 2017										14	68,115	7,500	5,493	12,993	25,000	30,122	0	0	0
Accident Year 2018																			
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK1746350	12/01/17	12/01/18	PHEK18021151781	Jowers, Tracy	02/15/18	0	0	0	0	0	0	0	0
Catastrophe:									Claim Status:	NP	Loss Location Code:		Loss Cause:	GL	Loss Desc:	PL-Fall All Other			
Claimant: 001 Rosie Astegher									Reported:	02/19/18	Opened:	02/20/18		Closed:	03/21/18	Reopened:			
Acc Desc: Child (2 years old) hit head on panel door. Ambulance arrived but it was determined that it was not necessary. 51 North 12th St. Philadelphia, PA.									Lit Type:	N	Def Attny:								
									Loss Type:	GLBI	Accid. PA State:	PA	Claim Index:	2					
CL	CL	EK		79406046	Pennsylvania Convention	PHPK1746350	12/01/17	12/01/18	PHEK18021152920	Only, Records	02/23/18	0	0	0	0	0	0	0	0
Catastrophe:									Claim Status:	NP	Loss Location Code:		Loss Cause:	GL	Loss Desc:	Fall - All Other			
Claimant:									Reported:	02/23/18	Opened:	02/23/18		Closed:	03/23/18	Reopened:			
Acc Desc: Record only--- Clmt's knee gave out and she fell to the ground--- 12th & Arch Streets (PA)									Lit Type:	N	Def Attny:								
									Loss Type:		Accid. PA State:		Claim Index:	NA					
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK1746394	12/01/17	12/01/18	PHEK19011246002	Maillie, Jason	03/06/18	0	0	0	0	0	0	0	0
Catastrophe:									Claim Status:	NP	Loss Location Code:		Loss Cause:	GL	Loss Desc:	Slip / Trip - All Other			
Claimant: 001 Rosalie Tiriro									Reported:	01/31/19	Opened:	01/31/19		Closed:	04/26/19	Reopened:			
Acc Desc: Lawsuit -- Clmt tripped & fell as a result of a dangerous & defective display ----- (PA)									Lit Type:	Y	Def Attny:	Obermayer Rebmman Maxwell & Hippel LLP							
									Loss Type:	GLBI	Accid. PA State:	PA	Claim Index:	3					

Philadelphia Insurance Companies

Underwriting Loss Detail

Underwriting Loss Detail Report



Prod Line	Division	Prod Line	Account #	Account Name	Policy #	Eff Date	Exp Date	Claim#	Examiner	Loss Date	Total Incurred	Loss Reserve	Expense Reserve	Total Reserve	Paid Loss	Paid Expense	Subro Salv Recov'd	Misc. Recov Amt	Deduct. Recov Amt
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK1746394	12/01/17	12/01/18	PHEK18031161240	Jowers, Tracy	03/11/18	0	0	0	0	0	0	0	0
Catastrophe:					Claim Status:	NP			Loss Location Code:				Loss Cause:	GL	Loss Desc: Fall - All Other				
Claimant: 001 Karen Klimczak					Comp Claim Number:				Reported:	03/26/18	Opened:	03/26/18	Closed: 06/26/18		Reopened:				
Acc Desc: Clmt fell at location and hit left side of face, given an ice pack --- 12th & Arch 37 E (PA)					Lit Type:	N			Def Attny:				Accid. PA State:	Claim Index: 2					
					Loss Type:	GLBI													
CL	CL	EK		79406046	Pennsylvania Convention	PHPK1746350	12/01/17	12/01/18	PHEK18031159359	Only, Records	03/13/18	0	0	0	0	0	0	0	0
Catastrophe:					Claim Status:	NP			Loss Location Code:				Loss Cause:	GL	Loss Desc: Slip / Trip - All Other				
Claimant:					Comp Claim Number:				Reported:	03/19/18	Opened:	03/19/18	Closed: 03/20/18		Reopened:				
Acc Desc: Claimant slipped & fell on a napkin that was on the ground --- 51 N. 12th Street, Philadelphia, PA 19107					Lit Type:	N			Def Attny:				Accid. PA State:	Claim Index: NA					
					Loss Type:														
CL	CL	EK		79406046	Pennsylvania Convention	PHPK1746350	12/01/17	12/01/18	PHEK18041163175	Only, Records	03/30/18	0	0	0	0	0	0	0	0
Catastrophe:					Claim Status:	NP			Loss Location Code:				Loss Cause:	GL	Loss Desc: Slip / Trip - Exterior				
Claimant:					Comp Claim Number:				Reported:	04/02/18	Opened:	04/03/18	Closed: 04/04/18		Reopened:				
Acc Desc: RECORD ONLY - Claimant was walking and left off cur 12th & Arch Street (PA)					Lit Type:	N			Def Attny:				Accid. PA State:	Claim Index: NA					
					Loss Type:														
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK1746394	12/01/17	12/01/18	PHEK18081205534	Nelson, Jennifer	04/04/18	0	0	0	0	0	0	0	0
Catastrophe:					Claim Status:	NP			Loss Location Code:				Loss Cause:	GL	Loss Desc: GL - All Other				
Claimant: 001 Michael Shaughnessy					Comp Claim Number:				Reported:	08/30/18	Opened:	08/30/18	Closed: 10/30/18		Reopened:				
Acc Desc: Employee of T Mobile was involved n an elevator accident with 80 other people (Convention Center Elevator) (PA)					Lit Type:	N			Def Attny:				Accid. PA State:	Claim Index: 2					
					Loss Type:	GLBI													
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK1746350	12/01/17	12/01/18	PHEK18041168350	Maillie, Jason	04/20/18	4,604	0	0	0	0	4,604	0	0
Catastrophe:					Claim Status:	CL			Loss Location Code:				Loss Cause:	GL	Loss Desc: Slip / Trip - All Other				
Claimant: 001 Sandra Lazor					Comp Claim Number:				Reported:	04/23/18	Opened:	04/23/18	Closed: 07/16/20		Reopened: 07/26/19				
Acc Desc: Ice delivery man dropped ice on the floor, clmt slipped & fell on the ice --- (PA)					Lit Type:	Y			Def Attny:	Gerolamo, McNulty, Divis & Lewbart			Accid. PA State:	Claim Index: 4					
					Loss Type:	GLBI													
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK1746350	12/01/17	12/01/18	PHEK18051170641	Jowers, Tracy	05/01/18	0	0	0	0	0	0	0	0
Catastrophe:					Claim Status:	NP			Loss Location Code:				Loss Cause:	GL	Loss Desc: Slip / Trip - Exterior				
Claimant: 001 Sienny Celikay					Comp Claim Number:				Reported:	05/01/18	Opened:	05/01/18	Closed: 06/08/18		Reopened:				
Acc Desc: Clmt was walking when delivery driver was moving pallets backed uwithout looking causing clmt to triand fall --- PA					Lit Type:	N			Def Attny:				Accid. PA State:	Claim Index: 2					
					Loss Type:	GLBI													
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK1746350	12/01/17	12/01/18	PHEK18061179679	McHale, Michael	06/01/18	0	0	0	0	0	0	0	0
Catastrophe:					Claim Status:	NP			Loss Location Code:				Loss Cause:	GL	Loss Desc: Struck By Object				

Philadelphia Insurance Companies

Underwriting Loss Detail

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Prod Line	Divi- sion	Prod Line	Account #	Account Name	Policy #	Eff Date	Exp Date	Claim#	Examiner	Loss Date	Total Incurred	Loss Reserve	Expense Reserve	Total Reserve	Paid Loss	Paid Expense	Subro Salv Recov'd	Misc. Recov Amt	Deduct. Recov Amt	
001			Karen Dilworth					PHEK19081303578	Reported:	06/04/18	Opened:	06/04/18			Closed:	06/20/18	Reopened:			
Acc Desc: While shopping at Spataro's a box of plastic wrafell on clmt causing injury --- PA									Lit Type:	N	Def Attny:									
									Loss Type:	GLBI	Accid. PA State:			Claim Index:	2					
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK1746394	12/01/17	12/01/18	PHEK19081303578	Motley,	06/01/18	505	0	0	0	0	505	0	0	0
Catastrophe:									Claim Status:	CL	Loss Location Code:		Loss Cause:	GL	Loss Desc:	Struck By Object				
001			Karen Dilworth					PHEK18061179679	Reported:	08/16/19	Opened:	08/20/19			Closed:	11/07/19	Reopened:			
Acc Desc: Lawsuit -- Insd was allegedly negligent for having a defective condition that caused the clmt to be struck by a large box that fell from a shelf resulting in injury ---- 1136 Arch St (PA)									Lit Type:	Y	Def Attny:	Gerolamo, Mcnulty, Divis & Lewbart								
									Loss Type:	GLBI	Accid. PA State:			Claim Index:	2					
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK1746350	12/01/17	12/01/18	PHEK18061183759	Jowers, Tracy	06/13/18	0	0	0	0	0	0	0	0	0
Catastrophe:									Claim Status:	NP	Loss Location Code:		Loss Cause:	GL	Loss Desc:	Slip / Trip - All Other				
001			Anita Smith						Reported:	06/18/18	Opened:	06/18/18			Closed:	06/28/18	Reopened:			
Acc Desc: Claimant stated that she slipped off of a stool onto the floor --- 51 N. 12th Street, Philadelphia, PA 19107									Lit Type:	N	Def Attny:									
									Loss Type:	GLBI	Accid. PA State:			Claim Index:	2					
CL	CL	EK		79406046	Pennsylvania Convention	PHPK1746350	12/01/17	12/01/18	PHEK18071189750	Only, Records	07/07/18	0	0	0	0	0	0	0	0	0
Catastrophe:									Claim Status:	NP	Loss Location Code:		Loss Cause:	GL	Loss Desc:	Slip / Trip - Exterior				
									Reported:	07/09/18	Opened:	07/10/18			Closed:	07/10/18	Reopened:			
Acc Desc: Clmt tripped and fell by a cart she refused medical attention --- PA.									Lit Type:	N	Def Attny:									
									Loss Type:		Accid. PA State:			Claim Index:	2					
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK1746350	12/01/17	12/01/18	PHEK18091212769	Maillie, Jason	07/16/18	5,586	0	0	0	2,500	3,086	0	0	0
Catastrophe:									Claim Status:	CL	Loss Location Code:		Loss Cause:	GL	Loss Desc:	Alleged-Negligence				
001			Kyung Eun Son						Reported:	09/25/18	Opened:	09/25/18			Closed:	06/29/21	Reopened:	07/07/20		
Acc Desc: LOR, Alleged personal injury due to negligence, PA									Lit Type:	Y	Def Attny:	Gerolamo, Mcnulty, Divis & Lewbart								
									Loss Type:	GLBI	Accid. PA State:			Claim Index:	2					
CL	CL	EK		79406046	Pennsylvania Convention	PHPK1746350	12/01/17	12/01/18	PHEK18071192929	Only, Records	07/18/18	0	0	0	0	0	0	0	0	0
Catastrophe:									Claim Status:	NP	Loss Location Code:		Loss Cause:	GL	Loss Desc:	GL - All Other				
									Reported:	07/19/18	Opened:	07/19/18			Closed:	07/20/18	Reopened:			
Acc Desc: Unkn woman went in & out of consciousness and was transported by ambulance to hospital --- 12th & Arch St (PA)									Lit Type:	N	Def Attny:									
									Loss Type:		Accid. PA State:			Claim Index:	NA					

Philadelphia Insurance Companies

Underwriting Loss Detail

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Prod Line	Divi- sion	Prod Line	Account #	Account Name	Policy #	Eff Date	Exp Date	Claim#	Examiner	Loss Date	Total Incurred	Loss Reserve	Expense Reserve	Total Reserve	Paid Loss	Paid Expense	Subro Salv Recov'd	Misc. Recov Amt	Deduct. Recov Amt	
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK1746350	12/01/17	12/01/18	PHEK18071193161	Maillie, Jason	07/19/18	188,101	0	0	0	175,000	13,101	0	0	0
Catastrophe:					Claim Status:	CL			Loss Location Code:				Loss Cause:	GL	Loss Desc: Slip / Trip - All Other					
Claimant:					001	Kia Naomi Saunders			Comp Claim Number:				Reported:	07/20/18	Opened:	07/20/18	Closed:	08/10/22	Reopened:	07/20/20
Acc Desc:					Cimt slipped & fell on some food on the ground. - (PA)					Lit Type:	Y			Def Attny:	Gerolamo, McNulty, Divis & Lewbart					
					Loss Type:	GLBI			Accid. PA State:				Claim Index:	5						
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK1746350	12/01/17	12/01/18	PHEK18081200172	Only, Records	08/07/18	0	0	0	0	0	0	0	0	0
Catastrophe:					Claim Status:	NP			Loss Location Code:				Loss Cause:	GL	Loss Desc: Workplace Violence - Employee / Client					
Claimant:					Comp Claim Number:				Reported:	08/13/18	Opened:	08/13/18	Closed:	08/14/18	Reopened:					
Acc Desc:					Record only: Claimant alleges he was pushed by showner. Philadelphia, PA.					Lit Type:	N			Def Attny:						
					Loss Type:				Accid. PA State:				Claim Index:	NA						
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK1746350	12/01/17	12/01/18	PHEK18091208882	Nelson, Jennifer	09/06/18	0	0	0	0	0	0	0	0	0
Catastrophe:					Claim Status:	NP			Loss Location Code:				Loss Cause:	GL	Loss Desc: Slip / Trip - Exterior					
Claimant:					001	Bi Fang Yazng			Comp Claim Number:				Reported:	09/12/18	Opened:	09/12/18	Closed:	10/26/18	Reopened:	
Acc Desc:					Cimt alleges sliand fall dur to leak in AC unit, PA					Lit Type:	N			Def Attny:						
					Loss Type:	GLBI			Accid. PA State:				Claim Index:	2						
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK1746350	12/01/17	12/01/18	PHEK18091210544	Only, Records	09/14/18	0	0	0	0	0	0	0	0	0
Catastrophe:					Claim Status:	NP			Loss Location Code:				Loss Cause:	GL	Loss Desc: Struck By Object					
Claimant:					Comp Claim Number:				Reported:	09/18/18	Opened:	09/18/18	Closed:	09/19/18	Reopened:					
Acc Desc:					Claimant was truck in the head by the freight elevator 12 Arch Street (PA)					Lit Type:	N			Def Attny:						
					Loss Type:				Accid. PA State:				Claim Index:	NA						
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK1746350	12/01/17	12/01/18	PHEK18091210477	Only, Records	09/17/18	0	0	0	0	0	0	0	0	0
Catastrophe:					Claim Status:	NP			Loss Location Code:				Loss Cause:	GL	Loss Desc: Slip / Trip - Exterior					
Claimant:					Comp Claim Number:				Reported:	09/18/18	Opened:	09/18/18	Closed:	09/19/18	Reopened:					
Acc Desc:					Claimant slipped and tripped over a shopping cart transported in Jefferson Hospital 12 Arch Street (PA)					Lit Type:	N			Def Attny:						
					Loss Type:				Accid. PA State:				Claim Index:	NA						
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK1746350	12/01/17	12/01/18	PHEK18101214323	Maillie, Jason	09/27/18	0	0	0	0	0	0	0	0	0
Catastrophe:					Claim Status:	NP			Loss Location Code:				Loss Cause:	GL	Loss Desc: Struck By Object					
Claimant:					001	Diane Godette Hyman			Comp Claim Number:				Reported:	10/01/18	Opened:	10/02/18	Closed:	10/24/18	Reopened:	
Acc Desc:					Cimt was sitting nearar vendor's stand when a couple of Market employees struck her with cart they were pushing, 12th & Arch St Phila PA					Lit Type:	N			Def Attny:						
					Loss Type:	GLBI			Accid. PA State:				Claim Index:	2						
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK1746394	12/01/17	12/01/18	PHEK20071383690	Maillie, Jason	10/12/18	0	0	0	0	0	0	0	0	0
Catastrophe:					Claim Status:	NP			Loss Location Code:				Loss Cause:	GL	Loss Desc: Slip / Trip - Interior					

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Prod Line	Divi- sion	Prod Line	Account #	Account Name	Policy #	Eff Date	Exp Date	Claim#	Examiner	Loss Date	Total Incurred	Loss Reserve	Expense Reserve	Total Reserve	Paid Loss	Paid Expense	Subro Salv Recov'd	Misc. Recov Amt	Deduct. Recov Amt	
001		Emily Bakaj																		
Claimant: 001 Emily Bakaj										Comp Claim Number:	Reported: 07/31/20	Opened: 07/31/20		Closed: 08/10/20	Reopened:					
Acc Desc: LOR - Claimant alleging a triand fall on carpet 1101 Arch Street (PA)										Lit Type: N	Def Attny:		Claim Index: 3							
										Loss Type: GLBI	Accid. PA State:									
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK1746394	12/01/17	12/01/18	PHEK18121237165	Powell, William	10/17/18	0	0	0	0	0	0	0	0	0
Catastrophe:										Claim Status: NP	Loss Location Code:	Loss Cause: GL	Loss Desc: Property Damage - Motor Vehicle							
Claimant: 001 Tyler Reynolds										Comp Claim Number:	Reported: 12/27/18	Opened: 12/28/18		Closed: 01/31/19	Reopened:					
Acc Desc: Vehicle was hit by falling debris --- Phila, PA										Lit Type: N	Def Attny:		Claim Index: 1							
										Loss Type: GLBIC	Accid. PA State:									
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK1746350	12/01/17	12/01/18	PHEK18111227901	Maillie, Jason	11/19/18	0	0	0	0	0	0	0	0	0
Catastrophe:										Claim Status: NP	Loss Location Code:	Loss Cause: GL	Loss Desc: Fall - All Other							
Claimant: 001 Darlene Allen										Comp Claim Number:	Reported: 11/19/18	Opened: 11/19/18		Closed: 01/31/19	Reopened:					
Acc Desc: Claimant slipped and fell backwards hurting her left back side. LOC: 12th & Arch Streets Philadelphia, PA 19107										Lit Type: N	Def Attny:		Claim Index: 3							
										Loss Type: GLBI	Accid. PA State:									
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK1746350	12/01/17	12/01/18	PHEK18111229454	Maillie, Jason	11/19/18	0	0	0	0	0	0	0	0	0
Catastrophe:										Claim Status: NP	Loss Location Code:	Loss Cause: GL	Loss Desc: Fall - All Other							
Claimant: 001 Donna Tyer										Comp Claim Number:	Reported: 11/27/18	Opened: 11/27/18		Closed: 01/31/19	Reopened:					
Acc Desc: CLMT was trying to get uand her coat got caught on the chair, causing her to fall backwards -- 12th and Arch Streets, Philadelphia PA 19107										Lit Type: N	Def Attny:		Claim Index: 3							
										Loss Type: GLBI	Accid. PA State:									
Total For		Accident Year		2018						25	198,797	0	0	0	177,500	21,297	0	0	0	
Accident Year		2019																		
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK1912532	12/01/18	12/01/19	PHEK19031255476	Maillie, Jason	01/01/19	0	0	0	0	0	0	0	0	0
Catastrophe:										Claim Status: NP	Loss Location Code:	Loss Cause: GL	Loss Desc: Slip / Trip - Exterior							
Claimant: 001 Judy Voss										Comp Claim Number:	Reported: 03/05/19	Opened: 03/05/19		Closed: 03/15/19	Reopened:					
Acc Desc: Clmt tripped uthe bleacher steps while a spectator at Mummerfest , she was transported to a hospital as she was injured PA										Lit Type: N	Def Attny:		Claim Index: 3							
										Loss Type: GLBI	Accid. PA State:									
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK1912532	12/01/18	12/01/19	PHEK19091310014	Maillie, Jason	06/25/19	0	0	0	0	0	0	0	0	0
Catastrophe:										Claim Status: NP	Loss Location Code:	Loss Cause: GL	Loss Desc: Slip / Trip - All Other							
Claimant: 001 Patricia Watson										Comp Claim Number:	Reported: 09/12/19	Opened: 09/12/19		Closed: 10/31/19	Reopened:					
Acc Desc: Patricia Watson, via Letter of Representation, alleges T&F at 5 N. 12 St., Philadelphia, PA 19107										Lit Type: N	Def Attny:		Claim Index: 2							
										Loss Type: GLBI	Accid. PA State:									

Philadelphia Insurance Companies

Underwriting Loss Detail

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Prod Line	Divi- sion	Prod Line	Account #	Account Name	Policy #	Eff Date	Exp Date	Claim#	Examiner	Loss Date	Total Incurred	Loss Reserve	Expense Reserve	Total Reserve	Paid Loss	Paid Expense	Subro Salv Recov'd	Misc. Recov Amt	Deduct. Recov Amt				
Catastrophe:										Claim Status:	NP		Loss Location Code:			Loss Cause:	GL Loss Desc: Slip / Trip - Exterior						
Claimant:										Comp Claim Number:	Reported:	10/30/19	Opened:	10/31/19	Closed:		10/31/19	Reopened:					
Acc Desc:										RECORDS ONLY --- claimant alleges she tripped & fell over a rock scraping her knee - PA				Lit Type:	N	Def Attny:							
										Loss Type:		Accid. PA State:	Claim Index:NA										
Total For		Accident Year		2019						9	36,247	25,000	6,781	31,781	0	4,467	0	0	0				
Accident Year		2020																					
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK2068663	12/01/19	12/01/20	PHEK20031352361	Maillie, Jason	01/23/20	0	0	0	0	0	0	0	0				
Catastrophe:										Claim Status:	NP		Loss Location Code:			Loss Cause:	GL Loss Desc: Slip / Trip - Interior						
Claimant:										001	Hawa Banya		Comp Claim Number:	Reported:	03/02/20	Opened:	03/02/20	Closed:		07/16/20	Reopened:		06/26/20
Acc Desc:										Cimnt alleges escalator stopping abruptly causing her lose balance and fall. 1101 Arch St. (PA)				Lit Type:	N	Def Attny:							
										Loss Type:	GLBI	Accid. PA State:	Claim Index:1										
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK2068663	12/01/19	12/01/20	PHEK20101398874	Maillie, Jason	02/03/20	0	0	0	0	0	0	0	0				
Catastrophe:										Claim Status:	NP		Loss Location Code:			Loss Cause:	GL Loss Desc: Struck Against Object						
Claimant:										001	Michelle Pitts		Comp Claim Number:	Reported:	10/16/20	Opened:	10/16/20	Closed:		11/05/20	Reopened:		
Acc Desc:										Cimt alleges that she accidentally struck her forehead area with the edge of the bathroom stall door located on the north side of the atrium, PA				Lit Type:	N	Def Attny:							
										Loss Type:	GLBI	Accid. PA State:	Claim Index:2										
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK2068663	12/01/19	12/01/20	PHEK20111402278	Maillie, Jason	07/03/20	10,000	2,500	7,500	10,000	0	0	0	0				
Catastrophe:										Claim Status:	RO		Loss Location Code:			Loss Cause:	GL Loss Desc: Slip / Trip - Exterior						
Claimant:										001	Frank Flaherty		Comp Claim Number:	Reported:	11/04/20	Opened:	11/04/20	Closed:		04/07/21	Reopened:		08/05/22
Acc Desc:										LOR - Claimant alleging a triand fall on sidewalk 11 Filbert Street (PA)				Lit Type:	Y	Def Attny:	Gerolamo, Mcnulty, Divis & Lewbart						
										Loss Type:	GLBI	Accid. PA State:	Claim Index:3										
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK2068663	12/01/19	12/01/20	PHEK20081385839	Maillie, Jason	08/07/20	0	0	0	0	0	0	0	0				
Catastrophe:										Claim Status:	NP		Loss Location Code:			Loss Cause:	GL Loss Desc: Slip / Trip - All Other						
Claimant:										001	Tom Keffer		Comp Claim Number:	Reported:	08/11/20	Opened:	08/11/20	Closed:		09/18/20	Reopened:		
Acc Desc:										Contractor working at insured location injured his leg (PA)				Lit Type:	N	Def Attny:							
										Loss Type:	GLBI	Accid. PA State:	Claim Index:3										
CL	CL	EK	GL	79406046	Pennsylvania Convention	PHPK2068663	12/01/19	12/01/20	PHEK21061444538	Motley,	09/24/20	0	0	0	0	0	0	0	0				
Catastrophe:										Claim Status:	NP		Loss Location Code:			Loss Cause:	GL Loss Desc: Property Damage - Motor Vehicle						
Claimant:										001	Barton & Cooney Inc		Comp Claim Number:	Reported:	06/17/21	Opened:	06/17/21	Closed:		08/09/21	Reopened:		
Acc Desc:										claimant alleged that delivery truck was hit Location: 1101 Arch Street (PA)				Lit Type:	N	Def Attny:							
										Loss Type:	GLBIC	Accid. PA State:	Claim Index:1										

Philadelphia Insurance Companies

Underwriting Loss Detail

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Prod Line	Divi- sion	Prod Line	Account #	Account Name	Policy #	Eff Date	Exp Date	Claim#	Examiner	Loss Date	Total Incurred	Loss Reserve	Expense Reserve	Total Reserve	Paid Loss	Paid Expense	Subro Salv Recov'd	Misc. Recov Amt	Deduct. Recov Amt
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CL	CL	EK	79406046	Pennsylvania Convention	PHPK2068663	12/01/19	12/01/20	PHEK20121409477	McColgan,	11/07/20	0	0	0	0	0	0	0	0	0
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Catastrophe: **Claim Status:** NP **Loss Location Code:** **Loss Cause:** GL **Loss Desc:** Caught In / Under / Between

Claimant: **Comp Claim Number:** **Reported:** 12/14/20 **Opened:** 12/16/20 **Closed:** 12/23/20 **Reopened:**

Acc Desc: Tech doing exterior walk for homeless, when walking u12th St he moved one of the police bike racks to get by and when he turned he caught his foot on the legs of another bike rack twisting his knee, PA **Lit Type:** N **Def Attny:**

Loss Type: **Accid. PA State:** **Claim Index:**2

Total For	Accident Year	2020	6	10,000	2,500	7,500	10,000	0	0	0	0	0
Grand Total :	55	313,159	35,000	19,774	54,774	202,500	55,885	0	0	0	0	

Total All Claims	54
Total Claims Open	3
Total Claims Closed	51

Client	Account	Date Reported	Date of Loss	Adj File Number	Adj File	Adj File Status	Reason	Company
Pennsylvania Convention Center Authority	57327	02-May-2019	28-Apr-2019	491437 - Philadelphia	Closed	Adjustment Completed		FM Lines
Pennsylvania Convention Center Authority	57327	22-Mar-2020	22-Mar-2020	500855 - Philadelphia	Closed	Adjustment Completed		FM Lines
Pennsylvania Convention Center Authority	57327	22-Mar-2020	22-Mar-2020	500855 - Philadelphia	Closed	Adjustment Completed		FM Lines
Pennsylvania Convention Center Authority	57327	13-Feb-2020	05-Feb-2020	499760 - Philadelphia	Closed	Adjustment Completed		FM Lines

Policy Nu	City	State	Zip Code	Country	Adjuster	Cov Primary Cause of Lt. Polic	Pl. Payment USD	Deductible L Subro	Count
1043858	Philadelphia	Pennsylvania	19107-2208	UNITED STATES	Glenn Bucci	PD Sprinkler Leakage	USD # \$274,216	(\$12,500)	1
1061138	Philadelphia	Pennsylvania	19107-2208	UNITED STATES	Glenn Bucci	PD Fire	USD # \$1,754,047	(\$24,738)	1
1061138	Philadelphia	Pennsylvania	19107-2208	UNITED STATES	Glenn Bucci	TE Fire	USD # \$14,763	(\$262)	1
1061138	Philadelphia	Pennsylvania	19107-2208	UNITED STATES	Hannah Heron	PD Vehicle	USD #	(\$25,000)	1



BUSINESS LOSS RUN

Agency Name: THE SELZER COMPANY, INC.
Insured Name: PENNSYLVANIA CONVENTION CENTER AUTHORITY

Current As of Date: 10/12/2022
Number of Loss Years Requested: 10

Loss Run Summary:

Policy #	Policy Term	Policy Type	No of Claims/Occurrences	Loss & Expense Reserves	Losses Paid	Expenses Paid	Losses & Expenses Paid	Recovery	Total Incurred
36051033	12/01/2020 - 12/01/2021	ATD PKG	0	\$0	\$0	\$0	\$0	\$0	\$0
36051033	12/01/2021 - 12/01/2022	ATD PKG	0	\$0	\$0	\$0	\$0	\$0	\$0
36051033	12/01/2020 - 12/01/2021	MOD PROP	0	\$0	\$0	\$0	\$0	\$0	\$0
36051033	12/01/2021 - 12/01/2022	MOD PROP	0	\$0	\$0	\$0	\$0	\$0	\$0
Totals:			0	\$0	\$0	\$0	\$0	\$0	\$0

There are no claims reported for this insured for the policy period covered.

- IMPORTANT NOTICE -

THE INFORMATION CONTAINED HEREIN IS PROVIDED "AS IS" AND HAS NOT BEEN AUDITED OR REVIEWED. WE MAKE NO REPRESENTATION AS TO THE ACCURACY OF THIS INFORMATION. THIS INFORMATION IS NOT INTENDED TO AND SHOULD NOT BE RELIED ON TO COMPLY WITH ANY STATUTE, REGULATION OR OTHER LEGAL OR REGULATORY REQUIREMENT. WE RESERVE THE RIGHT IN OUR DISCRETION TO WITHHOLD SPECIFIC LOSS INFORMATION.

BY RECEIVING THIS INFORMATION, RECIPIENT ACKNOWLEDGES AND AGREES THAT: 1.) WE ARE PROVIDING THIS INFORMATION BASED ON RECIPIENT'S EXPRESS REPRESENTATION THAT RECIPIENT IS REQUESTING SUCH INFORMATION ON BEHALF OF AND/OR WITH THE CONSENT OF RECIPIENT'S CUSTOMER; 2.) RECIPIENT WILL USE THIS INFORMATION ONLY FOR ITS OWN INTERNAL PURPOSES OR FOR SUCH PURPOSES AUTHORIZED BY RECIPIENT'S CUSTOMER; 3.) SUCH INFORMATION IS CONFIDENTIAL AND PROPRIETARY AND MAY BE SUBJECT TO PRIVACY LAWS, REGULATIONS OR OTHER LEGAL REQUIREMENT; 4.) RECIPIENT AGREES TO PROTECT AND SAFEGUARD THE INFORMATION FROM UNAUTHORIZED USE OR DISCLOSURE.

RHODE ISLAND INSUREDS: IN ACCORDANCE WITH SECTION 27-29-17.5 OF CHAPTER 27-29 OF THE GENERAL LAWS OF RHODE ISLAND, ADDITIONAL INFORMATION ON LOSS RESERVES MAY BE AVAILABLE UPON REQUEST OF THE FIRST NAMED INSURED OR SUCH INSURED'S AUTHORIZED AGENT OR BROKER.

FOR QUESTIONS REGARDING THE CONTENT OF THIS CHUBB LOSS RUN REPORT, PLEASE CONTACT YOUR CHUBB OFFICE.

BUSINESS LOSS RUN

Loss Run Header Section:

Agency Name - The name of the current agent or broker associated with the policy.

Current as of Date - This is the date for which the data is valid.

Insured Name - The named insured as stated on the policy of insurance.

Number of Loss Years Requested – This is the 3, 5, 7 or 10 year historical range with the timeframe determined by the most recent policy effective date listed.

Policy Summary:

Policy Number - The number which uniquely identifies a policy for an insured.

Policy Term - The Effective and Expiration Dates for the Policy Term.

Policy Type - The type of policy issued by the company.

Number of Claims/Occurrences - The number of Claims/Occurrences for each Policy Number, Term and Type.

Loss and Expense Reserves - The sum of the outstanding Loss and Expense Reserves for each Policy Number, Term and Type. “**” will be displayed for open Specialty claims only.

Losses Paid - The indemnity paid for each Policy Number, Term and Type. This excludes the Net Salvage/Subrogation and reimbursable deductible amounts actually received.

Expenses Paid - The sum of the defense and LAE expenses paid for each Policy Number, Term and Type. This excludes the Net Salvage/Subrogation and reimbursable deductible amounts actually received.

Losses and Expenses Paid - The sum of Losses Paid and Expenses Paid for each Policy Number, Term and Type. This excludes the Net Salvage/Subrogation and reimbursable deductible amounts actually received.

Recovery - The sum of the Salvage/Subrogation Recovery including expenses paid or payments received for each Policy Number, Term and Type. A positive figure indicates that recovery expenses exceeded receipts.

Total Incurred - The sum of the Loss and Expense Reserves and Losses and Expenses Paid including Recovery for each Policy Number, Term and Type. “**” will be displayed for open Specialty claims only.

Totals:

Number of Claims/Occurrences - The number of Claims/Occurrences for all Policy Numbers, Terms and Types in the Summary Section.

Loss and Expense Reserves - The sum of the outstanding Loss and Expense Reserves for all of the Policy Numbers, Terms and Types in the

BUSINESS LOSS RUN

Summary Section. This does not include Specialty claims.

Losses Paid - The sum of Losses Paid for all of the Policy Numbers, Terms and Types in the Summary Section. This excludes the Net Salvage/Subrogation and reimbursable deductible amounts actually received.

Expenses Paid - The sum of Expenses Paid for all of the Policy Numbers, Terms and Types in the Summary Section. This excludes the Net Salvage/Subrogation and reimbursable deductible amounts actually received.

Losses and Expenses Paid - The sum of Losses Paid and Expenses Paid for all of the Policy Numbers, Terms and Types in the Summary Section. This excludes the Net Salvage/Subrogation and reimbursable deductible amounts actually received.

Recovery - The sum of the Salvage/Subrogation Recovery including expenses paid or payments received for all of the Policy Numbers, Term and Types in the Summary Section. A positive figure indicates that recovery expenses exceeded receipts.

Total Incurred - The sum of the Loss and Expense Reserves and Losses and Expenses Paid including Recovery for all the Policy Numbers, Term and Types in the Summary Section. "*" will be displayed for open Specialty claims only.

* - In the Loss and Expense Reserves column: This information is not disclosed.

TPA - Denotes claims/occurrences processed by a third party administrator (TPA). Can reflect full or partial term TPA. Actual numbers do not include claims/occurrences processed by TPA's.

Loss Run Details:

Policy # - The number which uniquely identifies a policy for an insured.

Claim Reference # - A unique identifier for a Chubb claim.

Claim/Occurrence # - The unique number for an occurrence of claim associated with a policy. This is used in conjunction with the policy number to identify a claim. It is sequential within a policy number.

Claimant # - The unique number associated with Claimant Name.

Policy Term - The Effective and Expiration Dates for the Policy Term.

Policy Type - The type of policy issued by the company.

Claim Status - The status of a claim as of the Current as of Date. An 'RO' next to the status indicates a Report Only Claim.

Claim Type - The type(s) of loss associated with a coverage on a claim.

Loss Location - The City and State where the loss occurred.

Loss Date - The date on which the loss occurred.

BUSINESS LOSS RUN

Reported Date - The date on which the loss was reported.

Close Date - The date the claim was closed.

Loss Reserve - The sum of the outstanding Loss Reserve for the Claim/Occurrence in the Detail Section. “*” will be displayed for open Specialty claims only.

Expense Reserve - The sum of the outstanding Expense Reserve for the Claim/Occurrence in the Detail Section. “*” will be displayed for open Specialty claims only.

Losses Paid – The indemnity paid for the Claim/Occurrence in the Detail Section. This excludes the Net Salvage/Subrogation and reimbursable deductible amounts actually received.

Expenses Paid - The sum of the defense and LAE expenses paid for the Claim/Occurrence in the Detail Section. This excludes the Net Salvage/Subrogation and reimbursable deductible amounts actually received.

Losses and Expenses Paid – The sum of Losses and Expenses Paid for the Claim/Occurrence in the Detail Section. This excludes the Net Salvage/Subrogation and reimbursable deductible amounts actually received.

Recovery - The sum of the Salvage/Subrogation Recovery including expenses paid or payments received for the Claim/Occurrence in the Detail Section. A positive figure indicates that recovery expenses exceeded receipts.

Total Incurred - The sum of the Loss and Expense Reserves and Losses and Expenses Paid including Recovery for the Claim/Occurrence in the Detail Section. “*” will be displayed for open Specialty claims only.

Claimant Name - The name(s) of the claimant associated with the Claim/Occurrence.

Deductible Amount – Actual deductible recovery, if any, applied to the Claim/Occurrence.

Loss Description - A synopsis of the loss as entered by the claim examiner.

* – In the Loss and Expense Reserve column: This information is not disclosed.

All dollar amounts displayed represent US dollars.

Detail of Claims Files

Information as of: 08/27/2023
Report Date: 08/28/2023
Losses occurring from 08/28/2018 to 08/27/2023
Losses reported from 08/28/2018 to 08/27/2023
Closed files are only shown if closed since 04/11/1996
Minimum paid: 0.00 Minimum incurred: 0.00



Pennsylvania Convention Center Authority

Policy No: SNAUT0094201 **Company:** Arch Insurance Company
Type: Business Auto
Term: 12/01/2021 - 12/01/2022

Policy Totals		<u>Files</u>	<u>Reserves</u>	<u>Paid</u>	<u>Total</u>
NOTE: Policy Totals reflect only those claims selected for this report.	Open	0	.00	.00	.00
	Closed	0	.00	.00	.00
	Total	0	.00	.00	.00

Detail of Claims Files

Information as of: 08/27/2023
Report Date: 08/28/2023
Losses occurring from 08/28/2018 to 08/27/2023
Losses reported from 08/28/2018 to 08/27/2023
Closed files are only shown if closed since 04/11/1996
Minimum paid: 0.00 Minimum incurred: 0.00



Pennsylvania Convention Center Authority

Policy No: SNCGL1954602 **Company:** Arch Insurance Company
Type: General Liability
Term: 12/01/2022 - 12/01/2023

Policy Totals		<u>Files</u>	<u>Reserves</u>	<u>Paid</u>	<u>Total</u>
NOTE: Policy Totals reflect only those claims selected for this report.	Open	1	5,000.00	.00	5,000.00
	Closed	1	.00	.00	.00
	Total	2	5,000.00	.00	5,000.00

Claimant: OWENS, ADVONDA
Description: TRIP AND FALL
Injury: NOT IDENTIFIED-NOT IDENTIFIED
Location: Convention Center
Claim Number: 51409500101 Status: **Open**
Loss Date: 03/10/2023 Closed:
Date Reported: 04/13/2023 Class: GUEST
Date Opened: 04/13/2023

<u>Reserve Type</u>	<u>Reserves</u>	<u>Paid</u>	<u>Total</u>
LOSS-BI	5,000.00	.00	5,000.00
TOTAL	5,000.00	.00	5,000.00

Claimant: SCHAFER, KATHRYN
Description: TRIP AND FALL
Injury: PAIN-[RT]LEG(S)
Location: Convention Center
Claim Number: 51373700101 Status: Closed
Loss Date: 01/27/2023 Closed: 08/03/2023
Date Reported: 04/04/2023 Class: GUEST
Date Opened: 04/04/2023

<u>Reserve Type</u>	<u>Reserves</u>	<u>Paid</u>	<u>Total</u>
LOSS-BI	.00	.00	.00
TOTAL	.00	.00	.00

Detail of Claims Files

Information as of: 08/27/2023
Report Date: 08/28/2023
Losses occurring from 08/28/2018 to 08/27/2023
Losses reported from 08/28/2018 to 08/27/2023
Closed files are only shown if closed since 04/11/1996
Minimum paid: 0.00 Minimum incurred: 0.00



Pennsylvania Convention Center Authority

Policy No: SNCGL1954601 **Company:** Arch Insurance Company
Type: General Liability
Term: 12/01/2021 - 12/01/2022

Policy Totals		<u>Files</u>	<u>Reserves</u>	<u>Paid</u>	<u>Total</u>
NOTE: Policy Totals reflect only those claims selected for this report.	Open	0	.00	.00	.00
	Closed	3	.00	.00	.00
	Total	3	.00	.00	.00

Claimant: CAMERON, EDWIN	Reserve Type	Reserves	Paid	Total
Description: TRIPPED OVER CORD COVER	LOSS-BI	.00	.00	.00
Injury:				
Location: Convention Center	TOTAL	.00	.00	.00
Claim Number: 51189000101 Status: Closed				
Loss Date: 09/30/2022 Closed: 06/06/2023				
Date Reported: 10/25/2022 Class:				
Date Opened: 10/28/2022				

Claimant: GUPTA, SANJAY	Reserve Type	Reserves	Paid	Total
Description: SLIP AND FALL	LOSS-BI	.00	.00	.00
Injury: NO INJURY-NO INJURY(USED WITH INCIDENT REPORTS)				
Location: Philadelphia-1101 Arch Streets	TOTAL	.00	.00	.00
Claim Number: 51295900101 Status: Closed				
Loss Date: 06/15/2022 Closed: 05/18/2023				
Date Reported: 02/02/2023 Class: OTHER				
Date Opened: 02/02/2023				

Claimant: THOMAS, DANIELLE	Reserve Type	Reserves	Paid	Total
Description: TRIPPED ON CABLE TAPED TO FLOOR	LOSS-BI	.00	.00	.00
Injury:				
Location: Convention Center	TOTAL	.00	.00	.00
Claim Number: 51121100101 Status: Closed				
Loss Date: 07/21/2022 Closed: 04/14/2023				
Date Reported: 09/01/2022 Class:				
Date Opened: 09/01/2022				

Detail of Claims Files

Information as of: 08/27/2023
Report Date: 08/28/2023
Losses occurring from 08/28/2018 to 08/27/2023
Losses reported from 08/28/2018 to 08/27/2023
Closed files are only shown if closed since 04/11/1996
Minimum paid: 0.00 Minimum incurred: 0.00



Pennsylvania Convention Center Authority

Policy No: SNCGL1954600 **Company:** Arch Insurance Company
Type: General Liability
Term: 12/01/2020 - 12/01/2021

Policy Totals		<u>Files</u>	<u>Reserves</u>	<u>Paid</u>	<u>Total</u>
NOTE: Policy Totals reflect only those claims selected for this report.	Open	0	.00	.00	.00
	Closed	3	.00	6,226.75	6,226.75
	Total	3	.00	6,226.75	6,226.75

Claimant	ARNOLD, SHEREE	Reserve Type	Reserves	Paid	Total
Description:	TRIP AND FALL OVER GATE	LAE-ADJUST	.00	.00	.00
Injury:	SPRAIN/STRAIN-KNEE	LAE-LEGAL	.00	2,942.40	2,942.40
Location:	Convention Center	LOSS-BI	.00	.00	.00
Claim Number	50398500101	TOTAL	.00	2,942.40	2,942.40
Status:	Closed				
Loss Date:	04/09/2021				
Closed:	04/05/2023				
Date Reported:	05/07/2021				
Class:					
Date Opened:	05/07/2021				

Claimant	MOORE, MICHAEL	Reserve Type	Reserves	Paid	Total
Description:	GARAGE: OXIDIZED METAL FELL ON PARKED AUTO	LOSS-PD	.00	3,247.35	3,247.35
Injury:	PROPERTY DAMAGE-NO INJURY(USED WITH INCIDENT REPORTS)	LAE-ADJUST	.00	37.00	37.00
Location:	Convention Center	TOTAL	.00	3,284.35	3,284.35
Claim Number	50746000101				
Status:	Closed				
Loss Date:	11/12/2021				
Closed:	12/07/2021				
Date Reported:	11/18/2021				
Class:	PROPERTY				
Date Opened:	11/18/2021				

Claimant	TESFAI, ASEFASH	Reserve Type	Reserves	Paid	Total
Description:	NO INFO PROVIDED	LOSS-BI	.00	.00	.00
Injury:	PAIN-MULTIPLE BODY PARTS	TOTAL	.00	.00	.00
Location:	Convention Center				
Claim Number	50982200101				
Status:	Closed				
Loss Date:	11/19/2021				
Closed:	08/31/2022				
Date Reported:	05/20/2022				
Class:					
Date Opened:	05/20/2022				

Detail of Claims Files

Information as of: 08/27/2023
Report Date: 08/28/2023
Losses occurring from 08/28/2018 to 08/27/2023
Losses reported from 08/28/2018 to 08/27/2023
Closed files are only shown if closed since 04/11/1996
Minimum paid: 0.00 Minimum incurred: 0.00



Pennsylvania Convention Center Authority

Policy No: SNFXS0099202 **Company:** Arch Insurance Company
Type: Excess Following Form Liability
Term: 12/01/2022 - 12/01/2023

Policy Totals		<u>Files</u>	<u>Reserves</u>	<u>Paid</u>	<u>Total</u>
NOTE: Policy Totals reflect only those claims selected for this report.	Open	0	.00	.00	.00
	Closed	0	.00	.00	.00
	Total	0	.00	.00	.00

Detail of Claims Files

Information as of: 08/27/2023
Report Date: 08/28/2023
Losses occurring from 08/28/2018 to 08/27/2023
Losses reported from 08/28/2018 to 08/27/2023
Closed files are only shown if closed since 04/11/1996
Minimum paid: 0.00 Minimum incurred: 0.00



Pennsylvania Convention Center Authority

Policy No: SNFXS0099201 **Company:** Arch Insurance Company
Type: Excess Following Form Liability
Term: 12/01/2021 - 12/01/2022

Policy Totals		<u>Files</u>	<u>Reserves</u>	<u>Paid</u>	<u>Total</u>
NOTE: Policy Totals reflect only those claims selected for this report.	Open	0	.00	.00	.00
	Closed	0	.00	.00	.00
	Total	0	.00	.00	.00

Detail of Claims Files

Information as of: 08/27/2023
Report Date: 08/28/2023
Losses occurring from 08/28/2018 to 08/27/2023
Losses reported from 08/28/2018 to 08/27/2023
Closed files are only shown if closed since 04/11/1996
Minimum paid: 0.00 Minimum incurred: 0.00



Pennsylvania Convention Center Authority

Policy No: SNFXS0099200 **Company:** Arch Insurance Company
Type: Excess Following Form Liability
Term: 12/01/2020 - 12/01/2021

Policy Totals		<u>Files</u>	<u>Reserves</u>	<u>Paid</u>	<u>Total</u>
NOTE: Policy Totals reflect only those claims selected for this report.	Open	0	.00	.00	.00
	Closed	0	.00	.00	.00
	Total	0	.00	.00	.00



CNA Loss Run Report
As of Sep 21, 2022

Save Selections

Load Selections

Report Definition

Policy Number: [4025636174](#)



Loss Basis: [Gross](#)

Suppress Reserves [Yes](#)

Suppress Loss Desc.: [No](#)

Suppress Claims [No](#)

Policy Number: 4025636174

Insured Name: Pennsylvania Convention Center Authc

Insured DBA:

Policy Effective: 12/01/2012

Producer Name: THE SELZER COMPANY INC

Zone: BRANCH MANAGED

Policy Expiration: 12/01/2015

Producer Code: 701019

Distribution Branch: PHILADELPHIA

Date Reported	Loss Date	Occur Date	Closed Date	Claim Nbr	Claimant Name	Claim Status	Accident State	Loc Code	Policy Account State	Indemnity Paid	Total Expenses
---------------	-----------	------------	-------------	-----------	---------------	--------------	----------------	----------	----------------------	----------------	----------------

No claims were found for this policy.



CNA Loss Run Report
As of Sep 21, 2022

Save Selections
Load Selections
Report Definition

Policy Number: [4025636174](#)



Loss Basis: [Gross](#)

Suppress Reserves [Yes](#)

Suppress Loss Desc.: [No](#)

Suppress Claims [No](#)

Policy Number: 4025636174 Insured Name: Pennsylvania Convention Center Authc Insured DBA:
 Policy Effective: 12/01/2015 Producer Name: THE SELZER COMPANY INC Zone: BRANCH MANAGED
 Policy Expiration: 12/01/2016 Producer Code: 701019 Distribution Branch: PHILADELPHIA

Date Reported	Loss Date	Occur Date	Closed Date	Claim Nbr	Claimant Name	Claim Status	Accident State	Loc Code	Policy Account State	Indemnity Paid	Total Expenses
---------------	-----------	------------	-------------	-----------	---------------	--------------	----------------	----------	----------------------	----------------	----------------

No claims were found for this policy.



CNA Loss Run Report
As of Sep 21, 2022

Save Selections

Load Selections

Report Definition

Policy Number: [4025636174](#)



Loss Basis: [Gross](#)

Suppress Reserves [Yes](#)

Suppress Loss Desc.: [No](#)

Suppress Claims [No](#)

Policy Number: 4025636174 Insured Name: Pennsylvania Convention Center Authc Insured DBA:

Policy Effective: 12/01/2016 Producer Name: THE SELZER COMPANY INC Zone: BRANCH MANAGED

Policy Expiration: 12/01/2017 Producer Code: 701019 Distribution Branch: PHILADELPHIA

Date Reported	Loss Date	Occur Date	Closed Date	Claim Nbr	Claimant Name	Claim Status	Accident State	Loc Code	Policy Account State	Indemnity Paid	Total Expenses
---------------	-----------	------------	-------------	-----------	---------------	--------------	----------------	----------	----------------------	----------------	----------------

No claims were found for this policy.



CNA Loss Run Report
As of Sep 21, 2022

Save Selections

Load Selections

Report Definition

Policy Number: [4025636174](#)



Loss Basis: [Gross](#)

Suppress Reserves [Yes](#)

Suppress Loss Desc.: [No](#)

Suppress Claims [No](#)

Policy Number: 4025636174

Insured Name: Pennsylvania Convention Center Authc

Insured DBA:

Policy Effective: 12/01/2017

Producer Name: THE SELZER COMPANY INC

Zone: BRANCH MANAGED

Policy Expiration: 12/01/2018

Producer Code: 701019

Distribution Branch: PHILADELPHIA

Date Reported	Loss Date	Occur Date	Closed Date	Claim Nbr	Claimant Name	Claim Status	Accident State	Loc Code	Policy Account State	Indemnity Paid	Total Expenses
---------------	-----------	------------	-------------	-----------	---------------	--------------	----------------	----------	----------------------	----------------	----------------

No claims were found for this policy.



CNA Loss Run Report
As of Sep 21, 2022

Save Selections

Load Selections

Report Definition

Policy Number: [4025636174](#)



Loss Basis: [Gross](#)

Suppress Reserves [Yes](#)

Suppress Loss Desc.: [No](#)

Suppress Claims [No](#)

Policy Number: 4025636174

Insured Name: Pennsylvania Convention Center Authc

Insured DBA:

Policy Effective: 12/01/2018

Producer Name: THE SELZER COMPANY INC

Zone: BRANCH MANAGED

Policy Expiration: 12/01/2019

Producer Code: 701019

Distribution Branch: PHILADELPHIA

Date Reported	Loss Date	Occur Date	Closed Date	Claim Nbr	Claimant Name	Claim Status	Accident State	Loc Code	Policy Account State	Indemnity Paid	Total Expenses
---------------	-----------	------------	-------------	-----------	---------------	--------------	----------------	----------	----------------------	----------------	----------------

No claims were found for this policy.



CNA Loss Run Report
As of Sep 21, 2022

Save Selections

Load Selections

Report Definition

Policy Number: [4025636174](#)



Loss Basis: [Gross](#)

Suppress Reserves [Yes](#)

Suppress Loss Desc.: [No](#)

Suppress Claims [No](#)

Policy Number: 4025636174	Insured Name: Pennsylvania Convention Center Authc	Insured DBA:
Policy Effective: 12/01/2019	Producer Name: THE SELZER COMPANY INC	Zone: BRANCH MANAGED
Policy Expiration: 12/01/2020	Producer Code: 701019	Distribution Branch: PHILADELPHIA

Date Reported	Loss Date	Occur Date	Closed Date	Claim Nbr	Claimant Name	Claim Status	Accident State	Loc Code	Policy Account State	Indemnity Paid	Total Expenses
---------------	-----------	------------	-------------	-----------	---------------	--------------	----------------	----------	----------------------	----------------	----------------

No claims were found for this policy.



CNA Loss Run Report
As of Sep 21, 2022

Save Selections

Load Selections

Report Definition

Policy Number: [4025636174](#)



Loss Basis: [Gross](#)

Suppress Reserves [Yes](#)

Suppress Loss Desc.: [No](#)

Suppress Claims [No](#)

Policy Number: 4025636174

Insured Name: Pennsylvania Convention Center Authc

Insured DBA:

Policy Effective: 12/01/2020

Producer Name: THE SELZER COMPANY INC

Zone: BRANCH MANAGED

Policy Expiration: 12/01/2021

Producer Code: 701019

Distribution Branch: PHILADELPHIA

Date Reported	Loss Date	Occur Date	Closed Date	Claim Nbr	Claimant Name	Claim Status	Accident State	Loc Code	Policy Account State	Indemnity Paid	Total Expenses
---------------	-----------	------------	-------------	-----------	---------------	--------------	----------------	----------	----------------------	----------------	----------------

No claims were found for this policy.



CNA Loss Run Report
As of Sep 21, 2022

Save Selections

Load Selections

Report Definition

Policy Number: [4025636174](#)



Loss Basis: [Gross](#)

Suppress Reserves [Yes](#)

Suppress Loss Desc.: [No](#)

Suppress Claims [No](#)

Policy Number: 4025636174	Insured Name: Pennsylvania Convention Center Authc	Insured DBA:
Policy Effective: 12/01/2021	Producer Name: THE SELZER COMPANY INC	Zone: BRANCH MANAGED
Policy Expiration: 12/01/2022	Producer Code: 701019	Distribution Branch: PHILADELPHIA

Date Reported	Loss Date	Occur Date	Closed Date	Claim Nbr	Claimant Name	Claim Status	Accident State	Loc Code	Policy Account State	Indemnity Paid	Total Expenses
---------------	-----------	------------	-------------	-----------	---------------	--------------	----------------	----------	----------------------	----------------	----------------

No claims were found for this policy.

The Cincinnati Insurance Companies - Claims Loss Runs

Insured: PENNSYLVANIA CONVENTION CENTER

Agency: 37216 - THE SELZER COMPANY, INC.

Value Through Date: 09-20-22

Next Month-End Closing Date: 09-30-22

Last Month-End Closing Date: 09-01-22

Sorted by Date of Loss

Policy	Policy Effect	Named Insured	Oc #	Cat	Loss Date	Loss Description	Loss Type	Claimant/Payee	Paid	Salv/Subr	Expense	End Rsv or Month Closed	Incurred
EMN0597335	12-01-21	PENNSYLVANIA CONVENTION				NO LOSSES							
EMN0597335	12-01-21	PENNSYLVANIA CONVENTION				NO LOSSES							
EMN0597335	12-01-20	PENNSYLVANIA CONVENTION				NO LOSSES							



CNA Loss Run Report
As of Sep 19, 2022

Save Selections

Load Selections

Report Definition

Policy Number: [7018075860](#)



Loss Basis: [Gross](#)

Suppress Reserves [No](#)

Suppress Loss Desc.: [No](#)

Suppress Claims [No](#)

Policy Number: 7018075860

Insured Name: Pennsylvania Convention Center Authc

Insured DBA:

Policy Effective: 12/01/2021

Producer Name: THE SELZER COMPANY INC

Zone: BRANCH MANAGED

Policy Expiration: 12/01/2022

Producer Code: 039863

Distribution Branch: PHILADELPHIA

Date Reported	Loss Date	Occur Date	Closed Date	Claim Nbr	Claimant Name	Claim Status	Accident State	Loc Code	Policy Account State	Indemnity Paid	Total Expenses	Indemnity Reserves	Total Incurred
---------------	-----------	------------	-------------	-----------	---------------	--------------	----------------	----------	----------------------	----------------	----------------	--------------------	----------------

No claims were found for this policy.

Detail Loss Report

Losses From: 09/20/2017 To 09/20/2022

Claimant	Adj Off	FP	Claim Number	Accident Date	Notice Date	Close Date	O/C	Total	Claim	Medical	Expense
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No losses were found based on report selection criteria

Detail Loss Report

Losses From: 09/20/2017 To 09/20/2022

Report Parameters

Losses From: 09/20/2017 To 09/20/2022

Policy Number(s): 21N83553

Sorts

Sort Name	Sort Label	Subtotal	Page Break
1. Policy Year	Policy Year	Y	N
2. Line of Insurance	Line of Insurance	Y	N

Limiting Statements

Large Loss Limiting

Drill Down Limiting Criteria



This report may include reserve information for open claims. Reserves are estimates intended to reflect potential claim outcomes based on information known to The Hartford at the time the reserve is established. Reserves are subject to change, and may not be relied upon as a guarantee of payment by The Hartford. This data is current as of the date indicated on the report.

Print

Download CSV

NOTE: Allocated Expenses for Workers' Comp claims are displayed for informational purposes only and are not included in the Total Incurred amounts.

Losses are net of deductible recoveries.

Printing Tip: Set your page orientation to landscape for best results.

Name	Pennsylvania Convention	Report	09/20/2017 to 09/19/2022	Date Produced:	09/20/2022
Insured:	Center Authority Philadelphia , Pa	Period:			
Policy:	039WEC AE3NGK 12/01/2021 - 12/01/2022	LOB:		Valued as of:	09/20/2022
Producer:	The Selzer Co Inc/phs Warrington , Pa	Producer Code:	427017	Producing Regional:	Philadelphia

SEL CUSTOMER-WORKERS' COM	Policy:	39WEC AE3NGK	Policy Term:	12/01/2019 - 12/01/2020
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No Claims for this policy

SEL CUSTOMER-WORKERS' COM	Policy:	39WEC AE3NGK	Policy Term:	12/01/2020 - 12/01/2021
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No Claims for this policy

SEL CUSTOMER-WORKERS' COM	Policy:	39WEC AE3NGK	Policy Term:	12/01/2021 - 12/01/2022
----------------------------------	---------	---------------------	--------------	--------------------------------

No Claims for this policy

WC LOSS RUN REPORT

AmTrust North America

Pennsylvania Convention Center Authority

Claim No	Claimant	Department			Loss Location						
Converted #	Class Cd	DOL	Nature	Status	Part Injured						
Policy Number	Juris St	First Aware	Employee Lag	Category	Cause						
Pol. Eff Date	Insured	Date Rcvd	Reporting Lag	Adjuster	Loss Description		Indem	Medical	LAE	Total	
0	NO CLAIMANTS										
							Reserves	0	0	0	0
TWC3600683		0	Days				Payments	0	0	0	0
12/01/2016	Pennsylvania Convention Center Authority	0	Days		NO LOSSES		Recoveries	0	0	0	0
							Incurred	0	0	0	0

WC LOSS RUN REPORT

AmTrust North America

Pennsylvania Convention Center Authority

Claim No	Claimant	Department	Loss Location			Indem	Medical	LAE	Total
Converted #	Class Cd	DOL	Nature	Status	Part Injured				
Policy Number	Juris St	First Aware	Employee Lag	Category	Cause				
Pol. Eff Date	Insured	Date Rcvd	Reporting Lag	Adjuster	Loss Description				

TWC3600683

Group Totals

	LT	Med	Total	Reserves	0	0	0	0
Open	0	0	0	Payments	0	0	0	0
Closed	0	0	0	Recoveries	0	0	0	0
				Incurred	0	0	0	0

WC LOSS RUN REPORT

AmTrust North America

Pennsylvania Convention Center Authority

Claim No	Claimant	Department			Loss Location					
Converted #	Class Cd	DOL	Nature	Status	Part Injured					
Policy Number	Juris St	First Aware	Employee Lag	Category	Cause					
Pol. Eff Date	Insured	Date Rcvd	Reporting Lag	Adjuster	Loss Description		Indem	Medical	LAE	Total
0	NO CLAIMANTS									
							Reserves	0	0	0
TWC3672483		0	Days				Payments	0	0	0
12/01/2017	Pennsylvania Convention Center Authority	0	Days		NO LOSSES		Recoveries	0	0	0
							Incurred	0	0	0

WC LOSS RUN REPORT

AmTrust North America

Pennsylvania Convention Center Authority

Claim No	Claimant	Department	Loss Location			Indem	Medical	LAE	Total
Converted #	Class Cd	DOL	Nature	Status	Part Injured				
Policy Number	Juris St	First Aware	Employee Lag	Category	Cause				
Pol. Eff Date	Insured	Date Rcvd	Reporting Lag	Adjuster	Loss Description				

TWC3672483

Group Totals

	LT	Med	Total	Reserves	0	0	0	0
Open	0	0	0	Payments	0	0	0	0
Closed	0	0	0	Recoveries	0	0	0	0
				Incurred	0	0	0	0

WC LOSS RUN REPORT

AmTrust North America

Pennsylvania Convention Center Authority

Claim No	Claimant	Department			Loss Location						
Converted #	Class Cd	DOL	Nature	Status	Part Injured						
Policy Number	Juris St	First Aware	Employee Lag	Category	Cause						
Pol. Eff Date	Insured	Date Rcvd	Reporting Lag	Adjuster	Loss Description		Indem	Medical	LAE	Total	
0	NO CLAIMANTS										
							Reserves	0	0	0	0
WWC3383992		0	Days				Payments	0	0	0	0
12/01/2018	Pennsylvania Convention Center Authority	0	Days		NO LOSSES		Recoveries	0	0	0	0
							Incurred	0	0	0	0

WC LOSS RUN REPORT

AmTrust North America

Pennsylvania Convention Center Authority

Claim No	Claimant	Department			Loss Location								
Converted #	Class Cd	DOL	Nature	Status	Part Injured								
Policy Number	Juris St	First Aware	Employee Lag	Category	Cause								
Pol. Eff Date	Insured	Date Rcvd	Reporting Lag	Adjuster	Loss Description								

WWC3383992

Group Totals

	LT	Med	Total	Reserves	0	0	0	0
Open	0	0	0	Payments	0	0	0	0
Closed	0	0	0	Recoveries	0	0	0	0
				Incurred	0	0	0	0

WC LOSS RUN REPORT

AmTrust North America

Pennsylvania Convention Center Authority

Claim No	Claimant	Department			Loss Location					
Converted #	Class Cd	DOL	Nature	Status	Part Injured					
Policy Number	Juris St	First Aware	Employee Lag	Category	Cause					
Pol. Eff Date	Insured	Date Rcvd	Reporting Lag	Adjuster	Loss Description		Indem	Medical	LAE	Total
0	NO CLAIMANTS									
WWC3442221		0	Days				Reserves	0	0	0
12/01/2019	Pennsylvania Convention Center Authority	0	Days		NO LOSSES		Payments	0	0	0
							Recoveries	0	0	0
							Incurred	0	0	0

WC LOSS RUN REPORT
AmTrust North America

Pennsylvania Convention Center Authority

Report Totals

Indem Medical LAE Total

	LT	Med	Total	Reserves				
Totals for Open	0	0	0		Payments			
					Recoveries			
					Incurred			

	LT	Med	Total	Reserves				
Totals for Closed	0	0	0		Payments			
					Recoveries			
					Incurred			

	LT	Med	Total	Reserves	0	0	0	0
Report Totals	0	0	0		Payments	0	0	0
					Recoveries	0	0	0
					Incurred	0	0	0

NAMED INSURED SCHEDULE

1) PENNSYLVANIA CONVENTION CENTER AUTHORITY

ADDITIONAL INSUREDS

- 1) The Commonwealth of Pennsylvania**
- 2) The City of Philadelphia**
- 3) Philadelphia Industrial Development Corp.**
- 4) The Philadelphia Convention and Visitors Bureau**
- 5) PA Economic Development Financing Authority (PEDFA)**
- 6) Department of Community and Economic Development (DCED)**

LOCATION DESCRIPTION

- Location #1:** 1101 Arch Street, Philadelphia, Pa **(Convention Center)**
- Location #2:** 700 Callowhill Street, Philadelphia, Pa **(Marshaling Yard/Parking)**
- Location #3:** 1101-13 Market Street, Philadelphia, Pa **(Headhouse)**

PROPERTY INSURANCE

Carrier: Great Northern Insurance Company
(Chubb) (Best Rating A++)

Policy term: 12/1/22 – 12/1/23

Policy Limit:	\$	1,000,000,000
Building/Yard	\$	1,026,937,958
Personal Property	\$	47,210,494
Business Interruption	\$	63,000,000

Policy Sub limits

Fine Arts	\$	1,500,000
Misc. Unnamed Locations	\$	1,000,000 (Personal Property)
Earthquake	\$	100,000,000
Flood	\$	100,000,000

- Sublimit of \$200,000,000 applies Reading Terminal & Train Shed

Deductible: \$100,000 Combined All Coverages

Flood	\$100,000
Earthquake	\$100,000
Wind	\$100,000
Water Damage	\$100,000

PROPERTY POLICY NAMED INSURED

Pennsylvania Convention Center Authority (PCCA) and any subsidiary, and PCCA's interest in any partnership or joint venture in which PCCA has management control or ownership as now constituted or hereafter is acquired as the respective interest of each may appear; all hereafter referred to as the "Insured", including legal representatives.

PROPERTY COVERAGE

Great Northern Insurance Company (Chubb)	
Policy Limit	\$1,000,000,000
Premium	\$925,000 (\$100,000 Deductible)
Business Income / Extra Expense	\$63,250,000 / Included
Terrorism	\$1,000,000,000
Property of Others in the care, custody and control of the insured	\$2,500,000
Reading Terminal Market SUBLIMIT	\$200,000,000
Miscellaneous Unnamed Locations	\$1,000,000 Personal Property
Accidental Interruption of Services	Spoilage and Change in Temperature by a peril not excluded – up to policy limit
Accounts Receivable	\$5,000,000
Automatic Coverage Newly Acquired	\$5,000,000 Building; \$2,500,000 Personal Property – 180 Days
Communicable Disease	\$1,000
Computer Systems Non- Physical Damage and Data, Programs or Software Combined	\$2,500,000
Contingent Time Element Extended	\$2,500,000
Crisis Management	\$50,000 Per Occurrence/ \$100,000 Annual Aggregate
Errors & Omissions	\$1,000,000
Debris Removal	25% of the direct loss plus \$5,000,000
Decontamination Loss	NONE
Deferred Payments	\$50,000
Extended Period of Liability (Indemnity)	365 Days
Fill beneath car parks, parking lots, pavement, roadways, railways, transformer enclosures, walkways or buildings and structures combined	NONE
Fire Department Service Charge	\$500,000 (Part of Blanket Limit for Additional Coverages)

Pennsylvania Convention Center Authority

Great Northern Insurance Company (Chubb)	
Fine Arts	\$1,500,000 subject to max \$25,000 any one item
Fines or Penalties for breach of contract or for late or non-completion of orders combined	NONE
Earth Movement	\$100,000,000
Flood	\$100,000,000

Deductibles

Great Northern Insurance Company (Chubb)	
Boiler & Machinery	\$100,000
Earthquake	\$100,000 (24 Hour Waiting Period)
Flood	\$100,000 (24 Hour Waiting Period)
All Other Losses	\$100,000
Water Damage	\$100,000
Boiler & Machinery	\$100,000

GENERAL LIABILITY – PCCA

Carrier: Arch Insurance Company (Best Rating A+)

Policy Term: 12/01/2022 – 12/01/2023

<u>Limits:</u>	\$5,000,000 General Aggregate Limit
	\$5,000,000 Products/Completed Operations Aggregate Limit
	\$1,000,000 Personal & Advertising Injury Limit
	\$1,000,000 Each Occurrence Limit
	\$1,000,000 Each Event Premises Damage
	\$0 Medical Expense Limit (any one person)
	\$50,000 Crisis Management
<u>Employee Benefits:</u>	\$1,000,000 Each Employee Limit
	\$2,000,000 Aggregate Limit
<u>Deductible:</u>	\$1,000 per Employee Retro Date 12/1/02
<u>Classification</u>	<u>Premium Basis</u>
Convention Center	893,500 (Expiring 732,250) (Admissions)
Parking- Private	27,500 (Area)
Headhouse	8,625 (Area)
	<i>(Liquor Liability coverage included with separate \$1,000,000 limit)</i>

Form Schedule

Form	Edition	Description
00M L006500	06/07	U.S. Treasury Department's Office of Foreign Assets Control ("OFAC")
IL N088	09/03	Pennsylvania Fraud Statement
05M L000200	12/14	Signature Page
FAI CSKLBUSFE	06/01	Schedule of Forms and Endorsements
IL 0017	11/98	Common Policy Conditions
IL 0021	09/08	Nuclear Energy Liability Exclusion Endorsement (Broad Form)
IL 0120	10/13	Pennsylvania Changes - Defense Costs
IL 0246	09/07	Pennsylvania Changes - Cancellation and Nonrenewal
IL 0910	07/02	Pennsylvania Notice
IL 0985	01/15	Disclosure Pursuant to Terrorism Risk Insurance Act
05S GL000100	10/16	Commercial General Liability Insurance Certificate Declarations
CG 0001	04/13	Commercial General Liability Coverage Form
FAI SCKLBUSSNI	06/01	Schedule of Named Insured(s)
CG 2026	12/19	Additional Insured Designated Person or Organization
CG 2026	12/19	Additional Insured Designated Person or Organization
CG 2107	05/14	Exclusion - Access or Disclosure of Confidential or Personal Information and Data-Related Liability - Limited bodily Injury Exception Not Included
CG 2132	05/09	Communicable Disease Exclusion
CG 2135	10/01	Exclusion - Coverage C - Medical Payments
CG 2144	04/17	Limitation of Coverage to Designated Premises or Project
CG 2146	07/98	Abuse or Molestation Exclusion
CG 2147	12/07	Employment-Related Practices Exclusion
CG 2167	12/04	Fungi or Bacteria Exclusion
CG 2170	01/15	Cap on Losses From Certified Acts of Terrorism
CG 2404	05/09	Waiver of Transfer of Rights of Recovery Against Others to Us
CG 2407	01/96	Products/Completed Operations Hazard Redefined
CG 0435	12/07	Employee Benefits Liability Coverage
00G L004500	12/03	Asbestos Exclusion
00G L017300	04/04	Lead Contamination Exclusion
00S GL000300	10/16	Limited Excess Fireworks Coverage

Pennsylvania Convention Center Authority

00S GL001400	10/16	Changes in Other Insurance Condition
00S GL002100	10/16	Aggregate Limit Per Event
00S GL003000	10/16	Commercial General Liability Additional Coverage Endorsement
00S GL003100	10/16	Commercial General Liability Extension Endorsement
00S GL003500	10/16	Crisis Management Enhancement Endorsement
00S GL006300	10/16	Supplementary Payments for Child Recovery Expenses
00S GL006800	10/16	Purchasing Group Conversion Endorsement
00S GL009700	10/16	Exclusion of Liability Insurance Afforded Under Another Policy
00S GL010700	10/16	Exclusion - Cross Suits
00S GL011800	10/16	Construction Operations Limited Coverage
00S GL007400	10/16	Audit Endorsement – Non-Audit

GENERAL LIABILITY – RTMC

Carrier: Arch Insurance Company (Best Rating A+)

Policy Term: 12/01/2022 – 12/01/2023

<u>Limits:</u>	\$5,000,000 General Aggregate Limit
	\$5,000,000 Products/Completed Operations Aggregate Limit
	\$1,000,000 Personal & Advertising Injury Limit
	\$1,000,000 Each Occurrence Limit
	\$1,000,000 Each Event Premises Damage
	\$0 Medical Expense Limit (any one person)
	\$50,000 Crisis Management
<u>Employee Benefits:</u>	\$1,000,000 Each Employee Limit
	\$2,000,000 Aggregate Limit
<u>Deductible:</u>	\$1,000 per Employee Retro Date 12/1/02
<u>Classification</u> Market Indoor	<u>Premium Basis - Revenue</u> \$5,054,000 (Expiring \$5,086,000)

Form Schedule

Form	Edition	Description
00M L006500	06/07	U.S. Treasury Department's Office of Foreign Assets Control ("OFAC")
IL N088	09/03	Pennsylvania Fraud Statement
05M L000200	12/14	Signature Page
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IL 0910	07/02	Pennsylvania Notice
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CG 2146	07/98	Abuse or Molestation Exclusion
CG 2147	12/07	Employment-Related Practices Exclusion
CG 2167	12/04	Fungi or Bacteria Exclusion
CG 2170	01/15	Cap on Losses From Certified Acts of Terrorism
CG 2404	05/09	Waiver of Transfer of Rights of Recovery Against Others to Us
CG 2407	01/96	Products/Completed Operations Hazard Redefined
CG 0435	12/07	Employee Benefits Liability Coverage
00G L004500	12/03	Asbestos Exclusion

Pennsylvania Convention Center Authority

00G L017300	04/04	Lead Contamination Exclusion
00S GL000300	10/16	Limited Excess Fireworks Coverage
00S GL001400	10/16	Changes in Other Insurance Condition
00S GL003000	10/16	Commercial General Liability Additional Coverage Endorsement
00S GL003100	10/16	Commercial General Liability Extension Endorsement
00S GL003500	10/16	Crisis Management Enhancement Endorsement
00S GL006300	10/16	Supplementary Payments for Child Recovery Expenses
00S GL006800	10/16	Purchasing Group Conversion Endorsement
00S GL009700	10/16	Exclusion of Liability Insurance Afforded Under Another Policy
00S GL010700	10/16	Exclusion - Cross Suits
00S GL011800	10/16	Construction Operations Limited Coverage
00S GL007400	10/16	Audit Endorsement – Non-Audit

NAMED INSURED

- Reading Terminal Market Corporation

ADDITIONAL INSURED

- The Commonwealth of Pennsylvania
- The City of Philadelphia
- Philadelphia Industrial Development Corp.
- The Philadelphia Convention and Visitors Bureau
- PA Economic Development Financing Authority (PEDFA)
- Department of Community and Economic Development (DCED)
- Pennsylvania Convention Center Authority

LOCATION DESCRIPTION

Location #1: 1200 Arch Street, Philadelphia, Pa (Market Indoor)

PAYMENT OPTIONS

- *10 Monthly Installments*

WORKERS' COMPENSATION

Carrier: Hartford Insurance Company (Best Rating A+)

Policy Term: 12/01/2022 – 12/01/2023

Employers Liability Limits:	\$1,000,000 Each Accident
	\$1,000,000 Policy Aggregate
	\$1,000,000 Each Employee

Class Description	Class Code	Payroll	Rate	Premium
Clerical	953	\$1,401,200	\$0.15	\$2,102

Total Manual Premium	\$ 2,102
Increased Limits 1.400%	\$ + 120
2022 PA Merit Rating (.950)	<u>\$ -111</u>
Total Modified Premium	\$ 2,111

Standard Premium	\$ 2,111
Expense Constant	\$ + 220
Foreign Terrorism	\$ +560
Domestic Terrorism	<u>\$ +280</u>
Subtotal	\$ 3,171
PA Assessment (2.68%)	<u>\$ + 85</u>
Total Premium	\$ 3,256

COMMERCIAL AUTOMOBILE

Carrier: Arch Insurance Company (Best Rating A+)

Policy Term: 12/01/2022 – 12/01/2023

Limits of Liability	\$1,000,000 Combined Single Limit Bodily Injury / Property Damage
Combination First Party Benefits	\$177,500
Extraordinary Medical Benefits	\$1,000,000
Hired/Borrowed Auto Liability	\$1,000,000
Non-Owned Liability	\$1,000,000
Uninsured Motorist	\$1,000,000 (non-Stacked)
Underinsured Motorist	\$1,000,000 (non-Stacked)
Comprehensive	ACV less \$1,000 deductible
Collision	ACV less \$1,000 deductible
<u>Hired Car Physical Damage</u>	
Comprehensive	\$1,000 deductible
Collision	\$1,000 deductible
Rental Reimbursement	\$30 per day / 30 Day Max (applies to the Ford and Dodge RAM)

Scheduled Vehicles

1. 2003 Carr Trailer Vin #4YMUL10143V015032
2. 2011 Ford Truck Vin #1FTBF2B68BEA95904
3. 2018 RAM 2500 Vin #3C6MR5AJ5JG288002

Annual Premium \$6,077

UMBRELLA/EXCESS LIABILITY

PRIMARY LAYER: Arch Insurance Company (Best Rating A+)

NAMED INSUREDS: Pennsylvania Convention Center Authority
Reading Terminal Market Corporation

LIMITS OF LIABILITY

Each Occurrence	\$10,000,000
Other Aggregate	\$10,000,000
Retention	\$ NONE

ANNUAL PREMIUM: \$ 126,520 (Includes Terrorism)

SECOND LAYER: Continental Insurance Company (Best Rating A)

LIMIT OF LIABILITY

Each Occurrence	\$10,000,000
Annual Aggregate	\$10,000,000
Underlying Limit	\$10,000,000

ANNUAL PREMIUM: \$51,126 (Includes Terrorism)

D&O / EPLI (OPTION # 1)

Insurer: Cincinnati Insurance Company (Best Rating A+)
Coverage: Directors & Officers Liability and Employment Practices Liability
Policy term: 12/1/2022 – 12/1/2023

Coverage	Limit	Retention (Each Loss)
D&O	\$5,000,000	\$25,000
EPLI	\$5,000,000	\$50,000
Policy Aggregate	\$5,000,000	

Pending & Prior Date: 12/01/1992

Includes \$1,000,000 Side A Excess limit
Additional Defense – Unlimited
Third Party Liability Sublimit \$5,000,000
Workplace Violence Expense Limit \$100,000
Wage and Hour Defense Sublimit \$100,000
Immigration Defense Sublimit \$100,000

Choice of Counsel Endorsement – Tucker Law Group

Annual Premium \$47,133 (Expiring \$50,174)

SUBJECTIVITY

Updated Board of Directors List

D&O / EPLI (OPTION # 3)

Insurer: Harco National Insurance Company (IAT) (Best Rating A+)

Coverage: Directors & Officers Liability and Employment Practices Liability

Policy term: 12/1/2021 – 12/1/2022

Coverage	Limit	Retention (Each Loss)
D&O	\$5,000,000	\$25,000
EPLI	\$5,000,000	\$50,000
Policy Aggregate	\$5,000,000	

Pending & Prior Date: 12/01/1992

Includes \$1,000,000 Side A Excess limit

Additional Defense – \$1,000,000 EPL Only, \$250,000 for D&O

Third Party Liability Sublimit \$5,000,000

Workplace Violence Expense Limit \$100,000

Wage and Hour Defense Sublimit \$100,000

Immigration Defense Sublimit \$100,000

Crisis Event Expenses Sublimit \$75,000

Choice of Counsel Endorsement – Tucker Law Group

Annual Premium \$44,696

EXCESS D&O LIABILITY

Insurer: Argonaut Insurance Company (Best Rating A)

Coverage: Excess Directors & Officers Liability

Policy Term: 12/1/2022 – 12/1/2023

Limit of Liability

Limit: \$5,000,000 Aggregate Limit of Liability each policy period

In Excess of: \$5,000,000 D&O Underlying

EXCLUSION - EMPLOYMENT PRACTICES LIABILITY

EXCLUSION - PRIOR AND PENDING LITIGATION BACKDATED – 12/1/2008

(Excess limit drops down only when primary D&O aggregate is exhausted)

Annual Premium - \$27,148 (Following the Cincinnati D&O)

Annual Premium - \$26,556 (Following the IAT D&O)

COMMERCIAL CRIME COVERAGE

Insurer: CNA Insurance Company (Best Rating A)

Policy Term: 12/1/2022 – 12/1/2023

Coverages	Limit	Deductible
Employee Dishonesty Form A	\$1,000,000	\$2,500
Forgery/Alteration Form B	\$1,000,000	\$2,500
Theft, Disappearance & Destruction Form C (Money & Securities)	\$50,000	\$2,500
Social Engineering Fraud	\$50,000	\$2,500

Annual Premium **\$3,141**

Optional Coverages to Be Considered

1. 3rd Party Client Coverage (\$500,000 Limit; \$5,000 Deductible)
2. Proof of Loss Expense Coverage (\$10,000 Limit; \$1,000 Deductible)
3. Increased Social Engineering Fraud Limit

Pennsylvania Convention Center Authority

2022-2023 PREMIUM SUMMARY

PENNSYLVANIA CONVENTION CENTER AUTHORITY
PROPERTY & CASUALTY INSURANCE RENEWAL PROGRAM

(1) <i>Line of Coverage</i>	(2) <i>Insurance Company and AM Best Rating as of 11/18/22</i>	(3) <i>Exposure Basis at Policy Inception</i>		(4) <i>Expiring Costs 12/1/2021-22</i>	(5) <i>Expiring Costs Adjusted for Renewal Exposures 12/1/2021-22</i>	(6) <i>Renewal Costs 12/1/2022-23</i>
		<i>Expiring Exposures 12/1/2021-22</i>	<i>Renewal Exposures 12/1/2022-23</i>			
1 Commercial Property/Equipment Breakdown	Great Northern Insurance Company (Chubb)	Total Insured Values: \$1,000,000,000 → \$1,137,148,452	Total Insured Values: \$1,137,148,452	\$907,733	\$907,733	\$935,000
	A+; XV Superior					
2 Commercial General Liability PCCA	Arch Insurance Company	Admissions 732,500	Admissions 893,500	\$83,598	\$101,972	\$112,578
	A+; XV Superior					
3 Commercial General Liability - Reading Terminal Market Corp.	Arch Insurance Company	Revenue \$5,086,000	Revenue \$5,054,000	\$116,485	\$115,752	\$130,229
	A+; XV Superior					
4 Business Automobile	Arch Insurance Company	Power Units: 3	Power Units: 3	\$5,774	\$5,774	\$6,077
	A+; XV Superior					
5 Umbrella Liability \$10,000,000 Primary Limit	Arch Insurance Company	Underlying Liability Premium/Limits	Underlying Liability Premium/Limits	\$93,660	\$114,246	\$126,520
	A+; XV Superior					
6 Excess Liability \$10,000,000 Limit	CNA			\$37,875	\$46,169	\$51,126
	A; XV Excellent					
7 Crime	CNA			\$3,017	\$3,017	\$3,141
	A; XV Excellent					
8 Directors & Officer Liability & Employment Practices Liability	Cincinnati Insurance Company			\$50,174	\$50,174	\$51,830
	A+; XV Superior					
9 Excess Directors & Officers Liability - \$5,000,000 Limit	Argonaut			\$27,148	\$27,148	\$27,148
	A-; XIII Excellent					
10 Workers Compensation and Employers Liability	Property and Casualty Insurance Company of Hartford	Total Payrolls: \$1,337,700	Total Payrolls: \$1,401,200	\$3,249	\$3,249	\$3,256
	A+; XV Superior					
GRAND TOTAL				\$1,328,713	\$1,375,235	\$1,446,905

Subjectivities

- 1) Signed TRIA forms (D&O/EPL, Property, Excess Liability)
- 2) Additional items To Be Determined

Additional Coverage Consideration

- 1) Cyber/Privacy Liability – Need Application
- 2) Fiduciary Liability

Payment Plans Available

- 1) Property – Quarterly
- 2) GL/Auto/Umbrella – 10 monthly installments
- 3) All other coverages - Annual

PENNSYLVANIA CONVENTION CENTER AUTHORITY

**Financial Statements, Required Supplementary Information,
and Other Supplementary Information
For the Years Ended June 30, 2022 and 2021
With Independent Auditor's Report**



MITCHELL TITUS
ACHIEVING EXCELLENCE TOGETHER

PENNSYLVANIA CONVENTION CENTER AUTHORITY
For the Years Ended June 30, 2022 and 2021

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INDEPENDENT AUDITOR'S REPORT

Board of Directors
Pennsylvania Convention Center Authority

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the Pennsylvania Convention Center Authority (the Authority), a component unit of the Commonwealth of Pennsylvania as of and for the years ended June 30, 2022 and 2021, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Authority as of June 30, 2022 and 2021, and the changes in its financial position and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Emphasis of Matter

As discussed in Note 4 to the financial statements, during the fiscal year ended June 30, 2022, the Authority adopted new accounting guidance, Governmental Accounting Standards Board (GASB) Statement No. 87, Leases. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

The Authority's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control

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relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.



We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audits, significant audit findings, and certain internal control-related matters that we identified during the audits.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, schedules of proportionate share of net pension liability and contributions and schedule of changes in the total OPEB liability and related ratios on pages 5 through 11 and 44 and 45, respectively, be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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 GAAS, 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.

Supplementary Information

Our audit was conducted for the purpose of forming and opinion on the financial statements that collectively comprise the Authority's basic financial statements. The combining statement of net position, combining statement of revenue, expenses, and changes in net position, and schedules of General Account operating expenses (collectively, the Supplementary Information) are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The Supplementary Information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the Supplementary Information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.



MITCHELL TITUS

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated September 28, 2022, on our consideration of the Authority'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 solely 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 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 the Authority's internal control over financial reporting and compliance.

Mitchell Titus, LLP

September 28, 2022

MANAGEMENT'S DISCUSSION AND ANALYSIS

INTRODUCTION

The following discussion and analysis of the Pennsylvania Convention Center Authority's (the Authority, or PCCA) financial performance is presented to provide an overview of the Authority's financial activities for the fiscal year ended June 30, 2022, with selected comparative information for the years ended June 30, 2021 and 2020. This discussion has been prepared by management and should be read in conjunction with the Authority's financial statements, which follow this section.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Revenue, Expenses, and Changes in Net Position provide information about the activities of the Authority and present a longer-term view of the Authority's finances. The supplementary information following the Authority's financial statements report operations in more detail than these statements by providing information about the Authority's various accounts.

BACKGROUND INFORMATION ON PCCA

The Authority is a separate legal entity, and it is an agency and public instrumentality of the Commonwealth of Pennsylvania (the Commonwealth). The Authority was established to acquire, hold, develop, design, construct, maintain, manage, operate, finance, furnish, fixture, equip, repair, lease or sublease either in the capacity of lessor or lessee, and own a convention center.

The Authority received its original funding from the following sources:

Bond issue	\$ 277,195,000
City of Philadelphia	42,000,000
Commonwealth of Pennsylvania grant	185,000,000
Hotel tax revenue	<u>19,147,000</u>
Total	<u><u>\$ 523,342,000</u></u>

The original Pennsylvania Convention Center (the Center) opened in 1993 and the expansion, a 960,000-square-foot addition to the Center, opened in March 2011. The \$786 million expansion project was funded from \$700 million in Commonwealth general obligation bonds and \$86 million in Pennsylvania Economic Development Financing Agency (PEDFA) bonds. In addition, the City of Philadelphia (the City) provided land, other cash, and in-kind items to the project, which are valued at approximately \$30 million.

The Commonwealth and the City have determined that the Authority is a component unit of the Commonwealth for financial reporting purposes for the fiscal years ended 2022 and 2021.

MANAGEMENT'S DISCUSSION AND ANALYSIS

FINANCIAL HIGHLIGHTS

In fiscal year 2022, the Authority's operating loss was \$8.1 million less than budget, mainly due to expense mitigation efforts and increased revenue as the convention center began to recover from the government shutdown of facilities and prohibition on events that began in March 2021 due to the COVID-19 pandemic. The total number of events held increased by 222% to 87 events in 2022 from 27 events in 2021; the 87 events held in 2022 accounted for \$250.9 million in total economic impact to the City and region. In comparison, the 27 events held in 2021 accounted for \$43.8 million in economic impact, a difference of 473%, mainly due to the increase in events and a corresponding increase in attendee hotel night stays in 2022. Economic impact is driven primarily by attendee hotel night stays. Total event attendance increased 45% to 525,000 attendees in 2022 from 362,000 in 2021.

	<u>Fiscal 2022</u>	<u>Budget 2022</u>	<u>Fiscal 2021</u>
Operating revenue	\$ 9,834,325	\$ 8,894,044	\$ 1,548,535
Operating expenses, excluding depreciation and amortization	<u>(26,463,963)</u>	<u>(33,606,016)</u>	<u>(18,054,923)</u>
Operating loss	<u>\$ (16,629,638)</u>	<u>\$ (24,711,972)</u>	<u>\$ (16,506,388)</u>
Total economic impact to the region	<u>\$ 250,984,000</u>	<u>\$ -</u>	<u>\$ 43,762,000</u>

Revenue

The Authority realized revenue of \$9,834,325 and \$1,548,535 for the years ended June 30, 2022 and 2021, respectively, an increase of 535%. In 2022, the first full year of operations after the pandemic, event activity was budgeted to recover to approximately 50% of pre-pandemic levels. Revenue was higher than budgeted for 2022 by \$940,281, or 10.6%, due mainly to higher than expected revenue from audio visual and internet services. Space fees accounted for \$4.6 million and food and beverage commissions totaled \$1.9 million for 2022 as compared to \$749,784 and \$105,345, respectively, for 2021.

Interest Income

The Authority earned interest income of \$90,865 and \$53,842 for the years ended June 30, 2022 and 2021, respectively, an increase of 68.7%. This increase is mainly due to interest revenue of \$55,198 attributed to leases under the new accounting pronouncement, GASB 87, adopted as of July 1, 2021.

Expenses

Total operating expenses (excluding depreciation) amounted to \$26.5 million and \$18.1 million in 2022 and 2021, respectively, and were \$7.3 million below budget for 2022. Savings were mainly due to reduced expenses for contracted labor, salaries, benefits and utilities due to reduced event activity and expense mitigation efforts.

MANAGEMENT'S DISCUSSION AND ANALYSIS

FINANCIAL HIGHLIGHTS *(continued)*

Pension Expense

For the year ended June 30, 2022, pension expense was \$352,238, a decrease of 37% from \$559,696 in 2021.

Governmental Accounting Standards Board Statement No.68- Accounting and Financial Reporting for Pensions (GASB 68) requires employers in cost-sharing pension plans to record their proportionate share of pension plan costs. On June 17, 2022 and June 17, 2021, the Pennsylvania State Employees Retirement System (SERS) released Korn Ferry's GASB 68 valuations, which included the Authority's proportionate share of pension plan amounts (net pension liability, deferred outflow of resources, deferred inflow of resources and pension expense). The Authority's proportionate share of pension expense was \$352,224 and \$559,696 for the years ended December 31, 2021 and 2020. Of those amounts, \$502,391 and \$489,121 were related to the Authority's required contributions to the pension plan in 2021 and 2020, respectively. For the fiscal years ended June 30, 2022 and 2021, the Authority recorded an expense credit of \$149,715 and additional pension expense of \$66,258 respectively due to recording adjustments to the net pension liability, deferred outflows of resources and deferred inflows of resources.

Post Employment Benefits Other than Pension (OPEB) Expense

For the year ended June 30, 2022, total OPEB liability was reduced resulting in an expense credit of \$500,648, a decrease from total expense of \$609,522 in 2021 due to changes of assumptions and differences between expected and actual experience in the actuarial valuation.

OVERVIEW OF THE FINANCIAL STATEMENTS

Statement of Net Position and the Statement of Revenue, Expenses, and Changes in Net Position

One of the most important questions asked about the Authority's finances is, "Is the Authority, as a whole, better off or worse off as a result of the year's activities?" The Statement of Net Position and the Statement of Revenue, Expenses, and Changes in Net Position report information about the Authority as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private sector companies. All of the current year's revenue and expenses are taken into account regardless of when cash is received or paid.

FINANCIAL ANALYSIS

The Authority's total net position changed from a year ago, decreasing \$8.7 million to \$584 million as of June 30, 2022 from \$592.7 million as of June 30, 2021, due to standard depreciation expense, offset by an increase in capital funding from the Commonwealth. In comparison, total net position decreased \$30.7 million from \$623.4 million in 2020 to \$592.7 million in 2021, mainly due to standard depreciation expense. The analysis below focuses on the net position (Table 1) and changes in net position (Table 2) of the Authority's activities.

MANAGEMENT'S DISCUSSION AND ANALYSIS

FINANCIAL ANALYSIS *(continued)*

Table 1
Statement of Net Position
(In Thousands)

	<u>2022</u>	<u>2021 (Restated)</u>	<u>2020</u>
Current assets	\$ 80,726	\$ 59,550	\$ 74,057
Non-current assets*	2,245	2,358	-
Capital assets, net	<u>547,925</u>	<u>564,619</u>	<u>573,816</u>
Total assets	<u><u>\$ 630,896</u></u>	<u><u>\$ 626,527</u></u>	<u><u>\$ 647,873</u></u>
Deferred outflows of resources related to pension and OPEB	<u>\$ 1,680</u>	<u>\$ 2,007</u>	<u>\$ 1,447</u>
Current liabilities	\$ 25,507	\$ 13,758	\$ 15,636
Other liabilities	<u>18,513</u>	<u>17,921</u>	<u>8,705</u>
Total liabilities	<u><u>\$ 44,020</u></u>	<u><u>\$ 31,679</u></u>	<u><u>\$ 24,341</u></u>
Deferred inflows of resources related to pension, OPEB and leases	<u>\$ 4,596</u>	<u>\$ 4,166</u>	<u>\$ 1,617</u>
Net investment in capital assets	\$ 531,933	\$ 552,010	\$ 570,040
Restricted	<u>52,027</u>	<u>40,679</u>	<u>53,322</u>
Total net position	<u><u>\$ 583,960</u></u>	<u><u>\$ 592,689</u></u>	<u><u>\$ 623,362</u></u>

* The Authority adopted GASB Statement No.87, *Leases*, in 2021, resulting in the reporting of non-current assets (lease receivables) and deferred inflows of resources, which were not reported in 2020. See Note 4 to the financial statements.

MANAGEMENT'S DISCUSSION AND ANALYSIS

FINANCIAL ANALYSIS *(continued)*

Table 2
Statement of Revenue, Expenses, and Changes in Net Position
(In Thousands)

	<u>2022</u>	<u>2021</u>	<u>2020</u>
OPERATING REVENUE			
Space license fees	\$ 4,693	\$ 750	\$ 4,513
Commissions	1,927	105	3,791
Other event revenue	2,782	133	3,519
Other revenues	432	560	602
Total revenue	<u>9,834</u>	<u>1,548</u>	<u>12,425</u>
OPERATING EXPENSES			
Personnel services	7,722	5,005	10,417
Purchase of services	14,835	10,402	15,735
Employee benefits	2,739	1,870	4,211
Depreciation and amortization	33,818	33,558	33,020
Other operating expenses	1,168	778	1,745
Total expenses	<u>60,282</u>	<u>51,613</u>	<u>65,128</u>
NON-OPERATING REVENUE			
(EXPENSES)			
Hotel tax revenue	38,228	12,703	34,656
Interest income	90	54	947
Operating agreement revenue/(expense)	(13,199)	7,608	(12,830)
Interest expense	(322)	(253)	-
Other expenses	(5,883)	(5,221)	(2,874)
Total non-operating revenue, net	<u>18,914</u>	<u>14,891</u>	<u>19,899</u>
Decrease in net position before contributions	(31,534)	(35,174)	(32,804)
Capital contributions	22,805	4,500	34,000
Increase/(Decrease) in net position	<u>\$ (8,729)</u>	<u>\$ (30,674)</u>	<u>\$ 1,196</u>

Revenue in fiscal 2022 increased \$8.3 million, or 535%, from \$1.5 million in fiscal 2021 to \$9.8 million in fiscal 2022, and decreased \$10.9 million, or 87.5%, in 2021 from 2020. The revenue fluctuations can be attributed to the decrease in events from 122 in 2020 to 27 in 2021 due to the coronavirus pandemic and an increase in events to 87 in 2022 as the convention industry begins to recover.

MANAGEMENT'S DISCUSSION AND ANALYSIS

FINANCIAL ANALYSIS *(continued)*

Operating expenses increased \$8.7 million to \$60.3 million in fiscal 2022 and decreased \$13.5 million to \$51.6 million in fiscal 2021 from \$65.1 million in 2020. In 2022, personnel and contracted services increased as events began to return after the significant decreases due to reduced event activity in 2021. Non-operating revenue increased to \$18.9 million in fiscal 2022 from \$14.9 million in fiscal 2021, mainly due to the increase in hotel tax revenue as offset by the corresponding increase in operating agreement expense, a product of the operating deficit and hotel tax revenue. In 2021, non-operating revenue decreased to \$14.9 million in fiscal 2021 from \$19.9 million in fiscal 2020, mainly due to the decrease in hotel tax revenue and corresponding increase in operating agreement revenue. Under the terms of the Operating Agreement, the operating deficit is funded by the hotel tax and any surplus is returned to the Commonwealth as an operating agreement expense while any shortfall is funded by the Commonwealth as operating agreement revenue. In 2021, the operating deficit increased and hotel tax decreased, resulting in operating agreement revenue. In 2022, the significant increase in hotel tax resulted in a corresponding increase in operating agreement expense.

Hotel tax revenue increased by \$25.5 million in fiscal 2022 as travel restrictions eased and event activity returned. In fiscal 2021, hotel tax revenue decreased by \$21.9 million due to the significant decreases in occupancy and room rates caused by travel restrictions and suspended services due to the coronavirus pandemic. Interest income in fiscal year 2022 increased to \$91,000 from \$54,000 in 2021 and decreased \$947,000 in 2020, due to low interest rates and lower cash balances as a result of reduced revenue and increased capital spending.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At the end of 2022, the Authority had \$1 billion invested in capital assets, consisting primarily of the Center facility and related equipment (see Table 3).

Table 3
Schedule of Capital Assets

	<u>2022</u>	<u>2021</u>	<u>2020</u>
Land	\$ 993,835	\$ 993,835	\$ 993,835
Fine arts	3,776,733	3,776,733	3,776,733
Buildings	754,480,131	754,480,131	754,480,131
Building improvements	53,419,622	43,243,779	34,618,848
Construction-in-progress	30,238,680	27,697,515	21,849,340
Equipment	163,166,988	159,440,249	152,978,795
Furniture and fixtures	34,526,321	34,311,289	33,675,889
Leasehold improvements	2,027,417	2,027,417	2,027,417
Total	<u>\$ 1,042,629,727</u>	<u>\$ 1,025,970,948</u>	<u>\$ 1,004,400,988</u>

MANAGEMENT’S DISCUSSION AND ANALYSIS

ECONOMIC FACTORS AND NEXT YEAR’S OUTLOOK

In fiscal 2021, due to the uncertainties surrounding the pandemic and related government restrictions on travel and group meetings at the beginning of this fiscal year, the Authority and facility manager, ASM Global, began developing a robust Reactivation Plan that included comprehensive safety measures, facility enhancements and health-conscience policies and procedures, all designed to ensure the safety of our attendees, while maintaining the highest levels of customer service in a hospitable environment. This comprehensive approach will have the added benefit of positioning the Center as one of the safest facilities in an increasingly more competitive convention market.

In addition, the Authority worked closely with health and safety experts to establish new best practices and to earn the Global Bio-risk Advisory Council (GBAC) STAR Accreditation, which demonstrates that the facility has the correct work practices, procedures, and systems in place to prepare, respond, and recover from outbreaks and pandemics. These capital improvements and safety measures enabled the facility to begin hosting local events, serving the community as an election polling place, ballot-processing center for the 2021 General Election and COVID-19 vaccination clinic administering over 325,000 vaccines in 12 weeks. In March 2021, the Authority welcomed back the Northeast Volleyball Qualifier tournament, making Philadelphia the first major Northeast city to host a citywide event at a convention center in over a year. The recovery continued in fiscal year 2022 as the Authority hosted 87 events with 525,000 attendees, revenue of \$9.8 million and an estimated economic impact of \$251 million.

Recovery is expected to continue over the next few years with convention and group meeting business forecasted to return to pre-pandemic levels (2019) by fiscal year 2024. In fiscal year 2023, the Authority plans to host an estimated 925,000 attendees at 125 events, including 25 conventions and trade shows, with revenue of \$12.4 million.

CONTACTING THE AUTHORITY’S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, customers, and creditors with a general overview of the Authority’s finances and to show the Authority’s accountability for the money it receives. If you have questions about this report or need additional financial information, email the Authority at info@paconvention.com.

PENNSYLVANIA CONVENTION CENTER AUTHORITY

Statements of Net Position

As of June 30, 2022 and 2021

	<u>2022</u>	<u>2021</u> Restated
ASSETS		
Cash and cash equivalents	\$ 30,365,209	\$ 37,294,114
Temporary investments	43,015,206	16,517,251
Receivables, net	4,783,726	3,908,405
Lease receivables	116,986	115,097
Prepaid expenses and other assets	<u>2,444,853</u>	<u>1,715,175</u>
Total current assets	<u>80,725,980</u>	<u>59,550,042</u>
Lease receivable, non-current	2,245,382	2,358,059
<i>Capital assets being depreciated</i>		
Buildings	754,480,131	754,480,131
Building improvements	53,419,622	43,243,779
Furniture and fixtures	34,526,321	34,311,289
Equipment	163,166,988	159,440,249
Leasehold improvements	<u>2,027,417</u>	<u>2,027,417</u>
	1,007,620,479	993,502,865
Less: Accumulated depreciation and amortization	(494,705,183)	(461,351,464)
<i>Capital assets not being depreciated</i>		
Land	993,835	993,835
Construction-in-progress	30,238,680	27,697,515
Fine arts	<u>3,776,733</u>	<u>3,776,733</u>
Total capital assets, net	<u>547,924,544</u>	<u>564,619,484</u>
Total assets	<u>630,895,906</u>	<u>626,527,585</u>
DEFERRED OUTFLOWS OF RESOURCES RELATED TO PENSION AND OPEB		
	<u>1,680,315</u>	<u>2,006,873</u>
LIABILITIES		
Accounts payable and other accrued expenses	11,614,383	8,684,397
Operating agreement liability	9,554,509	1,504,947
Unearned revenue	2,455,734	1,647,514
Current portion of equipment purchase payable	1,654,643	1,654,643
Current portion of net other postemployment benefits liability	<u>227,435</u>	<u>266,906</u>
Total current liabilities	25,506,704	13,758,407
Equipment purchase payable	10,911,213	8,861,966
Net pension liability	3,416,949	4,185,705
Net other postemployment benefits liability	<u>4,185,283</u>	<u>4,873,895</u>
Total liabilities	<u>44,020,149</u>	<u>31,679,973</u>
DEFERRED INFLOWS OF RESOURCES RELATED TO PENSION, OPEB AND LEASES		
	<u>4,595,991</u>	<u>4,165,734</u>
NET POSITION		
Net investment in capital assets	531,932,805	552,009,531
Restricted by Commonwealth of Pennsylvania Operating Agreement	<u>52,027,276</u>	<u>40,679,220</u>
Total net position	<u><u>\$ 583,960,081</u></u>	<u><u>\$ 592,688,751</u></u>

The accompanying notes are an integral part of these financial statements.

PENNSYLVANIA CONVENTION CENTER AUTHORITYStatements of Revenue, Expenses, and Changes in Net Position
For the Years Ended June 30, 2022 and 2021

	<u>2022</u>	<u>2021</u>
OPERATING REVENUE		
<i>Convention Center events</i>		
Space license fees	\$ 4,692,861	\$ 749,784
Commissions	1,927,498	105,345
Other event revenue	2,782,144	133,228
Other revenue	431,822	560,178
Total operating revenue	<u>9,834,325</u>	<u>1,548,535</u>
Operating expenses, excluding depreciation and amortization*	<u>26,463,963</u>	<u>18,054,923</u>
Operating loss before depreciation and amortization	(16,629,638)	(16,506,388)
Depreciation and amortization	<u>33,817,839</u>	<u>33,558,159</u>
Operating loss after depreciation and amortization	<u>(50,447,477)</u>	<u>(50,064,547)</u>
<i>Non-operating revenue (expenses)</i>		
Hotel tax revenue	38,227,758	12,702,790
Interest income	90,865	53,842
Operating agreement revenue (expense)	(13,199,021)	7,608,102
Interest expense	(322,103)	(252,724)
Other expenses	(5,883,335)	(5,221,007)
Total non-operating revenue, net	<u>18,914,164</u>	<u>14,891,003</u>
Decrease in net position before capital contributions	(31,533,313)	(35,173,544)
Capital contributions	<u>22,804,643</u>	<u>4,500,000</u>
Decrease Increase in net position	(8,728,670)	(30,673,544)
Net position, beginning of year	<u>592,688,751</u>	<u>623,362,295</u>
Net position, end of year	<u>\$ 583,960,081</u>	<u>\$ 592,688,751</u>

*See supplemental schedule for details of operating expenses.

The accompanying notes are an integral part of these financial statements.

PENNSYLVANIA CONVENTION CENTER AUTHORITY

Statements of Cash Flows

For the Years Ended June 30, 2022 and 2021

	<u>2022</u>	<u>2021</u>
CASH FLOW FROM OPERATING ACTIVITIES		
Cash received from Convention Center events	\$ 5,557,738	\$ 3,444,006
Salaries and administrative costs paid to employees	(8,982,885)	(6,013,691)
Payments to suppliers for services	(14,215,318)	(10,734,112)
Net cash and cash equivalents used in operating activities	<u>(17,640,465)</u>	<u>(13,303,797)</u>
CASH FLOW FROM NON-CAPITAL FINANCING ACTIVITIES		
Hotel tax receipts from the City and the Commonwealth	34,257,794	10,795,708
Other expenses	(5,883,335)	(5,221,007)
Cash received from Lehman bankruptcy claim	-	2,881
Cash reserve funds received from the Commonwealth	567,621	4,349,061
Net cash and cash equivalents provided by non-capital financing activities	<u>28,942,080</u>	<u>9,926,643</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Capital funds received from Commonwealth	22,804,643	4,500,000
Cash received from equipment purchase payable	3,381,787	10,263,885
Decrease in equipment purchase payable	(1,156,764)	-
Interest paid in equipment purchase payable	(497,878)	-
Purchase of capital assets, net	(16,355,218)	(25,525,006)
Net cash and cash equivalents provided by (used in) capital and related financing activities	<u>8,176,570</u>	<u>(10,761,121)</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase, sales and maturities of investments, net	(26,497,955)	29,026,021
Interest income	90,865	53,842
Net cash (used in) provided by investing activities	<u>(26,407,090)</u>	<u>29,079,863</u>
Net (decrease) increase in cash and cash equivalents	(6,928,905)	14,941,588
Cash and cash equivalents, beginning of the year	37,294,114	22,352,526
Cash and cash equivalents, end of the year	<u>\$ 30,365,209</u>	<u>\$ 37,294,114</u>
RECONCILIATION OF OPERATING LOSS TO NET CASH AND CASH EQUIVALENTS USED IN OPERATING ACTIVITIES		
Operating loss	\$ (50,447,477)	\$ (50,064,547)
<i>Adjustments to reconcile operating loss to net cash and cash equivalents used in operating activities</i>		
Depreciation and amortization	33,817,839	33,558,159
Bad debt expense	100,000	-
<i>Change in assets, deferred outflows of resources, liabilities and deferred inflows of resources</i>		
Accounts receivable	(5,084,806)	1,667,979
Prepaid expenses and other assets	(729,678)	548,514
Deferred outflows of resources	326,558	(560,323)
Accounts payable and accrued expenses	2,162,305	904,465
Unearned revenue	808,220	227,491
Net pension liability	(768,756)	12,581
OPEB liability	(728,083)	326,367
Deferred inflows of resources	2,903,413	75,517
Net cash and cash equivalents used in operating activities	<u>\$ (17,640,465)</u>	<u>\$ (13,303,797)</u>

The accompanying notes are an integral part of these financial statements.

PENNSYLVANIA CONVENTION CENTER AUTHORITY

Notes to Financial Statements

Years Ended June 30, 2022 and 2021

NOTE 1 ORGANIZATION AND HISTORY

General

The Pennsylvania Convention Center Authority (the Authority) was established as a public body by the Commonwealth of Pennsylvania Act 1986-70 to develop, promote, and operate a convention center facility (the Convention Center) in the Philadelphia metropolitan area. Financing for the Authority during the construction period was provided by grants from the Commonwealth of Pennsylvania (the Commonwealth) and the City of Philadelphia (the City), a portion of the local hotel tax, as authorized by the Authority's enabling legislation, issuance of Authority bonds, and earnings on invested funds.

The Council of the City enacted an ordinance, Bill No. 533, signed and approved by the Mayor on June 29, 1989, whereby in cooperation with the City, the Authority has undertaken the design, development, construction, financing, and operation of the Convention Center. The City and Authority entered into a Lease and Service Agreement (LSA) under which the City leased land to the Authority and paid an annual Service Fee for the net costs associated with the construction and management of the Convention Center.

In 2004, the state legislature authorized the expenditure of up to \$400 million of capital funds (Act 40) to expand the existing Convention Center and, in 2006, authorized an additional \$300 million of capital funds (Act 53) for the project. In 2012, the Commonwealth, through the Pennsylvania Economic Development Financing Agency (PEDFA), issued \$281 million of revenue bonds to defease the Authority's outstanding bonds and fund the remaining \$86 million portion of the expansion project.

Effective April 20, 2010, with the defeasance of the Authority's outstanding bonds, the LSA was terminated and the Commonwealth, City, and Authority entered into a new Operating Agreement, which will remain in effect until December 31, 2039.

The Commonwealth has determined that the Authority is a component unit of the Commonwealth for financial reporting purposes for fiscal years 2022 and 2021 and thus, the financial results of the Authority are included in the Commonwealth's June 30, 2022 and 2021 Annual Comprehensive Financial Reports.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Measurement Focus, Basis of Accounting, and Basis of Presentation

The financial statements of the Authority have been prepared using the economic resources measurement focus and the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America.

PENNSYLVANIA CONVENTION CENTER AUTHORITY

Notes to Financial Statements

Years Ended June 30, 2022 and 2021

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

Measurement Focus, Basis of Accounting, and Basis of Presentation *(continued)*

Revenue is recognized when earned, and expenses are recognized when incurred.

The statements of net position and statements of revenue, expenses, and changes in net position include all activities of the Authority. The other supplementary information has been provided to reflect the activity in each account. All of the Authority's net position, which was not invested in capital assets, was restricted under the requirements imposed by the Operating Agreement.

Cash Equivalents and Temporary Investments

Cash equivalents and temporary investments are reported at fair value. Cash equivalents are short-term, liquid investments that are readily convertible to known amounts of cash and are so near to their maturity that they present insignificant risk of changes in value because of changes in interest rates. Cash equivalents include amounts in money market mutual funds, certificates of deposit and United States Treasury bills with original maturities when purchased of three months or less. Temporary investments include amounts in money market mutual funds, certificates of deposit and United States Treasury bills with original maturities greater than three months. Cash equivalents and temporary investments are held for the purpose of meeting short-term liquidity requirements, rather than for investment purposes.

Receivables

Receivables consist mainly of outstanding Convention Center event-related charges and hotel tax receipts that were collected by hotels as of June 30, 2022 and 2021, and subsequently transferred to the Authority from the City.

Compensated Absences

Compensated absences are accrued when earned and reported as a liability in the statements of net position. The Authority's policy allows employees to accumulate vacation leave, and the balances are available for immediate use. Upon termination, accumulated vacation leave is paid to the employee.

Capital Assets

Capital assets are stated at cost. Depreciation is computed using the straight-line method over the estimated useful lives of the related assets, which are generally as follows:

PENNSYLVANIA CONVENTION CENTER AUTHORITY

Notes to Financial Statements

Years Ended June 30, 2022 and 2021

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

Capital Assets *(continued)*

Buildings	40 years
Building improvements	15 years
Furniture and fixtures	5–10 years
Equipment	3–20 years
Leasehold improvements	10–15 years

Building assets and improvements are capitalized if the cost exceeds \$5,000. Equipment and furniture are capitalized if the cost exceeds \$1,000. No depreciation is recorded relating to fine arts.

Funds Contributed by the Commonwealth and City

The Authority entered into grant agreements with the Commonwealth, whereby the Commonwealth provided a total of \$185 million to the Authority during the design and construction phase of the original Convention Center.

The \$786 million expansion project was funded from \$700 million in Commonwealth General Obligation Bonds and \$86 million in Pennsylvania Economic Development Financing Agency (PEDFA) bonds. Of the total project cost, \$562 million was contributed to the Authority for the construction of the expansion facility and is reflected in net position. The balance of \$224 million was used to acquire the land for the expanded portion of the Convention Center, which is owned by the Commonwealth and is not included in these financial statements.

Operating Revenue

Convention Center event operating revenue consists primarily of space license fees and commissions. Space license fees are based primarily on per square foot or flat rate schedules per room, and commissions are generally based on a percentage of revenue generated by food and beverage, audiovisual, and utility services provided to the Authority and its customers by in-house vendors.

Non-operating Revenue and Expenses

Non-operating revenue includes hotel tax revenue that is collected by hotels and subsequently transferred to the Authority from the City. Non-operating expenses include expenses related to education and training distributed to the Philadelphia Academies, the Opportunities Industrialization Center, and Mercy Vocational High School in accordance with the terms of the Operating Agreement.

PENNSYLVANIA CONVENTION CENTER AUTHORITY

Notes to Financial Statements

Years Ended June 30, 2022 and 2021

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

Lease and Service Fee and Operating Agreement Fee

The LSA between the City and the Authority terminated on April 20, 2010, concurrent with the defeasance of the 2005 Bonds. Under the terms of the Agreement, the City leased certain premises to the Authority upon which the Authority developed, financed, constructed, and operated the Convention Center.

With the termination of the LSA, the City, Commonwealth and Authority entered into an Operating Agreement that requires the Commonwealth to fund the Authority's net operating deficits, reserve fund requirements and debt service related to the expansion project and defeasance of the Authority bonds. The City is required to pay an annual service fee of \$15 million for the defeased bonds and remit the Authority's portion of hotel tax receipts to the Commonwealth.

Operating Agreement Fee

	<u>Obligation 2022</u>	<u>Obligation 2021</u>
Operating deficit—General Account	\$ 16,629,638	\$ 16,506,387
<i>Add:</i> Contribution to Education and Training Account	1,084,705	1,792,440
Operating reserve contribution	567,621	2,249,890
Capital reserve contribution	22,804,643	4,500,000
Attraction fund contribution	2,000,000	-
PHLCVB MSA expense	4,176,000	-
Unfunded net OPEB obligation	149,715	212,116
Unfunded net pension obligation	424,893	(66,258)
GASB 87 implementation	(570)	-
<i>Less:</i> Authority interest earnings	(3,267)	(4,865)
Hotel tax revenue	<u>(38,227,758)</u>	<u>(12,702,790)</u>
Fee due to (due from) the Authority	9,605,620	12,486,920
<i>Less:</i> Net amount paid by the Commonwealth	(22,740,760)	(6,749,890)
Prior-year balance due (to)/from the Commonwealth	(1,504,947)	(4,992,087)
Operating reserve drawdown for budget deficit	-	(2,249,890)
Hotel tax retained by the Commonwealth	<u>5,085,578</u>	<u>-</u>
Amount payable to the Commonwealth	<u><u>\$ (9,554,509)</u></u>	<u><u>\$ (1,504,947)</u></u>

Operating Expenses

Operating expenses consist primarily of expenses for salaries and wages, fringe benefits, contractual services, repairs and maintenance, utilities, and office supplies and expenses.

PENNSYLVANIA CONVENTION CENTER AUTHORITY

Notes to Financial Statements

Years Ended June 30, 2022 and 2021

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

Income Taxes

The Authority is exempt from federal income taxes under Internal Revenue Code Section 501(c)(1) and exempt from state and local taxes under Section 29 of PA Act 1986-70.0.

Use of Estimates

The preparation of financial statements requires management to make estimates and judgments that affect the reported amounts of assets and liabilities, and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses recognized during the reporting period. Accordingly, actual results could differ from those estimates.

Adoption of Accounting Pronouncements

In June 2017, the Governmental Accounting Standards Board (GASB) issued Statement No. 87, *Leases*. The Authority adopted for the year ended June 30, 2022. Under this statement the Authority recorded lease receivables and corresponding deferred inflows of resources for two long-term leases retroactive to 2021 and recognized lease revenue and interest revenue under the leases in 2022. The impact of this statement on revenue recognized in 2021 under these leases was not material and the statement of revenue, expenses and changes in net position was not restated. Additional information regarding the lease receivables can be found in Note 4.

In June 2018, GASB issued Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period*. The Authority adopted for the year ended June 30, 2022. This statement had no impact on financial statement amounts.

In January 2020, GASB issued Statement No. 92, *Omnibus 2020*. The Authority adopted for the year ended June 30, 2022. This statement had no impact on financial statement amounts.

In October 2021, GASB issued Statement No. 98, *The Annual Comprehensive Financial Report*. The Authority adopted for the year ended June 30, 2022.

Accounting Pronouncements Not Yet Adopted

In May 2021, the GASB issued Statement No. 96, *Subscription-Based Information Technology Arrangements*. The Authority is required to adopt Statement No. 96 for the fiscal year ending June 30, 2023.

In April 2022, the GASB issued Statement No. 99, *Omnibus 2022*. The Authority is required to adopt Statement No. 99 for the fiscal year ending June 30, 2024.

PENNSYLVANIA CONVENTION CENTER AUTHORITY

Notes to Financial Statements

Years Ended June 30, 2022 and 2021

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

Accounting Pronouncements Not Yet Adopted *(continued)*

In June 2022, the GASB issued Statement No. 100, *Accounting Changes and Error Corrections—an amendment of GASB Statement No. 62*. The Authority is required to adopt Statement No. 100 for the fiscal year ending June 30, 2024.

In June 2022, the GASB issued Statement No. 101, *Compensated Absences*. The Authority is required to adopt Statement No. 101 for the fiscal year ending June 30, 2024.

Currently, management is evaluating the impact of these statements on the financial statements.

NOTE 3 CASH, CASH EQUIVALENTS AND TEMPORARY INVESTMENTS

The components of cash, cash equivalents and temporary investments at June 30, 2022 and 2021, are as follows:

	<u>2022</u>	<u>2021</u>
Cash and cash equivalents	\$ 30,365,209	\$ 37,294,114
<i>Temporary investments</i>		
Money market mutual funds	11,075	306,456
Certificates of deposit	4,868,516	4,478,430
U.S. Treasury bills	<u>38,135,615</u>	<u>11,732,365</u>
Total temporary investments	<u>\$ 43,015,206</u>	<u>\$ 16,517,251</u>

Money market mutual funds and U.S. Treasury bills are reported at fair value based on current share price and quoted prices in active markets, respectively, for identical assets on a recurring basis. There have been no changes to the methodologies used to measure the fair values of assets from June 30, 2021 to 2022.

Interest Rate Risk

Interest rate risk is the risk associated with changes in interest rates adversely affecting the fair value of an investment. Investments with interest rates that are fixed for longer periods are likely to be subject to more variability in their fair values as a result of future changes in interest rates. The Authority manages its exposure to interest rate risk by investing in fixed-rate obligations with short-term maturities. Cash equivalents have original maturities of three months or less. Temporary investments have original maturities of approximately three months or greater.

PENNSYLVANIA CONVENTION CENTER AUTHORITY

Notes to Financial Statements

Years Ended June 30, 2022 and 2021

NOTE 3 CASH, CASH EQUIVALENTS AND TEMPORARY INVESTMENTS *(continued)*

Custodial Credit Risk

The Authority assumes levels of custodial credit risk for its cash and cash equivalents with financial institutions and temporary investments. Custodial credit risk is the risk that, in the event of a bank or counterparty failure, the Authority's cash or investments may not be returned.

As of June 30, 2022 and 2021, the Authority's cash deposits bank balance, including certificates of deposit, equaled \$35,233,725 and \$23,206,608, respectively, of which \$1,360,721 and \$1,198,579, respectively, was uninsured but collateralized in accordance with Act 72 of the Commonwealth of Pennsylvania by securities held by the pledging financial institution, its trust department or agency, but not in the Authority's name. The Authority's U.S. Treasury securities are in book-entry form in the Authority's name and are held by bank trust departments, acting as the counterparty; accordingly, these securities are not subject to custodial credit risk. Money market mutual funds are not subject to custodial credit risk because their existence is not evidenced by physical or book entry securities.

The Authority has not established a formal custodial credit risk policy for its cash and cash equivalents.

NOTE 4 RECEIVABLES, NET AND LEASE RECEIVABLES

Receivables as of June 30, 2022 and 2021, consisted of the following:

	<u>2022</u>	<u>2021</u>
Convention Center events	\$ 5,269,680	\$ 2,576,510
Less: Allowance for uncollectible amounts	(645,919)	(575,687)
	<u>4,623,761</u>	<u>2,000,823</u>
Hotel tax receivable	159,965	1,907,082
Other receivables	-	500
Total receivables, net	<u><u>\$ 4,783,726</u></u>	<u><u>\$ 3,908,405</u></u>
Lease receivable, current	\$ 116,986	\$ 115,097
Lease receivable, non-current	2,245,382	2,358,059
Total lease receivables	<u><u>\$ 2,362,368</u></u>	<u><u>\$ 2,473,156</u></u>

PENNSYLVANIA CONVENTION CENTER AUTHORITY

Notes to Financial Statements

Years Ended June 30, 2022 and 2021

NOTE 4 RECEIVABLES, NET AND LEASE RECEIVABLES *(continued)*

In 2022, the Authority implemented GASB Statement 87 *Leases* and recorded lease receivables for two leases measured at the present value of lease payments expected to be received during the lease term at a discount rate of 2.30%. A deferred inflow of resources was recorded in an amount equal to the initial recording of the lease receivables. The deferred inflow of resources is amortized as lease revenue on a straight-line basis over the term of the leases.

The Authority recorded an initial lease receivable and corresponding deferred inflow of resources of \$2,473,156 at June 30, 2021. Total lease receivable was \$2,362,368 and the current portion was \$116,986 as of June 30, 2022. The deferred inflow of resources due to the lease after amortization for fiscal year 2022 was \$2,307,740.

In November 2015, the Authority entered into a license agreement with InSite Wireless Development, LLC for the right to use portions of the property to install, operate and maintain a neutral host distributed antenna system ("DAS") and provide sub-licensees access to the DAS for purposes of receiving and transmitting radio frequency signals to portable wireless devices. The master lease commenced in June 2016 with two sub-leases executed in August 2016 and a third in April 2017. The license fee payable to the Authority is equal to 55% of the total payments received under the sub-leases. The master lease, and the related sub-leases, include automatic extensions which are reasonably expected to be exercised extending the leases through June 30, 2036.

In March 2019, the Authority amended a lease with Cellco Partnership d/b/a Verizon Wireless to retain the right to install certain equipment on the exterior of the Center in order to operate a macro-site facility. Initial license fee was set at \$4,000 per month retroactive to May 1, 2017 with a 2% escalator beginning on May 1, 2019 and continuing annually through the remaining term. This lease includes automatic extensions which are reasonably expected to be exercised extending the lease through April 30, 2036.

In fiscal year 2022, the Authority recognized \$165,416 of lease revenue and \$55,198 of interest revenue under these leases.

PENNSYLVANIA CONVENTION CENTER AUTHORITY
Notes to Financial Statements
Years Ended June 30, 2022 and 2021

NOTE 5 CAPITAL ASSETS

Changes in capital assets for the years ended June 30, 2022 and 2021, are as follows:

	<u>Year Ended June 30, 2022</u>			<u>Ending Balance</u>
	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	
(in thousands)				
<i>Capital assets being depreciated and amortized</i>				
Buildings	\$ 754,480	\$ -	\$ -	\$ 754,480
Building improvements	43,244	10,176	-	53,420
Equipment	159,440	4,102	(375)	163,167
Furniture	34,311	304	(89)	34,526
Leasehold improvements	2,028	-	-	2,028
	<u>993,503</u>	<u>14,582</u>	<u>(464)</u>	<u>1,007,621</u>
<i>Total capital assets being depreciated and amortized</i>				
	<u>993,503</u>	<u>14,582</u>	<u>(464)</u>	<u>1,007,621</u>
<i>Less: Accumulated depreciation and amortization for</i>				
Buildings	(337,738)	(18,825)	-	(356,563)
Building improvements	(8,474)	(2,967)	-	(11,441)
Equipment	(86,526)	(10,025)	375	(96,176)
Furniture	(26,585)	(2,001)	89	(28,497)
Leasehold improvements	(2,028)	-	-	(2,028)
	<u>(461,351)</u>	<u>(33,818)</u>	<u>464</u>	<u>(494,705)</u>
<i>Total accumulated depreciation and amortization</i>				
	<u>(461,351)</u>	<u>(33,818)</u>	<u>464</u>	<u>(494,705)</u>
<i>Net capital assets being depreciated and amortized</i>				
	<u>532,152</u>	<u>(19,236)</u>	<u>-</u>	<u>512,916</u>
<i>Capital assets not being depreciated</i>				
Land	994	-	-	994
Fine arts	3,776	-	-	3,776
Construction-in-progress	27,697	17,124	(14,582)	30,239
	<u>32,467</u>	<u>17,124</u>	<u>(14,582)</u>	<u>35,009</u>
<i>Total capital assets not being depreciated</i>				
	<u>32,467</u>	<u>17,124</u>	<u>(14,582)</u>	<u>35,009</u>
Total capital assets	<u>\$ 564,619</u>	<u>\$ (2,112)</u>	<u>\$ (14,582)</u>	<u>\$ 547,925</u>

PENNSYLVANIA CONVENTION CENTER AUTHORITY
Notes to Financial Statements
Years Ended June 30, 2022 and 2021

NOTE 5 CAPITAL ASSETS (continued)

	Year Ended June 30, 2021			Ending Balance
	Beginning Balance	(in thousands)		
		Increases	Decreases	
<i>Capital assets being depreciated and amortized</i>				
Buildings	\$ 754,480	\$ -	\$ -	\$ 754,480
Building improvements	34,619	8,834	(209)	43,244
Equipment	152,979	9,233	(2,772)	159,440
Furniture	33,676	635	-	34,311
Leasehold improvements	2,028	-	-	2,028
Total capital assets being depreciated and amortized	<u>977,782</u>	<u>18,702</u>	<u>(2,981)</u>	<u>993,503</u>
<i>Less: Accumulated depreciation and amortization for</i>				
Buildings	(318,914)	(18,824)	-	(337,738)
Building improvements	(6,232)	(2,347)	105	(8,474)
Equipment	(79,119)	(10,093)	2,686	(86,526)
Furniture	(24,291)	(2,294)	-	(26,585)
Leasehold improvements	(2,028)	-	-	(2,028)
Total accumulated depreciation and amortization	<u>(430,584)</u>	<u>(33,558)</u>	<u>2,791</u>	<u>(461,351)</u>
Net capital assets being depreciated and amortized	<u>547,198</u>	<u>(14,856)</u>	<u>(190)</u>	<u>532,152</u>
<i>Capital assets not being depreciated</i>				
Land	994	-	-	994
Fine arts	3,776	-	-	3,776
Construction-in-progress	21,849	24,550	(18,702)	27,697
Total capital assets not being depreciated	<u>26,619</u>	<u>24,550</u>	<u>(18,702)</u>	<u>32,467</u>
Total capital assets	<u>\$ 573,817</u>	<u>\$ 9,694</u>	<u>\$ (18,892)</u>	<u>\$ 564,619</u>

Land of the original Convention Center and Train Shed, excluding the Reading Terminal Market, is owned by the City and is leased to the Commonwealth under a Conveyance Agreement and, accordingly, is not included in these financial statements. Land of the expanded portion of the Convention Center is owned by the Commonwealth and is also not included in these financial statements.

On September 28, 2020, the Authority entered into a lease purchase agreement with Siemens Public, Inc. for heating, ventilation, air conditioning and electrical equipment and improvements totaling \$14,539,187 in connection with a Guaranteed Energy Savings Act (GESA) contract. Through the end of fiscal year 2022, \$12,215,006 of this equipment is included in construction-in-progress.

PENNSYLVANIA CONVENTION CENTER AUTHORITY

Notes to Financial Statements

Years Ended June 30, 2022 and 2021

NOTE 6 EQUIPMENT PURCHASE PAYABLE

The Authority entered into an agreement with Siemens Public, Inc. to purchase capital equipment in the amount of \$14,539,187, with semi-annual payments for 10 years at an interest rate of 2.30% per year. The total amount was placed in an escrow account, and liability is recognized as draw-down payments are made. The total liability recorded under the agreement at June 30, 2022 was \$12,488,907. The funds for repayment will be provided by the Commonwealth through its Office of Budget as part of the annual capital reserve funding as required in the Operating Agreement. Semi-annual interest and principal payments of \$827,321 were paid on September 28, 2021 and March 28, 2022.

Future principal and interest payments for the agreement with Siemens Public, Inc. through maturity are as follows:

<u>Year Ending June 30</u>	<u>Principal</u>	<u>Interest</u>
2023	\$ 1,354,591	\$ 300,051
2024	1,385,926	268,717
2025	1,417,986	236,657
2026	1,450,787	203,856
2027	1,484,347	170,296
2028-2031	<u>6,288,785</u>	<u>329,785</u>
Total	<u>\$ 13,382,422</u>	<u>\$ 1,509,362</u>

NOTE 7 PENSION PLAN

All full-time employees of the Authority are covered by the Commonwealth of Pennsylvania State Employees' Retirement System (SERS or the Plan). The Plan is a cost-sharing, multi-employer public employees' retirement system and provides pension, death, and disability benefits to four classes of employees. The employer and employee contribution rates for each class are detailed in the table that follows.

PENNSYLVANIA CONVENTION CENTER AUTHORITY
Notes to Financial Statements
Years Ended June 30, 2022 and 2021

NOTE 7 PENSION PLAN *(continued)*

Class	Category	Vesting Period	Annual Benefit	2022	2021	2022/2021
				Employer Rate	Employer Rate	Employee Rate
A	Retirement age of 60	5 years of service	2% of highest three-year average salary time years of service	29.98%	29.48%	5.00%
AA	Retirement age of 60	5 years of service	2.5% of highest three- year average salary time years of service	37.46%	36.84%	6.25%
A-3	Retirement age of 65	10 years of service	2% of highest three-year average salary time years of service	25.90%	25.47%	6.25%
A-4	Retirement age of 65	10 years of service	2.5% of highest three- year average salary time years of service	25.90%	25.47%	9.30%

Employees who retire at age 60 with 30 years of service, or with 35 years of service if under age 60, are entitled to a normal annual retirement benefit. The general annual benefit is 2% of the member's highest three-year average salary times years of service. Benefits vest after 10 years of service. Ad hoc cost-of-living adjustments are provided at the discretion of the General Assembly. Article II of the Commonwealth of Pennsylvania's Constitution assigns the authority to establish and amend the benefit provisions of the Plan to the General Assembly.

Effective May 2001, Act 2001-9 was signed, which created Class AA and provided for the following changes to the Plan:

- Increased the Class AA member contribution rate to 6.25%, effective January 2003.
- Increased the retirement benefit formula to 2.5% from 2.0% of an employee's final average salary.
- Changed the vesting requirement for all members to five years from 10 years.
- Authorized the use of actuarial debts for all purchases of creditable non-state service, prior state service, and payment of joint coverage contributions.

New members of the Plan were automatically enrolled into Class AA. However, election for current members at the time of enactment was voluntary.

Effective January 2011, Act 120 was signed, which created Class A-3 and A-4 and provided for the following changes to the Plan:

- The Class A-3 member contribution rate became 6.25% and the Optional Class A-4 contribution rate became 9.3%.

PENNSYLVANIA CONVENTION CENTER AUTHORITY

Notes to Financial Statements

Years Ended June 30, 2022 and 2021

NOTE 7 PENSION PLAN *(continued)*

- The retirement benefit formula is based on 2% of final average salary for Class A-3 and 2.5% of final average salary for the Optional Class A-4.
- Increased the vesting requirement for Class A-3 and Class A-4 members to 10 years.
- Increased the normal retirement age for Class A-3 and Class A-4 members from 60 to 65 with a minimum of three years of credited services.
- Class A-3 and Class A-4 members may retire before normal retirement age without penalty if they have the combination of years of service and age equal to 92.

New members of the Plan are automatically enrolled into Class A-3 unless they select to enroll into Class A-4.

The Plan's funding policy, as set by the Plan's Board, provides for periodic active member contributions at statutory rates. Generally, employees are required to contribute to the Plan at a rate of 6.25% of their gross pay unless they select Class A-4, which requires that they contribute to the Plan at the rate of 9.3% of their gross pay. The contributions are recorded in an individually identified account that also is credited with interest, calculated at 4% per year, as mandated by statute.

Accumulated employee contributions and credited interest vest immediately and are returned to the employee upon termination of service if the employee is not eligible for other benefits.

The Plan's funding policy also provides for periodic employer contributions at actuarially determined rates, expressed as a percentage of annual covered payroll, such that they, along with employee contributions and an actuarially determined rate of investment return, are adequate to accumulate assets to pay benefits when due.

Separately issued financial statements for the SERS can be obtained from SERS management at www.sers.pa.gov.

SERS GASB 68 Valuation

On June 17, 2021 and 2020, the SERS released the "GASB 68 Valuation," which had valuation dates of December 31, 2020 and 2019 (measurement date), respectively, to the cost-sharing employers of the multiple-employer defined benefit retirement plan. The GASB 68 Valuation included "Schedules of Employer Allocations and Schedules of Pension Amounts by Employer." The SERS external auditors (KPMG) issued an opinion on the Plan's schedules mentioned above, notes to the Plan's schedules, and supplementary information schedules.

PENNSYLVANIA CONVENTION CENTER AUTHORITY

Notes to Financial Statements

Years Ended June 30, 2022 and 2021

NOTE 7 PENSION PLAN *(continued)*

Actuarial Methods and Assumptions

The GASB 68 Valuation states that every five years the SERS is required to conduct an actuarial experience study to determine whether the assumptions used in its annual actuarial valuations remain accurate based on current and anticipated demographic trends and economic conditions. The *19th Investigation of Actuarial Experience study* for the period 2015 to 2019 was released in July 2020. The actuary, under oversight of the SERS Board, reviewed economic assumptions (such as the assumed future investment returns and salary increases) as well as demographic assumptions (such as employee turnover, retirement, disability, and death rates). Some assumption adjustments increased projected cost and some decreased projected cost, but the overall result was a slight increase to the net pension liability.

The following methods and assumptions were used for the December 31, 2021 and 2020 measurement dates:

- Actuarial cost method – Entry age
- Investment rate of return – 7.000% for both 2021 and 2020, net of expenses, including inflation
- Projected salary increases – Average of 4.60% with a range of 3.30% to 6.95%, including inflation
- Asset valuation method – Fair market value
- Inflation – 2.50%
- Mortality rate – Projected PubG-2010 and PubNS-2010 Mortality Tables adjusted for actual plan experience and future improvement
- Cost-of-living adjustment – none – ad hoc

The long-term expected real 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 manager fees and inflation) were developed for each major asset class.

PENNSYLVANIA CONVENTION CENTER AUTHORITY

Notes to Financial Statements

Years Ended June 30, 2022 and 2021

NOTE 7 PENSION PLAN *(continued)*

Actuarial Methods and Assumptions *(continued)*

These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class included in the SERS current and target asset allocation as of December 31, 2021 and 2020, are summarized in the following tables:

Asset Class	2021	
	Target Allocation	Long-term Expected Real Rate of Return
Private equity	12.00%	6.00%
Private credit	4.00	4.25
Real estate	7.00	3.75
U.S. equity	31.00	4.60
International developed markets equity	14.00	4.50
Emerging markets equity	5.00	4.90
Fixed income	22.00	(0.25)
Inflation protection (TIPS)	3.00	(0.30)
Cash	2.00	(1.00)
Total	100.00%	

Asset Class	2020	
	Target Allocation	Long-term Expected Real Rate of Return
Private equity	14.00%	6.25%
Private credit	4.00	4.25
Real estate	8.00	5.60
U.S. equity	25.00	4.90
International developed markets equity	13.00	4.75
Emerging markets equity	4.00	5.00
Fixed income – core	22.00	1.50
Fixed income – opportunistic	4.00	3.00
Inflation protection (TIPS)	4.00	1.50
Cash	2.00	0.25
Total	100.00%	

At the July 2020 meeting, the SERS Board of Directors approved a reduction in the assumed investment rate of return to 7.000% from 7.125%.

PENNSYLVANIA CONVENTION CENTER AUTHORITY

Notes to Financial Statements

Years Ended June 30, 2022 and 2021

NOTE 7 PENSION PLAN *(continued)*

Discount Rate

The discount rate used to measure the total pension liability was 7.00%. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the rates applicable for each member and that employer contributions will be made based on rates determined by the actuary. Based on those assumptions, the SERS fiduciary net position was projected to be available to make all projected future benefit payments of current active and non-active SERS members. Therefore, the long-term expected rate of return on the SERS investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Authority's Proportionate Share of Net Pension Liability to Changes in the Discount Rate

The following table presents the Authority's proportionate share of the net pension liability, calculated using the discount rate of 7.00% as of June 30, 2022 and 2021, as well as the impact on the net pension liability if it was calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate:

	<u>1% Decrease of the Discount Rate – 6.00%</u>	<u>Current Discount Rate – 7.00%</u>	<u>1% Increase of the Discount Rate – 8.00%</u>
As of June 30, 2022			
Net pension liability	\$4,315,614	\$2,979,601	\$1,850,046
	<u>1% Decrease of the Discount Rate – 6.00%</u>	<u>Current Discount Rate – 7.00%</u>	<u>1% Increase of the Discount Rate – 8.00%</u>
As of June 30, 2021			
Net pension liability	\$5,232,748	\$4,185,705	\$2,848,673

Allocation Percentage Methodology

The allocation percentage assigned to the Authority was based on a projected-contribution method. This methodology applies to the most recently calculated contribution rates for the Commonwealth's 2022-2023 fiscal year, from the December 31, 2021 funding valuation, to the expected funding payroll for the allocation of the calendar year 2021 amounts, and the contribution rates for the 2021-2022 fiscal year from the December 31, 2020 funding valuation, to the expected funding payroll for the allocation of the 2020 net pension liability.

The amounts assigned to the Authority represent its proportionate share of the net pension liability, pension expense, deferred outflows of resources and deferred inflows of resources determined in accordance with the GASB 68 Valuation.

PENNSYLVANIA CONVENTION CENTER AUTHORITY

Notes to Financial Statements

Years Ended June 30, 2022 and 2021

NOTE 7 PENSION PLAN *(continued)*

Allocation Percentage Methodology *(continued)*

The following tables present the Authority's allocations as of and for the years ended December 31, 2021 and 2020 (measurement date):

	<u>2021</u>
Projected contributions, July 1, 2022 through June 30, 2023	\$ 536,670
Total SERS projected contributions, July 1, 2022 through June 30, 2023	<u>\$ 2,288,445,100</u>
Allocation percentage (rounded)	<u>0.023%</u>
	<u>2020</u>
Projected contributions, July 1, 2021 through June 30, 2022	\$ 521,166
Total SERS projected contributions, July 1, 2021 through June 30, 2022	<u>\$ 2,278,107,751</u>
Allocation percentage (rounded)	<u>0.023%</u>

Proportionate Share of Net Pension Liability

The SERS valuation date and measurement date of December 31, 2021 and 2020, were not the same as the Authority's fiscal years end.

The following tables present the calculation of the Authority's proportionate share of net pension liability as of June 30:

	<u>2022</u>
SERS collective net pension liability	\$ 12,705,490,048
Allocation percentage (rounded)	<u>0.023%</u>
Proportionate share of net pension liability	<u>\$ 2,979,601</u>
	<u>2021</u>
SERS collective net pension liability	\$ 18,296,450,598
Allocation percentage (rounded)	<u>0.023%</u>
Proportionate share of net pension liability	<u>\$ 4,185,705</u>

PENNSYLVANIA CONVENTION CENTER AUTHORITY

Notes to Financial Statements

Years Ended June 30, 2022 and 2021

NOTE 7 PENSION PLAN *(continued)*

Proportionate Share of Total Deferred Outflows of Resources and Total Deferred Inflows of Resources

As of June 30, 2022, deferred outflows of resources and deferred inflows of resources related to pensions were \$929,263 and \$1,059,401, respectively.

The following tables present the components of the proportionate share of total deferred outflows of resources and total inflows of resources related to pensions as of June 30, 2022:

(Dollars in thousands)
Deferred Outflows of Resources

Differences Between Expected and Actual Experience	Difference Between Employer Contributions and Proportionate Share of Contributions	Changes in Proportion	Changes in Assumptions	Contributions Made Subsequent to the Measurement Date	Total Deferred Outflow of Resources
\$22	\$2	\$304	\$352	\$249	\$929

(Dollars in thousands)
Deferred Inflows of Resources

Differences Between Expected and Actual Experience	Difference Between Employer Contributions and Proportionate Share of Contributions	Changes in Proportion	Net Difference Between Projected and Actual Investment Earnings on Pension Plan Investments	Total Deferred Inflow of Resources
\$20	\$3	\$48	\$988	\$1,059

As of June 30, 2021, deferred outflows of resources and deferred inflows of resources related to pensions were \$1,115,822 and \$626,919, respectively.

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Notes to Financial Statements

Years Ended June 30, 2022 and 2021

NOTE 7 PENSION PLAN *(continued)*

Proportionate Share of Total Deferred Outflows of Resources and Total Deferred Inflows of Resources *(continued)*

The following tables present the components of the proportionate share of total deferred outflows of resources and total inflows of resources related to pensions as of June 30, 2021:

(Dollars in thousands)
Deferred Outflows of Resources

Differences Between Expected and Actual Experience	Difference Between Employer Contributions and Proportionate Share of Contributions	Changes in Proportion	Changes in Assumptions	Contributions Made Subsequent to the Measurement Date	Total Deferred Outflow of Resources
\$39	\$3	\$359	\$465	\$250	\$1,116

(Dollars in thousands)
Deferred Inflows of Resources

Differences Between Expected and Actual Experience	Difference Between Employer Contributions and Proportionate Share of Contributions	Changes in Proportion	Net Difference Between Projected and Actual Investment Earnings on Pension Plan Investments	Total Deferred Inflow of Resources
\$5	\$6	\$81	\$535	\$627

Net Amortization of Deferred Outflows of Resources and Deferred Inflows of Resources

The components of deferred outflows of resources and deferred inflows of resources, other than the difference between the projected and actual investment earnings on investments, are amortized into pension expense over a 5.2-year closed period, which reflects the weighted-average remaining service life of all SERS members, beginning the year in which the deferred amount occurs. The annual difference between the projected and actual earnings on the SERS investments are amortized over a five-year closed period beginning the year in which the difference occurs.

The \$249,000 and \$250,000 reported as deferred outflows of resources related to pension as of June 30, 2022 and 2021, respectively, resulting from the Authority's contributions subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the subsequent year.

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Notes to Financial Statements

Years Ended June 30, 2022 and 2021

NOTE 7 PENSION PLAN *(continued)*

Net Amortization of Deferred Outflows of Resources and Deferred Inflows of Resources *(continued)*

The net amounts of deferred outflows of resources and deferred inflows of resources related to the above items reported as of June 30, 2022 will be recognized in pension expense in future periods as follows:

<u>For Years Ending June 30,</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
Net amortization	\$(166,000)	\$(90,000)	\$(124,000)	\$1,000

The net amounts of deferred outflows of resources and deferred inflows of resources related to the above items reported as of June 30, 2021 will be recognized in pension expense in future periods as follows:

<u>For Years Ending June 30,</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
Net amortization	\$73,000	\$129,000	\$(26,000)	\$46,000	\$17,000

Pension Contributions and Expense

For the years ended June 30, 2022 and 2021, required contributions to the pension plan were \$501,939 and \$493,438, respectively, and these contributions were equal to the required contributions set by the SERS.

For the year ended June 30, 2022, the Authority's proportionate share of total employer pension expense was approximately \$352,000, representing \$228,000 of the Authority's proportionate share of pension expense and \$124,000 of amortization.

For the year ended June 30, 2021, the Authority's proportionate share of total employer pension expense was approximately \$560,000, representing \$440,000 of the Authority's proportionate share of pension expense and \$120,000 of amortization.

PENNSYLVANIA CONVENTION CENTER AUTHORITY

Notes to Financial Statements

Years Ended June 30, 2022 and 2021

NOTE 8 SUPPLEMENTAL EXECUTIVE RETIREMENT PLAN

Effective January 1, 1995, the Authority created a Supplemental Executive Retirement Plan (SERP) to provide additional retirement benefits to certain employees designated by the Board of Directors of the Authority. In the past, SERP participants have been awarded units by the Board, and each unit entitles the participant to receive retirement benefits equal to \$10,000 per year for 15 years. Vesting of benefits occurred on January 1, 1997, for employees designated as participants as of June 30, 1995. In 1999, 2000, and 2002, additional units were granted to certain employees, two units of which vested on June 30, 1999, one unit of which vested on June 30, 2000, and two units of which vested on February 1, 2002. The Authority contributed \$75,000 to the SERP in 2013. Assets held in trust are subject to the claims of the Authority's general creditors. Assets of the trust are used to pay employees for federal and state taxes that are due on the date of vesting as well as retirement benefits. Contributions to the SERP are expected to be sufficient to cover future retirement benefits.

NOTE 9 POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS (OPEBs)

Plan Description

The Authority self-administers its single-employer, retiree medical, prescription drug, dental, and life insurance defined benefit plan (the Retiree Health Plan or the Plan). The Board of Directors of the Authority has the authority to establish and amend benefit provisions. The Plan does not issue stand-alone financial statements, and the accounting for the Plan is reported within the financial statements of the Authority. All active employees who retire at age 60 or older with at least three years of completed service are eligible to participate in the Retiree Health Plan. Benefits to participants differ based on hire date and years of service.

Funding Policy

The contribution requirements of the plan are established and may be amended by the Authority's Board of Directors. Employer contributions are based on pay-as-you-go financing requirements. For this reason, a trust or equivalent arrangement is not used. For the years ended June 30, 2022 and 2021, \$199,658 and \$227,435, respectively, were paid on behalf of a total of 30 and 27 retirees, respectively.

As of June 30, 2022, the following employees were covered by the Plan:

Inactive employees currently receiving benefit payments	30
Active employees	12

PENNSYLVANIA CONVENTION CENTER AUTHORITY

Notes to Financial Statements

Years Ended June 30, 2022 and 2021

NOTE 9 POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS *(continued)*

Funding Policy *(continued)*

As of June 30, 2021, the following employees were covered by the Plan:

Inactive employees currently receiving benefit payments	27
Active employees	11

For retirees who were hired before January 1, 2000, the Authority pays the retirees' cost. For retirees who were hired after January 1, 2000, the retirees and spouses contribute the full cost of their premiums.

Net OPEB Liability

The Authority's OPEB liability is based on actuarial calculations using the entry age normal cost method with 30-year open amortization period. The OPEB valuation had a measurement date of June 30, 2021 for the fiscal year ended June 30, 2022. The net OPEB liability is included in the statements of net position. The following table shows the changes in the Authority's net OPEB obligation to the Retiree Health Plan as of the measurement date:

	<u>June 30, 2021</u>	<u>June 30, 2020</u>
Service cost	\$ 24,416	\$ 29,102
Interest	111,653	165,081
Difference between expected and actual experiences	207,142	(322,352)
Changes in assumptions	(843,859)	737,691
Benefit payments	<u>(227,435)</u>	<u>(283,155)</u>
Net change in total OPEB liability	(728,083)	326,367
Net OPEB liability, beginning of fiscal year	<u>5,140,801</u>	<u>4,814,434</u>
Net OPEB liability, end of fiscal year	<u>\$ 4,412,718</u>	<u>\$ 5,140,801</u>

PENNSYLVANIA CONVENTION CENTER AUTHORITY

Notes to Financial Statements

Years Ended June 30, 2022 and 2021

NOTE 9 POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS *(continued)*

Total Deferred Outflows of Resources and Deferred Inflows of Resources

The following tables present the components of total deferred outflows of resources and total inflows of resources related to OPEB, for the years ended June 30, 2022 and 2021.

Deferred Outflows of Resources				
As of	Differences Between Expected and Actual Experience	Changes in Assumptions	Contributions Subsequent to the Measurement Date	Total Deferred Outflow of Resources
June 30, 2022	\$148,000	\$403,000	\$200,000	\$751,000
June 30, 2021	\$0	\$664,000	\$227,000	\$891,000

Deferred Inflows of Resources			
As of	Differences Between Expected and Actual Experience	Changes in Assumptions	Total Deferred Inflow of Resources
June 30, 2022	\$(325,000)	\$(904,000)	\$(1,229,000)
June 30, 2021	\$(494,000)	\$(572,000)	\$(1,066,000)

Net Amortization of Deferred Outflows of Resources and Deferred Inflows of Resources

The \$200,000 and \$227,000 reported as deferred outflows of resources related to OPEB as of June 2022 and 2021, respectively, resulting from the Authority's contributions subsequent to the measurement date, will be recognized as a reduction of the net OPEB liability in the subsequent year.

The remainder of deferred outflows of resources and deferred inflows of resources as of June 30, 2022, is amortized as an increase (decrease) in OPEB expense over three years as follows:

For Years Ended June 30,	2023	2024	2025
Net amortization	\$(359,000)	\$(205,000)	\$(114,000)

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Notes to Financial Statements

Years Ended June 30, 2022 and 2021

NOTE 9 POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS *(continued)*

Net Amortization of Deferred Outflows of Resources and Deferred Inflows of Resources *(continued)*

The remainder of deferred outflows of resources and deferred inflows of resources as of June 30, 2021, is amortized as an increase (decrease) in OPEB expense over four years as follows:

<u>For Years Ended June 30,</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Net amortization	\$(179,000)	\$(176,000)	\$(23,000)	\$(24,000)

OPEB Expense

Total OPEB expense was \$(500,648) and \$609,522 for the years ended June 30, 2022 and 2021, respectively. The components of total OPEB expense are as follows:

<u>For Years Ended June 30,</u>	<u>Service Cost</u>	<u>Interest Cost</u>	<u>Changes in Assumptions</u>	<u>Differences Between Expected and Actual Experience</u>	<u>Total OPEB Expense</u>
2022	\$24,416	\$111,653	\$(843,859)	\$ 207,142	\$(500,648)
2021	\$29,102	\$165,081	\$ 737,691	\$(322,352)	\$ 609,522

Actuarial Methods and Assumptions

Projections of benefits for financial reporting purposes are based on the plan as understood by the employer and Plan members, and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and plan members to that point.

The following methods and assumptions were used in the OPEB valuation for the June 30, 2021 measurement date:

- Actuarial cost method – Entry age normal
- Actuarial value of assets – Fair value of assets on the valuation date
- Census date – July 1, 2021 for June 30, 2021 measurement
- Discount rate – 2.16% as of June 30, 2021 and 2.21% as of June 30, 2020
- Investment rate of return – 2.21%, net of OPEB plan investment expense, including inflation
- Mortality rate – PUB-2010 Headcount Weighted Mortality Table “General Employees” projected generationally with MP-2021 from the central year for 6/30/21 measurement

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Notes to Financial Statements

Years Ended June 30, 2022 and 2021

NOTE 9 POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS *(continued)*

Actuarial Methods and Assumptions *(continued)*

- Salary increases – 4.5%
- Coverage assumptions – Actuary assumed that 100% of active participants hired prior to January 1, 2000 will elect health care benefits at their full eligibility age, or current age if later. All current retirees and spouses are assumed to continue receiving health care benefits. All active participants hired on or after January 1, 2000 are assumed to decline coverage.

The following methods and assumptions were used in the OPEB valuation for the June 30, 2020 measurement date:

- Actuarial cost method – Entry age normal
- Actuarial value of assets – Fair value of assets on the valuation date
- Census date – July 1, 2020 for June 30, 2020 measurement
- Discount rate – 2.21% as of June 30, 2020 and 3.51% as of June 30, 2019
- Investment rate of return – 3.51%, net of OPEB plan investment expense, including inflation
- Mortality rate – RP-2014 Headcount Weighted Mortality Table projected generationally with MP-2020 from the central year
- Salary increases – 4.5%
- Coverage Assumptions – Actuary assumed that 100% of active participants will elect health care benefits at their full eligibility age, or current age if later. All current retirees and spouses are assumed to continue receiving health care benefits.

All current retirees and spouses are assumed to continue receiving health care benefits.

OPEB Liability and Sensitivity to Changes in the Discount and Medical Trend Rates

The tables that follow presents the total OPEB liability as of June 30, 2022 and 2021, calculated using the discount rate and the medical trend rate as well as the impact on the OPEB liability if it were calculated using the discount and medical trend rates that are one percentage point lower or one percentage point higher than the current rates.

As of June 30, 2022	1% Decrease of Current Rate	Current Rate	1% Increase of Current Rate
Discount rate – 2.16%	\$ 5,029,652	\$ 4,412,718	\$ 3,902,614
Medical trend rate – 6.80%	\$ 4,021,974	\$ 4,412,718	\$ 4,874,296

PENNSYLVANIA CONVENTION CENTER AUTHORITY

Notes to Financial Statements

Years Ended June 30, 2022 and 2021

NOTE 9 POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS *(continued)*

OPEB Liability and Sensitivity to Changes in the Discount and Medical Trend Rates *(continued)*

<u>As of June 30, 2021</u>	<u>1% Decrease of Current Rate</u>	<u>Current Rate</u>	<u>1% Increase of Current Rate</u>
Discount rate – 2.21%	\$ 5,874,593	\$ 5,140,801	\$ 4,536,100
Medical trend rate – 6.99%	\$ 4,664,453	\$ 5,140,801	\$ 5,706,336

NOTE 10 RISK MANAGEMENT

The Authority purchases commercial insurance to cover risks of loss related to general liabilities, torts, theft of, damage to, and destruction of assets; injuries to employees; and natural disasters. The commercial insurance has been sufficient to substantially or completely satisfy loss claims during recent fiscal years for both operations and the Reading Terminal Market.

Additionally, the Authority requires all licensees to maintain, at their own expense, comprehensive general liability insurance and, unless specifically waived by the Authority, employers' liability, automobile and umbrella excess liability insurance for the terms of the events. The Authority is able to purchase daily insurance for most licensees that are not able to obtain the insurance coverage previously mentioned, also at the licensees' expense.

NOTE 11 COMMITMENTS AND CONTINGENCIES

Under the new Operating Agreement, the Authority used \$1,500,000 of hotel tax receipts to support the Education and Training Program in the first year of the Operating Agreement (2010) and continues to fund the program through fiscal year 2028, with an annual amount equal to the lesser of the preceding year's funding, as adjusted every year by CPI, or 5% of all City hotel tax receipts. The amounts required to be provided for fiscal years 2022 and 2021 were \$1,084,705 and \$1,792,440, respectively. The amounts in the Education and Training account will be distributed to the Philadelphia Academies, the Opportunities Industrialization Center, and Mercy Vocational High School according to the terms of the Operating Agreement.

PENNSYLVANIA CONVENTION CENTER AUTHORITY

Notes to Financial Statements

Years Ended June 30, 2022 and 2021

NOTE 11 **COMMITMENTS AND CONTINGENCIES** *(continued)*

The Metropolitan Regional Council of Carpenters (the Carpenters) was not a party to the new Customer Satisfaction Agreement entered into in early May 2014 and, therefore, no longer performed show labor work at the Convention Center for the Authority's labor supplier, Elliott-Lewis Corporation (Elliott-Lewis). On May 23, 2014, the Carpenters Pension Fund (the Fund) assessed Elliott-Lewis with \$1,400,707 in a partial withdrawal liability under ERISA, claiming that by removing the Carpenters from the Convention Center, Elliott-Lewis permanently ceased to have an obligation to contribute to the Fund for work performed at that location. Under ERISA, once a Fund assesses withdrawal liability, the employer must pay it within a fixed period even if it contests the fact of the withdrawal or the amount. Later, once the case is resolved, if the employer wins, the Fund must refund the payments with interest. In accordance with ERISA, Elliott-Lewis contested the assessment of a partial withdrawal liability by filing a claim with the Fund and made the required payment to the Fund under protest in November 2014. As it is obligated to indemnify its labor supplier for such costs, the Authority deposited \$1.4 million with Elliott-Lewis pending judgment in the matter, which has been recorded in prepaid expenses and other assets. In September 2022 Elliott-Lewis and the Carpenters agreed on a settlement with the previously remitted payment of \$1.4 million accepted as full satisfaction of any and all claims that have been or could have been asserted by the Fund through the plan year ending April 30, 2020. The \$1.4 million prepayment will be recorded as a non-operating expense in fiscal year 2023.

In a similar matter, in August 2019, the International Brotherhood of Teamsters Pension Fund (the Teamsters) demanded Elliott-Lewis to make a partial withdrawal liability payment of \$1.9 million to be paid in quarterly installments of \$57,024 related to the cessation of them performing show labor work. Although Elliott-Lewis contested the assessment, it made seven quarterly installment payments required under ERISA through March 31, 2021, for a total payment of \$399,171. On May 26, 2021, Elliott-Lewis and the Teamsters agreed on a settlement payment of \$1.7 million in addition to the interim payments already made for a total payment of \$2,099,171 in complete satisfaction of the complete withdrawal liability assessment amount of \$2,485,258. Elliott-Lewis made the settlement payment on June 30, 2021 and the Authority deposited the total amount paid of \$2,099,171 with Elliott-Lewis, which has been recorded as a non-operating expense.

PENNSYLVANIA CONVENTION CENTER AUTHORITY

Notes to Financial Statements

Years Ended June 30, 2022 and 2021

NOTE 11 COMMITMENTS AND CONTINGENCIES *(continued)*

In March 2020, an electrical fire at the Convention Center resulted in damage to security and IT equipment and the Authority filed a claim with its insurance carrier. The damaged equipment was disposed of at a loss of \$273,000 and the insurance carrier approved purchases of \$1.53 million in new equipment through June 30, 2020. Accordingly, in fiscal year 2020, the Authority recorded the loss, net of the insurance recovery, resulting in a net gain of \$1.26 million based upon the replacement value of the depreciated assets. The net gain was reported within other expenses in the non-operating revenue (expenses) section. A receivable of \$1.53 million was also recognized in fiscal year ended June 30, 2020. In December 2020, the final claim amount of \$1.77 million was approved and paid resulting in an additional gain of \$234,000, which was reported as a non-operating revenue in fiscal 2021.

In the normal course of business, the Authority is subject to litigation. Management of the Authority does not believe the outcome of such litigation will have a material adverse effect on the Authority's financial statements.

NOTE 12 OPERATIONS MANAGEMENT AGREEMENT

The Authority has contracted with SMG, a worldwide convention venue management firm, to promote, operate and manage the Convention Center. In January 2019, the Authority amended and restated the management contract with SMG for a five-year-term commencing December 1, 2018, with an option for renewal of up to an additional five years.

The SMG contract calls for an annual fixed fee of \$300,000 in the first year and an incentive fee totaling no more than the annual fee. The annual fixed fee is adjusted each year based on CPI. For fiscal year 2022, the fixed fee is \$315,000 and the estimated incentive fee is \$159,000 for a total of \$474,000. For fiscal year 2021, the fixed fee was \$315,000 and the estimated incentive fee was \$157,500 for a total of \$472,500.

NOTE 13 SUBSEQUENT EVENTS

The Authority evaluates events occurring after the date of the financial statements to consider whether or not the impact of such events needs to be reflected or disclosed in the financial statements. Such evaluation was performed as of September 28, 2022, the date the financial statements were approved for issuance.

PENNSYLVANIA CONVENTION CENTER AUTHORITY

Notes to Financial Statements

Years Ended June 30, 2022 and 2021

NOTE 13 **SUBSEQUENT EVENTS** *(continued)*

In early 2020, an outbreak of the novel strain of coronavirus emerged globally causing widespread economic turmoil. The travel and tourism industry, in particular, was heavily impacted by mandates from federal, state and local authorities to contain and suppress the spread of the disease. Two years later, the travel and tourism industry is recovering – as both travel activity and group meeting demand continue to improve. Although there are still uncertainties around variants and disease containment, recovery is expected to continue over the next several years, with convention and group meeting business forecast to return to pre-pandemic levels by fiscal year 2024. The specific impact of the recovery is not readily determinable as of the date of these financial statements, and these statements do not include any adjustments that might result from the outcome of this uncertainty. There were no other subsequent events that should be accounted for or require disclosure in the accompanying financial statements.

REQUIRED SUPPLEMENTARY INFORMATION

PENNSYLVANIA CONVENTION CENTER AUTHORITY

Schedules of Proportionate Share of Net Pension Liability and Contributions

As of and For the Year Ended June 30, 2022

<u>Year Ended</u>	<u>PCCA's Proportionate (%) Share of Collective Net Pension Liability</u>	<u>PCCA's Proportionate (\$) Share of Collective Net Pension Liability</u>	<u>PCCA's Covered Payroll</u>	<u>PCCA's Proportionate Share of Collective Net Pension Liability as a % of Covered Payroll</u>	<u>Fiduciary (SERS) Net Position as a % of the Total Pension Liability</u>
12/31/2021	0.023%	\$ 3,416,949	\$ 1,607,884	212.5%	76.0%
12/31/2020	0.023%	\$ 4,185,705	\$ 1,593,544	262.7%	67.0%
12/31/2019	0.023%	\$ 4,173,124	\$ 1,581,254	263.9%	63.1%
12/31/2018	0.020%	\$ 4,227,910	\$ 1,383,311	305.6%	56.4%
12/31/2017	0.021%	\$ 3,669,027	\$ 1,419,368	258.5%	63.0%
12/31/2016	0.020%	\$ 3,802,655	\$ 1,297,805	293.0%	57.8%
12/31/2015	0.019%	\$ 3,544,960	\$ 1,314,504	269.7%	58.9%
12/31/2014	0.017%	\$ 2,595,742	\$ 1,126,716	231.0%	64.8%

Schedule of PCCA's Contributions

As of and for the years ended June 30 (PCCA's fiscal year end)

<u>Year Ended</u>	<u>Required Contributions</u>	<u>PCCA's Contributions Recognized by the Pension Plan</u>	<u>Contribution Excess/ (Deficiency)</u>	<u>PCCA's Covered Payroll</u>	<u>PCCA's Contributions as a % of Covered Payroll</u>
6/30/2022	\$ 501,939	\$ 501,939	\$ -	\$ 1,630,437	30.8%
6/30/2021	\$ 493,438	\$ 493,438	\$ -	\$ 1,608,765	30.7%
6/30/2020	\$ 486,188	\$ 486,188	\$ -	\$ 1,629,928	29.8%
6/30/2019	\$ 442,770	\$ 442,770	\$ -	\$ 1,533,931	28.9%
6/30/2018	\$ 414,096	\$ 414,096	\$ -	\$ 1,459,936	28.4%
6/30/2017	\$ 351,100	\$ 351,100	\$ -	\$ 1,383,479	25.4%
6/30/2016	\$ 275,259	\$ 275,259	\$ -	\$ 1,295,732	21.2%
6/30/2015	\$ 196,352	\$ 196,362	\$ -	\$ 1,134,122	17.3%

The schedules presented above are to illustrate the required 10-year trend of information. However, until a full 10-year trend of information can be compiled, schedules for years for which information is available will be presented.

PENNSYLVANIA CONVENTION CENTER AUTHORITY

Schedule of Changes in Total OPEB Liability and Related Ratios

As of and For the Years Ended June 30 (measurement date)

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
<i>Total OPEB liability</i>						
Service cost	\$ 24,416	\$ 29,102	\$ 61,714	\$ 67,669	\$ 90,699	\$ 66,499
Interest cost	111,653	165,081	191,148	184,747	188,113	219,772
Differences between expected and actual experiences	207,142	(322,352)	(406,294)	-	(8,713)	-
Change of assumptions	(843,859)	737,691	225,081	(202,954)	(1,416,161)	866,822
Benefit payments	<u>(227,435)</u>	<u>(283,155)</u>	<u>(266,906)</u>	<u>(262,975)</u>	<u>(279,045)</u>	<u>(290,524)</u>
Net change in total OPEB liability	(728,083)	326,367	(195,257)	(213,513)	(1,425,107)	862,569
Total OPEB liability – beginning	<u>5,140,801</u>	<u>4,814,434</u>	<u>5,009,691</u>	<u>5,223,204</u>	<u>6,648,311</u>	<u>5,785,742</u>
Total OPEB liability – ending	<u><u>\$4,412,718</u></u>	<u><u>\$5,140,801</u></u>	<u><u>\$4,814,434</u></u>	<u><u>\$5,009,691</u></u>	<u><u>\$5,223,204</u></u>	<u><u>\$6,648,311</u></u>
Covered payroll	1,615,894	1,614,670	1,618,332	1,541,540	1,447,195	1,246,134
Total OPEB liability as a percentage of covered payroll	273.08%	318.38%	297.49%	324.98%	360.92%	533.51%

The schedule presented above is to illustrate the required 10-year trend of information. However, until a full 10-year trend of information can be compiled, schedules for years for which information is available will be presented.

OTHER REPORT



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED
IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

Board of Directors
Pennsylvania Convention Center Authority

We have audited, 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, the financial statements of the Pennsylvania Convention Center Authority (the Authority), which comprise the statement of net position as of June 30, 2022, the related statements of revenue, expenses, and changes in net position, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated September 28, 2022.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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MITCHELL TITUS

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Mitchell Titus, LLP

September 28, 2022

OTHER SUPPLEMENTARY INFORMATION

PENNSYLVANIA CONVENTION CENTER AUTHORITY

Combining Statement of Net Position

As of June 30, 2022

	General Account	Education and Training Account	Original Building Account	Market Acquisition	Expansion Project Account	Attraction Fund Account	Hotel Tax Account	Operating Reserve Account	Capital Reserve Account	Combined Totals 2022
ASSETS										
Cash and cash equivalents	\$ 1,848,366	\$ 765,828	\$ -	\$ -	\$ -	\$ 1,363,137	\$ 12,407,368	\$ 11,354,186	\$ 2,626,324	\$ 30,365,209
Temporary investments	-	-	-	-	-	-	-	1,051,634	41,963,572	43,015,206
Receivables, net	4,623,761	-	-	-	-	-	159,965	-	-	4,783,726
Lease receivable	116,986	-	-	-	-	-	-	-	-	116,986
Prepaid and other assets	1,024,853	-	-	-	-	-	-	1,420,000	-	2,444,853
Due from (to) other funds	1,066,595	-	-	-	-	1,725,004	(2,000,000)	-	(791,599)	-
Total current assets	8,680,561	765,828	-	-	-	3,088,141	10,567,333	13,825,820	43,798,297	80,725,980
Lease receivable, non-current	2,245,382	-	-	-	-	-	-	-	-	2,245,382
Capital assets	634,124	-	334,173,470	7,500,000	558,328,785	-	-	-	141,993,348	1,042,629,727
Less: Accumulated depreciation and amortization	(634,124)	-	(235,939,676)	(4,737,500)	(211,360,028)	-	-	-	(42,033,855)	(494,705,183)
	-	-	98,233,794	2,762,500	346,968,757	-	-	-	99,959,493	547,924,544
Total assets	10,925,943	765,828	98,233,794	2,762,500	346,968,757	3,088,141	10,567,333	13,825,820	143,757,790	630,895,906
Deferred outflows of resources related to pension and OPEB	1,680,315	-	-	-	-	-	-	-	-	1,680,315
LIABILITIES AND NET POSITION										
Accounts payable and accrued expenses	8,039,420	222,699	-	-	-	-	-	-	3,352,264	11,614,383
Operating agreement liability	-	-	-	-	-	-	9,554,509	-	-	9,554,509
Current portion of equipment purchase payable	-	-	-	-	-	-	-	-	1,654,643	1,654,643
Current portion of net OPEB liability	227,435	-	-	-	-	-	-	-	-	227,435
Unearned revenue	2,455,734	-	-	-	-	-	-	-	-	2,455,734
Total current liabilities	10,722,589	222,699	-	-	-	-	9,554,509	-	5,006,907	25,506,704
Equipment purchase payable	-	-	-	-	-	-	-	-	10,911,213	10,911,213
Net pension liability	3,416,949	-	-	-	-	-	-	-	-	3,416,949
Net OPEB liability	4,185,283	-	-	-	-	-	-	-	-	4,185,283
Total liabilities	18,324,821	222,699	-	-	-	-	9,554,509	-	15,918,120	44,020,149
Deferred inflows of resources related to pension, OPEB and leases	4,595,991	-	-	-	-	-	-	-	-	4,595,991
Net position	\$ (10,314,554)	\$ 543,129	\$ 98,233,794	\$ 2,762,500	\$ 346,968,757	\$ 3,088,141	\$ 1,012,824	\$ 13,825,820	\$ 127,839,670	\$ 583,960,081

PENNSYLVANIA CONVENTION CENTER AUTHORITY

Combining Statement of Revenue, Expenses, and Changes in Net Position
For the Year Ended June 30, 2022

	General Account	Education and Training Account	Original Building Account	Market Acquisition	Expansion Project Account	Attraction Fund Account	Hotel Tax Account	Operating Reserve Account	Capital Reserve Account	Combined Totals 2022
OPERATING REVENUE										
<i>Convention Center events</i>										
Space license fees	\$ 4,692,861	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,692,861
Commissions	1,927,498	-	-	-	-	-	-	-	-	1,927,498
Other event revenue	2,782,144	-	-	-	-	-	-	-	-	2,782,144
Other revenue	431,822	-	-	-	-	-	-	-	-	431,822
Total operating revenue	9,834,325	-	-	-	-	-	-	-	-	9,834,325
Operating expenses, excluding depreciation and amortization	(26,463,963)	-	-	-	-	-	-	-	-	(26,463,963)
Depreciation and amortization	-	-	(8,139,322)	(150,000)	(18,158,187)	-	-	-	(7,370,330)	(33,817,839)
Operating loss after depreciation and amortization	(16,629,638)	-	(8,139,322)	(150,000)	(18,158,187)	-	-	-	(7,370,330)	(50,447,477)
<i>Non-operating revenue (expenses)</i>										
Hotel tax revenue	-	-	-	-	-	-	38,227,758	-	-	38,227,758
Interest income	56,268	-	-	-	-	136	2,061	7,173	25,227	90,865
Interest expense	-	-	-	-	-	-	-	-	(322,103)	(322,103)
Operating agreement revenue/(expense)	-	-	-	-	-	-	(13,199,021)	-	-	(13,199,021)
Other expenses	-	(1,250,515)	-	-	-	(275,000)	(4,176,000)	(6,048)	(175,772)	(5,883,335)
Change in net position before transfers in (out)	(16,573,370)	(1,250,515)	(8,139,322)	(150,000)	(18,158,187)	(274,864)	20,854,798	1,125	(7,842,978)	(31,533,313)
Transfers in (out), net	18,750,000	1,084,705	-	-	-	2,000,000	(22,402,326)	567,621	-	-
Increase (decrease) in net position before capital contributions	2,176,630	(165,810)	(8,139,322)	(150,000)	(18,158,187)	1,725,136	(1,547,528)	568,746	(7,842,978)	(31,533,313)
Capital contributions	-	-	-	-	-	-	-	-	22,804,643	22,804,643
Increase (decrease) in net position	2,176,630	(165,810)	(8,139,322)	(150,000)	(18,158,187)	1,725,136	(1,547,528)	568,746	14,961,665	(8,728,670)
Net position (deficiency), beginning of year	(12,491,184)	708,939	106,373,116	2,912,500	365,126,944	1,363,005	2,560,352	13,257,074	112,878,005	592,688,751
Net position (deficiency), end of year	\$ (10,314,554)	\$ 543,129	\$ 98,233,794	\$ 2,762,500	\$ 346,968,757	\$ 3,088,141	\$ 1,012,824	\$ 13,825,820	\$ 127,839,670	\$ 583,960,081

PENNSYLVANIA CONVENTION CENTER AUTHORITY

Schedules of General Account Operating Expenses

For the Years Ended June 30, 2022 and 2021

	<u>2022</u>	<u>2021</u>
Salaries and wages	\$ 7,721,572	\$ 5,005,350
Employee benefits	<u>2,739,451</u>	<u>1,869,910</u>
	10,461,023	6,875,260
Contractual services	11,135,749	7,865,438
Repair and maintenance	928,179	594,611
Advertising and marketing	245,807	196,199
Rental	38,422	37,580
Utilities and telephone	2,100,916	1,532,471
Office supplies and expenses	386,012	175,745
Bad debt expense	100,000	-
Other administrative expenses	<u>1,067,855</u>	<u>777,619</u>
Total	<u><u>\$ 26,463,963</u></u>	<u><u>\$ 18,054,923</u></u>

