

PRELIMINARY OFFICIAL STATEMENT

NEW/RENEWAL ISSUE

BOND ANTICIPATION NOTES

In the opinion of Roemer Wallens Gold & Mineaux LLP, Bond Counsel, under existing laws, regulations, rulings and court decisions, and assuming continuing compliance by the City with certain covenants and the accuracy of certain representations, (i) interest on the Notes is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals and (ii) interest on the Notes is exempt from personal income taxes imposed by the State of New York and political subdivisions thereof, including The City of New York. The Notes may be subject to certain federal taxes imposed only on certain corporations, including the corporate alternative minimum tax, on a portion of that interest. See "TAX MATTERS" herein for a discussion of certain Federal taxes applicable to corporate owners of the Notes.

The City will NOT designate the Notes as "qualified tax-exempt obligations" pursuant to Section 265(b)(3) of the Code.

\$142,939,263

CITY of ALBANY

ALBANY COUNTY, NEW YORK

\$142,939,263 Bond Anticipation Notes, 2026

CUSIP BASE #012429

Dated: March 19, 2026

Due: March 19, 2027

(the "Notes")

The Notes are general obligations of the City of Albany, Albany County, New York (the "City"), all the taxable real property within which is subject to the levy of ad valorem taxes to pay the Notes interest thereon, subject to applicable statutory limitations. See "NATURE OF OBLIGATION" and "TAX LEVY LIMITATION LAW" herein.

At the option of the Purchaser(s), the Notes will be issued as registered notes registered in the name of the purchaser. If such Notes are issued as registered in the name of the purchaser, principal of and interest on the Notes will be payable in Federal Funds. In such case, the Notes will be issued as registered in the name of the purchaser in denominations of \$5,000 or multiples thereof, except for a necessary odd denomination, as may be determined by such successful bidder(s). Paying agent fees, if any, will be paid by the successful bidder(s).

Alternatively, if the Notes are issued in book-entry-only form, the Notes will be registered in the name of Cede & Co. as nominee of The Depository Trust Company ("DTC"), New York, New York, which will act as the securities depository for the Notes. Noteholders will not receive certificates representing their ownership interest in the notes purchased if the Purchaser(s) elects to register the Notes. Such Notes will be issued in denominations of \$5,000 or integral multiples thereof, except for a necessary odd denomination, as may be determined by such successful bidder(s). If the Notes are issued in book-entry-only form, payment of the principal of and interest on the Notes to the Beneficial Owner(s) of the Notes will be made by DTC Direct Participants and Indirect Participants in accordance with standing instructions and customary practices, as is now the case with municipal securities held for the accounts of customers registered in the name of the purchaser or registered in "street name". Payment will be the responsibility of such DTC Direct or Indirect Participants and the City, subject to any statutory and regulatory requirements as may be in effect from time to time. See "BOOK-ENTRY-ONLY SYSTEM" herein.

The Notes are offered when, as and if issued and received by the purchaser(s) and subject to the receipt of the respective approving legal opinion as to the validity of the Notes of Roemer Wallens Gold & Mineaux LLP, Bond Counsel, of Albany, New York. It is anticipated that the Notes will be available for delivery through the facilities of DTC, Jersey City, New Jersey on or about March 19, 2026.

March 3, 2026

ELECTRONIC BIDS for the Notes must be submitted via Fiscal Advisors Auction website ("Fiscal Advisors Auction") accessible via www.fiscaladvisorsauction.com on March 10, 2026 between 10:30 A.M. and 11:00 A.M., Eastern Time, unless extended in accordance with the two-minute rule pursuant to the Notice of Sale. No other form of electronic bidding services will be accepted. Once the bids are communicated electronically via Fiscal Advisors Auction to the City, each bid will constitute an irrevocable offer to purchase the Notes pursuant to the terms provided in the Notice of Sale.

THE CITY DEEMS THIS OFFICIAL STATEMENT TO BE FINAL FOR PURPOSES OF SECURITIES AND EXCHANGE COMMISSION RULE 15c2-12, (THE "RULE") EXCEPT FOR CERTAIN INFORMATION THAT HAS BEEN OMITTED HEREFROM IN ACCORDANCE WITH THE RULE AND THAT WILL BE SUPPLIED WHEN THIS OFFICIAL STATEMENT IS UPDATED FOLLOWING THE SALE OF THE OBLIGATIONS HEREIN DESCRIBED. THIS OFFICIAL STATEMENT WILL BE SO UPDATED UPON REQUEST OF THE SUCCESSFUL BIDDER(S), AS MORE FULLY DESCRIBED IN THE NOTICE OF SALE WITH RESPECT TO THE OBLIGATIONS HEREIN DESCRIBED. THE CITY WILL COVENANT IN AN UNDERTAKING TO PROVIDE NOTICE OF MATERIAL EVENTS WITH REGARD TO THE NOTES AS DEFINED IN THE RULE. SEE "APPENDIX C - MATERIAL EVENT NOTICES" HEREIN.

CITY OF ALBANY

ALBANY COUNTY, NEW YORK



DORCEY APPLYRS
MAYOR

DARIUS SHAHINFAR
TREASURER

SAMUEL FEIN
CHIEF CITY AUDITOR

COMMON COUNCIL

KELLY KIMBROUGH, PRESIDENT

VIRGINIA FARRELL, PRESIDENT PRO TEMPORE

John Williamson
Lorenzo Jones
Sergio Adams
Owusu Anane
Deborah Zamer

Derek Johnson
Mark Robinson
Jack Flynn
Alfredo Balarin
Thomas Hoey

Arthur Lumpkin
Deirdre Brodie
Meghan Keegan
Rachel Powell

CITY OFFICIALS

CHRISTOPHER ELLIS
Deputy Mayor

MIRIAM DIXON
Commissioner of Administrative Services

SHANIQUA JACKSON
City Clerk

ROBERT MAGEE, ESQ.
Corporation Counsel



FISCAL ADVISORS & MARKETING, INC.
Municipal Advisor

Roemer Wallens
Gold & Mineaux LLP
Counsellors at Law

ROEMER WALLENS GOLD & MINEAUX LLP

No person has been authorized by the City to give any information or to make any representations not contained in this Official Statement, and, if given or made, such information or representations must not be relied upon as having been authorized. This Official Statement does not constitute an offer to sell or solicitation of an offer to buy any of the Notes in any jurisdiction to any person to whom it is unlawful to make such offer or solicitation in such jurisdiction. The information, estimates and expressions of opinion herein are subject to change without notice, and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the City.

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OFFICIAL STATEMENT
of the
CITY of ALBANY

ALBANY COUNTY, NEW YORK

Relating to

\$142,939,263 Bond Anticipation Notes, 2026

This Official Statement, which includes the cover page and appendices, has been prepared by the City of Albany, Albany County, State of New York (the "City," "County," and "State," respectively), in connection with the sale by the City of its aggregate principal amount of \$142,939,263 Bond Anticipation Notes, 2026 (the "Notes").

The factors affecting the City's financial condition and the Notes are described throughout this Official Statement. Inasmuch as many of these factors, including economic and demographic factors, are complex and may influence the City's tax base, revenues, and expenditures, this Official Statement should be read in its entirety.

All quotations from and summaries and explanations of provisions of the Constitution and laws of the State and acts and proceedings of the City contained herein do not purport to be complete and are qualified in their entirety by reference to the official compilations thereof, and all references to the Notes and the proceedings of the City relating thereto are qualified in their entirety by reference to the definitive forms of the Notes and such proceedings.

NATURE OF OBLIGATION

Each Note when duly issued and paid for will constitute a contract between the City and the holder thereof.

Holders of any series of bonds or notes of the City may bring an action or commence a proceeding in accordance with the civil practice law and rules to enforce the rights of the holders of such series of notes or bonds.

The Notes will be general obligations of the City and will contain a pledge of the faith and credit of the City for the payment of the principal thereof and the interest thereon as required by the Constitution and laws of the State. For the payment of such principal and interest, the City has power and statutory authorization to levy ad valorem taxes on all real property within the City subject to such taxation by the City, subject to applicable statutory limitations.

Although the State Legislature is restricted by Article VIII, Section 12 of the State Constitution from imposing limitations on the power to raise taxes to pay "interest on or principal of indebtedness theretofore contracted" prior to the effective date of any such legislation, the New York State Legislature may from time to time impose additional limitations or requirements on the ability to increase a real property tax levy or on the methodology, exclusions or other restrictions of various aspects of real property taxation (as well as on the ability to issue new indebtedness). On June 24, 2011, Chapter 97 of the Laws of 2011 was signed into law by the Governor (the "Tax Levy Limitation Law"). The Tax Levy Limitation Law applies to local governments and school districts in the State (with certain exceptions) and imposes additional procedural requirements on the ability of municipalities and school districts to levy certain year-to-year increases in real property taxes.

Under the Constitution of the State, the City is required to pledge its faith and credit for the payment of the principal of and interest on the Notes and is required to raise real estate taxes, and without specification, other revenues, if such levy is necessary to repay such indebtedness. While the Tax Levy Limitation Law imposes a statutory limitation on the City's power to increase its annual tax levy with the amount of such increase limited by the formulas set forth in the Tax Levy Limitation Law, it also provides the procedural method to surmount that limitation. See "TAX LEVY LIMITATION LAW" herein.

The Constitutionally-mandated general obligation pledge of municipalities and school districts in New York State has been interpreted by the Court of Appeals, the State's highest court, in Flushing National Bank v. Municipal Assistance Corporation for the City of New York, 40 N.Y.2d 731 (1976), as follows:

“A pledge of the city’s faith and credit is both a commitment to pay and a commitment of the city’s revenue generating powers to produce the funds to pay. Hence, an obligation containing a pledge of the city’s “faith and credit” is secured by a promise both to pay and to use in good faith the city’s general revenue powers to produce sufficient funds to pay the principal and interest of the obligation as it becomes due. That is why both words, “faith” and “credit” are used and they are not tautological. That is what the words say and this is what the courts have held they mean...So, too, although the Legislature is given the duty to restrict municipalities in order to prevent abuses in taxation, assessment, and in contracting of indebtedness, it may not constrict the City’s power to levy taxes on real estate for the payment of interest on or principal of indebtedness previously contracted. While phrased in permissive language, these provisions, when read together with the requirement of the pledge and faith and credit, express a constitutional imperative: debt obligations must be paid, even if tax limits be exceeded”.

In addition, the Court of Appeals in the Flushing National Bank (1976) case has held that the payment of debt service on outstanding general obligation bonds and notes takes precedence over fiscal emergencies and the police power of political subdivisions in New York State.

The pledge has generally been understood as a promise to levy property taxes without limitation as to rate or amount to the extent necessary to cover debt service due to language in Article VIII Section 10 of the Constitution which provides an exclusion for debt service from Constitutional limitations on the amount of a real property tax levy, insuring the availability of the levy of property tax revenues to pay debt service. As the Flushing National Bank (1976) Court noted, the term “faith and credit” in its context is “not qualified in any way”. Indeed, in Flushing National Bank v. Municipal Assistance Corp., 40 N.Y.2d 1088 (1977) the Court of Appeals described the pledge as a direct constitutional mandate. In Quirk v. Municipal Assistance Corp., 41 N.Y.2d 644 (1977), the Court of Appeals stated that, while holders of general obligation debt did not have a right to particular revenues such as sales tax, “with respect to traditional real estate tax levies, the bondholders are constitutionally protected against an attempt by the State to deprive the city of those revenues to meet its obligations.” According to the Court in Quirk, the State Constitution “requires the city to raise real estate taxes, and without specification other revenues, if such a levy be necessary to repay indebtedness.”

In addition, the Constitution of the State requires that every county, city, town, village, and school district in the State provide annually by appropriation for the payment of all interest and principal on its serial bonds and certain other obligations, and that, if at any time the respective appropriating authorities shall fail to make such appropriation, a sufficient sum shall be set apart from the first revenues thereafter received and shall be applied to such purposes. In the event that an appropriating authority were to make an appropriation for debt service and then decline to expend it for that purpose, this provision would not apply. However, the Constitution of the State does also provide that the fiscal officer of any county, city, town, village, or school district may be required to set apart and apply such first revenues at the suit of any holder of any such obligations.

In Quirk v. Municipal Assistance Corp., the Court of Appeals described this as a “first lien” on revenues, but one that does not give holders a right to any particular revenues. It should thus be noted that the pledge of the faith and credit of a political subdivision in New York State is a pledge of an issuer of a general obligation bond or note to use its general revenue powers, including, but not limited to, its property tax levy to pay debt service on such obligations, but that such pledge may not be interpreted by a court of competent jurisdiction to include a constitutional or statutory lien upon any particular revenues.

While the courts in New York State have historically been protective of the rights of holders of general obligation debt of political subdivisions, it is not possible to predict what a future court might hold.

THE NOTES

Description of the Notes

The Notes are general obligations of the City, and will contain a pledge of its faith and credit for the payment of the principal of and interest on the Notes as required by the Constitution and laws of the State (State Constitution, Art. VIII, Section 2; Local Finance Law, Section 100.00). All the taxable real property within the City is subject to the levy of ad valorem taxes to pay the Notes and interest thereon, subject to applicable statutory limits. See “TAX LEVY LIMITATION LAW” herein.

The Notes are dated March 19, 2026 and will mature, without option of prior redemption, on March 19, 2027. Interest will be calculated on a 30-day month and 360-day year basis, payable at maturity. The Notes will be issued in either (i) registered certificated, and, if so issued, registered in the name of the purchaser(s) in denominations of \$5,000 each or multiples thereof, except for one necessary odd denomination, as may be determined by the successful bidder(s) with principal and interest payable in Federal Funds; or (ii) as registered notes, and, if so issued, registered in the name of Cede & Co. as nominee of DTC, which will act as the securities depository for the Notes. See "BOOK-ENTRY-ONLY SYSTEM" herein.

NO OPTIONAL REDEMPTION

The Notes shall not be subject to redemption prior to maturity.

BOOK-ENTRY-ONLY SYSTEM

The Depository Trust Company (“DTC”), New York, NY, will act as securities depository for the Notes if selected by the purchaser(s). As such, the Notes will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered note certificate will be issued for the Notes bearing the same rate of interest and CUSIP number, and will be deposited with DTC.

DTC is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments from over 100 countries that DTC’s participants (“Direct Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation (“DTCC”). DTCC, in turn, is owned by a number of Direct Participants of DTC and Members of the National Securities Clearing Corporation, Government Securities Clearing Corporation, MBS Clearing Corporation, and Emerging Markets Clearing Corporation, (NSCC, GSCC, MBSCC, and EMCC, also subsidiaries of DTCC), as well as by the New York Stock Exchange, Inc., the American Stock Exchange LLC, and the National Association of Securities Dealers, Inc. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (“Indirect Participants”). The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com and www.dtc.org.

Purchases of Notes under the DTC system must be made by or through Direct Participants, which will receive a credit for the Notes on DTC’s records. The ownership interest of each actual purchaser of each Bond (“Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Notes are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Notes, except in the event that use of the book-entry system for the Notes is discontinued.

To facilitate subsequent transfers, all Notes deposited by Direct Participants with DTC are registered in the name of DTC’s partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Notes with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Notes; DTC’s records reflect only the identity of the Direct Participants to whose accounts such Notes are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

Principal and interest payments on the Notes will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC’s practice is to credit Direct Participants’ accounts in accordance with their respective holdings shown on DTC’s records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in “street name,” and will be the responsibility of such Participant and not of DTC or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal and interest to DTC is the responsibility of the City, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Notes at any time by giving reasonable notice to the City. Under such circumstances, in the event that a successor depository is not obtained, note certificates are required to be printed and delivered.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

Source: The Depository Trust Company.

THE CITY CANNOT AND DOES NOT GIVE ANY ASSURANCES THAT DTC, DIRECT PARTICIPANTS OR INDIRECT PARTICIPANTS OF DTC WILL DISTRIBUTE TO THE BENEFICIAL OWNERS OF THE NOTES (1) PAYMENTS OF PRINCIPAL OF OR INTEREST ON THE NOTES (2) CONFIRMATIONS OF THEIR OWNERSHIP INTERESTS IN THE NOTES OR (3) OTHER NOTICES SENT TO DTC OR CEDE & CO., ITS PARTNERSHIP NOMINEE, AS THE REGISTERED OWNER OF THE NOTES, OR THAT THEY WILL DO SO ON A TIMELY BASIS, OR THAT DTC, DIRECT PARTICIPANTS OR INDIRECT PARTICIPANTS WILL SERVE AND ACT IN THE MANNER DESCRIBED IN THIS OFFICIAL STATEMENT.

THE CITY WILL NOT HAVE ANY RESPONSIBILITY OR OBLIGATIONS TO DTC, THE DIRECT PARTICIPANTS, THE INDIRECT PARTICIPANTS OF DTC OR THE BENEFICIAL OWNERS WITH RESPECT TO (1) THE ACCURACY OF ANY RECORDS MAINTAINED BY DTC OR ANY DIRECT PARTICIPANTS OR INDIRECT PARTICIPANTS OF DTC; (2) THE PAYMENT BY DTC OR ANY DIRECT PARTICIPANTS OR INDIRECT PARTICIPANTS OF DTC OF ANY AMOUNT DUE TO ANY BENEFICIAL OWNER IN RESPECT OF THE PRINCIPAL AMOUNT OF OR INTEREST ON THE NOTES; (3) THE DELIVERY BY DTC OR ANY DIRECT PARTICIPANTS OR INDIRECT PARTICIPANTS OF DTC OF ANY NOTICE TO ANY BENEFICIAL OWNER THAT IS REQUIRED OR PERMITTED TO BE GIVEN TO OWNERS; OR (4) ANY CONSENT GIVEN OR OTHER ACTION TAKEN BY DTC AS THE REGISTERED HOLDER OF THE NOTES.

THE INFORMATION CONTAINED HEREIN CONCERNING DTC AND ITS BOOK-ENTRY SYSTEM HAS BEEN OBTAINED FROM DTC AND THE CITY MAKES NO REPRESENTATION AS TO THE COMPLETENESS OR THE ACCURACY OF SUCH INFORMATION OR AS TO THE ABSENCE OF MATERIAL ADVERSE CHANGES IN SUCH INFORMATION SUBSEQUENT TO THE DATE HEREOF.

CERTIFICATED NOTES

DTC may discontinue providing its services with respect to the Notes at any time by giving notice to the City and discharging its responsibilities with respect thereto under applicable law, or the City may terminate its participation in the system of book-entry-only system transfers through DTC at any time. In the event that such book-entry-only system is discontinued, the following provisions will apply:

The Notes will be issued in registered form in denominations of \$5,000 or integral multiples thereof, except for one necessary odd denomination. Principal of and interest on the Notes will be payable at the office of the City Treasurer, Albany, New York. The Notes will remain not subject to redemption prior to their stated final maturity date.

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PURPOSE OF ISSUE

The Notes are being issued pursuant to the Constitution and Laws of the State, including the Local Finance Law, constituting Chapter 33-A of the Consolidated Laws of New York (the "Law") and various bond ordinances duly adopted by the Common Council, authorizing the issuance of serial bonds for the following projects.

The proceeds of the Notes along with \$4,289,414 available funds of the City, will redeem and renew in part current outstanding bond anticipation notes issued for the following projects and provide \$25,983,000 in new money for the following projects.

<u>PROJECT DESCRIPTION</u>	<u>ORDINANCE NUMBER</u>	<u>OUTSTANDING AMOUNT</u>	<u>PRINCIPAL PAYDOWN AMOUNT</u>	<u>NEW MONEY</u>	<u>PROCEEDS OF THE NOTES</u>
Infrastructure & Bldg Imp-Rec.		35,000	35,000	-	-
Clinton Ave. Pedestrian Safety Dri	17.101.19	21,990	980	-	21,010
Planning-Pedestrian/Vehicular Corr.	19.101.19	25,000	988	-	24,012
Apd-Roadway Striping	22.101.19	100,000	950	-	99,050
Pavement Preservation Project	30.101.19	75,000	963	-	74,037
Lincoln Park Intersections	32.102.20	300,000	13,117	-	286,883
South End Connector Phase 2	34.102.20	48,500	48,500	-	-
Lincoln Park Project	41.102.20	1,225,000	78,226	-	1,146,774
Building/Facility Acquisition	32.102.21	1,430,000	29,138	-	1,400,862
Traffic Signal Imp-Radio Communications Upgrade	1.11.22	465,000	8,995	-	456,005
Intervid Surveillance System-Phase 3	34.102.21	455,000	47,883	-	407,117
Replacement Equipment	36.102.21	202,062	94,567	-	107,495
Video Surveillance Upgrades (Multiple Facilities)	37.102.21	133,100	8,347	-	124,753
Security Fence Installations (Multiple Facilities)	38.102.21	248,500	1,617	-	246,883
High Speed Garage Doors	39.102.21	209,232	434	-	208,798
Fabric/Steel Buildings	40.102.21	132,560	328	-	132,232
Renovations To City Buildings	44.102.21	1,430,000	29,138	-	1,400,862
Lincoln Park Project	45.102.21	1,125,000	62,679	-	1,062,321
Cardiac Monitor Replacement	47.102.21	480,000	230,146	-	249,854
Colby Street Park Playground Equip	48.102.21	135,000	481	-	134,519
Washington Park Playground Equip	49.102.21	100,000	283	-	99,717
Street Lighting 2019	39.111.18	3,200,000	50,534	-	3,149,466
Settlement	46.102.21	2,812,500	420,022	-	2,392,478
Reconstruction Of Various City Buildings	36.112.22	9,500,000	62,413	5,500,000	14,937,587
Upgrade Street Lighting System	40.112.22	250,000	51,003	-	198,997
Tricentennial Park Improvements	41.112.22	100,000	4,601	-	95,399
Dgs Equipment	26.111.22	1,146,875	50,518	-	1,096,357
Truck Lift Acquisition	28.111.22	165,000	31,282	-	133,718
Fence Installations	29.111.22	633,000	12,728	-	620,272
Dgs Vehicles	30.111.22	3,483,553	162,745	-	3,320,808
Dgs Fuel Distribution System	46.102.23	600,000	132,207	-	467,793
Capital Hills Improvements	47.102.23	200,000	2,205	-	197,795
Ada Compliance Streets And Sidewalks	33.112.22	1,000,000	82,690	-	917,310
Construction Of Sidewalk Improvements	37.112.22	600,000	46,414	-	553,586
Roadway Improvements City Wide	38.112.22	5,000,000	425,450	-	4,574,550
Roadway Improvements To Reduce Traffic Speed	39.112.22	1,000,000	82,690	-	917,310
Solid Waste Vehicles	49.102.23	1,833,000	40,791	-	1,792,209
City-Wide Traffic Study	42.112.22	300,000	9,241	-	290,759
Roadway Striping	43.112.22	250,000	1,069	-	248,931
Traffic Signal Improvements	44.112.22	1,200,000	4,098	-	1,195,902
Building Renovations	27.62.23	3,441,000	161,573	-	3,279,427
Fire Infrastructure Improvements	59.102.23	250,000	4,756	-	245,244
Lincoln Park Pool Complex	68.102.23	20,000,000	260,632	-	19,739,368
South End Connector Phase II	10.31.23	1,800,000	291,615	-	1,508,385
Settlement - Jones V City	5.22.24	4,300,000	955,651	-	3,344,349
Dgs Equipment & Fixtures	45.102.23	539,000	40,562	-	498,438
Central Ave Rehab	34.112.22	775,000	62,285	-	712,715

**Continued on following page

<u>PROJECT DESCRIPTION</u>	<u>ORDINANCE NUMBER</u>	<u>OUTSTANDING AMOUNT</u>	<u>PRINCIPAL PAYDOWN AMOUNT</u>	<u>NEW MONEY</u>	<u>PROCEEDS OF THE NOTES</u>
Sidewalk Reconstruction	41.102.23	600,000	28,276	-	571,724
Mobile Command Unit	64.102.23	600,000	118,054	-	481,946
Fire Apparatus	60.102.23	1,415,000	549	-	1,414,451
Roadway Speed Reduction	51.102.23	1,000,000	-	-	1,000,000
Traffic Maintenance Equipment	52.102.23	330,000	-	-	330,000
Roadway Striping	54.102.23	500,000	-	-	500,000
Streetlight Rehab	53.102.23	700,000	-	-	700,000
Greenhouse Replacement	27.111.22	115,000	-	-	115,000
Waste Management Plan	31.111.22	410,805	-	-	410,805
Dgs Maintenance Equipment	42.102.23	1,497,000	-	-	1,497,000
Fencing Installations	44.102.23	700,000	-	-	700,000
Ada Compliance Streets And Sidewalks	40.102.23	1,000,000	-	-	1,000,000
Roadway Improvements City-Wide	39.102.23	5,000,000	-	-	5,000,000
Public Safety Info Tech Systems	45.112.22	300,000	-	700,000	1,000,000
Police Infrastructure Improvements	63.102.23	550,000	-	-	550,000
Fire Apparatus	32.111.22	1,820,000	-	-	1,820,000
Hoffman Community Center Improvements	61.102.24	5,000,000	-	2,750,000	7,750,000
Rec Maintenance Equipment	72.102.23	300,000	-	-	300,000
Tricentennial Park	71.102.23	1,000,000	-	-	1,000,000
Tivoli Park Improvements	61.102.23	602,000	-	-	602,000
Traffic Sign Printer	37.102.24	180,000	-	-	180,000
Survey's, Plans Specs Ev Infrastructure	38.102.24	150,000	-	264,000	414,000
Streetscape And Park Fixtures	46.102.24	250,000	-	-	250,000
Storage Structures	49.102.24	100,000	-	-	100,000
Financial And Hr-Erp Software	54.102.24	750,000	-	750,000	1,500,000
West Hill Community Center Improvements	60.102.24	14,000,000	-	4,500,000	18,500,000
Washington Park Playground	69.122.24	840,000	-	-	840,000
Street Lightining Upgrades	39.102.24	650,000	-	-	650,000
Traffic Signal Improvements	58.102.23	100,000	-	600,000	700,000
Washington Park Traffic Flow	31.102.24	100,000	-	394,000	494,000
Speed Reduction Elements	32.102.24	200,000	-	-	200,000
Light Duty Hybrid Truck and HD Sign Repair Truck	33.102.24	175,000	-	-	175,000
Rehab of City Buildings	50.102.23	250,000	-	1,750,000	2,000,000
Waste Management Plan	48.102.23	100,000	-	900,000	1,000,000
DGS Vehicles (Debt)	43.102.23	211,000	-	-	211,000
Fencing at Various City Properties	45.102.24	127,000	-	-	127,000
ADA Compliance Sidewalks	50.102.24	500,000	-	-	500,000
Sidewalk Reconstruction	51.102.24	437,000	-	-	437,000
Street Reconstruction	52.102.24	5,000,000	-	-	5,000,000
Playgrounds (Debt)	69.102.23	550,000	-	-	550,000
Spraypads	70.102.23	181,000	-	-	181,000
City Playground Improvements	62.102.24	100,000	-	-	100,000
City Spray Pad Improvement	63.102.24	100,000	-	-	100,000
DGS Fuel Distribution System	13.81.25	-	-	200,000	200,000
APD Replacement Vehicles	30.101.25	-	-	1,500,000	1,500,000
Engineering Renovations to City Bulidings	39.101.25	-	-	525,000	525,000
Engineering Street Reconstruction	43.101.25	-	-	5,000,000	5,000,000
Engineering Streetlights Capital Improvements	44.101.25	-	-	650,000	650,000
Total:		\$ 121,245,677	\$ 4,289,414	\$ 25,983,000	\$ 142,939,263

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SOURCES OF PAYMENT OF THE NOTES

Each Note when duly issued and paid for will constitute a contract between the City and the holders thereof.

The Notes will be general obligations of the City and will contain a pledge of the full faith and credit of the City for the payment of the principal thereof and the interest thereon as required by the Constitution and laws of the State. For the payment of such principal and interest the City has the power and statutory authorization to levy ad valorem taxes on all taxable real property within the City subject to applicable statutory limitations. Under the Constitution of the State, the City is required to pledge its full faith and credit for the payment of the principal of and interest on the Notes and the State is specifically precluded from restricting the power of the City to levy taxes on real property therefore.

THE CITY

General Information

There follows in this Official Statement a general description of the City, together with certain information concerning its location, economy, governmental organization, indebtedness, current major revenue sources, and general and specific funds.

The City of Albany is the capital of the State of New York and the County Seat of Albany County. The City is located on the west bank of the Hudson River, approximately 140 miles north of New York City. The City is a center for higher education and is home to not only the State University at Albany but also SUNY Poly, The Sage College at Albany, Maria College, Albany Law School, Albany College of Pharmacy, and Albany Medical College. Located nearby are Siena College in the Town of Colonie, Union College in Schenectady, and Rensselaer Polytechnic Institute and Russell Sage College in Troy. While the College of Saint Rose has closed, effective June, 2024, SUNY Albany, Maria College and Sage College have quickly moved to re-enroll Saint Rose students into their institutions, and ramping up their programming to serve them, thus minimizing the impact of potential student and service loss from Saint Rose. Since the closing of the College of St. Rose, Albany County has taken ownership of the property via an authority, and is in the early stages of redeveloping, reusing, and repurposing the campus and its buildings for office, residential, and community purposes. Early interest by several parties remain high in particular pieces or elements of the campus.

Taking advantage of Albany's location at the crossroads of transportation, the Port of Albany (operated by the Albany Port District Commission) receives cargo originating in and being shipped to foreign countries and other cities in the United States. As an economic engine that generates over \$800 million in economic impact to the State, the Port of Albany has made over \$50 million in investments in its maritime operations in recent years, including, \$15 million in dock improvements, \$4 million for terminal improvements and \$18 million in transit and terminal improvements. These improvements provide the Port with the ability to handle larger vessels and cargo, and to continue to maximize year-round access while enhancing its competitive advantage for attracting commerce. These improvements build on the major private and public investments that have occurred at the Port over the past decade, totaling over \$100 million. These investments are realizing returns as well. Important examples are two new or renewed major tenant commitments and year over year increases in varied economic indicators. An example is Longshore hours worked increased by 63% in 2018 when compared to 2009.

The City has also been proactive in spurring economic development through strategy-driven neighborhood revitalization coupled with a long-standing real property tax program that is designed to attract new investment and project activity. With assistance from Capitalize Albany Corporation, the City of Albany Industrial Development Agency and the Capital Resource Corporation, along with similar incentives for homeowners, more than \$2 billion in new investment citywide has occurred through business, real estate and strategic development. Currently there is approximately \$323 million in new investment under construction with approximately \$144.6 million in the pipeline. These investments have yielded more than 4,000 multi-family units citywide over the last decade and have helped repurpose nearly 20% of the underutilized commercial space citywide over the past ten years. Furthermore, Governor Hochul recently announced a \$400 million investment in Albany's Downtown, that will include \$150 million for updating the State Museum, \$35 million to address the future of I-787, and the remainder going to revitalization and public safety projects.

Over the past 10 years, there has been a massive shift to reposition Downtown Albany as a new residential neighborhood, countering decades of suburbanization, while challenging long-held misconceptions about its vibrancy. Over the past two decades, nearly \$1 billion has been invested downtown, including more than \$258 million in residential development in the last five years. That investment has delivered 1,032 new market-rate housing units, with an additional \$78.4 million currently in the pipeline, expected to produce 258 more units of both market-rate and affordable housing. Anecdotally, residential leasing downtown has remained strong, with low vacancy rates. Recent market studies indicate that The City of Albany will need over 1,000 units to accommodate new household growth over the next five years.

Major recent investments in Downtown Albany include the Albany Capital Center, a \$78 million convention center developed by the Albany Convention Center Authority, located adjacent to the MVP Arena (formerly the Times Union Center) and the Empire State Plaza. In addition to exceeding its initial booking projections prior to COVID-19, the convention center has generated over \$62 million in total new visitor spending since opening in 2017. Building on this success, a recent \$10 million investment will expand the Albany Capital Center increasing the rentable space to 84,000 square feet. To better compete for national and regional, sporting and entertainment events, Albany County completed a transformational \$19.6 million renovation of MVP Arena. As a result of these improvements, MVP Arena was selected to host first- and second-round games of the NCAA Division I Men's Basketball Tournament in 2023, as well as the East Regional semifinals and finals of the NCAA Division I Women's Basketball Tournament in 2024. While event activity declined during COVID-19, concerts, live entertainment and collegiate sports games have resumed with a strong and growing booking schedule ahead for the Arena, as well as the Palace Theater, Empire Live, The Egg and Capitol Reparatory Theater. It is important to note that the City has no obligation to finance the construction or operation of either project.

Other major investments downtown include the \$600 million Livingston Avenue Railroad Bridge replacement, which broke ground in 2024; the \$13 million Skyway, a half-mile linear park built on a former highway off-ramp that opened in 2022 and now connects Downtown to the Hudson River and the Corning Preserve; the planned demolition and redevelopment of the Central Warehouse adjacent to the Skyway; the \$68 million redevelopment of Wellington Row, located adjacent to the Albany Capital Center which included a 200-room Renaissance by Marriott, office space, retail space and market-rate apartments; and the \$80 million investment to convert long-vacant historic buildings along North Pearl Street into commercial space and market-rate apartments. In addition, the City of Albany received a \$10 million grant from the State of New York's Downtown Revitalization Initiative to assist transformative projects and encourage additional investment in the already growing Clinton Square area of Downtown. These projects include affordable housing, public art, improvements to city streetscape, the Albany Skyway and the Clinton Market Collective, an outdoor market venue. These new investments have aided in dramatically reducing local commercial vacancy rates by attracting new commercial tenants and converting obsolete space into vibrant new uses. Last, efforts have been underway Downtown to redevelop approximately 8 acres of property in the Liberty Park area into a \$130+ million mixed use development. The site control efforts are complete, and a procurement process for redevelopment proposals is underway.

The City is also home to several major hospitals and healthcare facilities including Albany Medical Center, St. Peter's Hospital, Albany Memorial Hospital, and the Veterans Administration (VA) Hospital. These hospitals are also major economic engines in the City, providing significant job opportunities and investment. Albany Medical Center and the VA have been partners in neighborhood revitalization efforts in the Park South Neighborhood. New Scotland Avenue along with the rest of the Park South Neighborhood has seen \$680 million of investment, creating over 1,000 jobs, over the past decade including the construction of: a three story mixed-use building; a five-story fully leased commercial office building; a 1,250 space parking garage; and the expansion of Albany Medical Center's patient tower. The area continues to see new investment within the Park South neighborhood as a result of these strategic revitalization efforts with an additional \$40 million of new development yielding 233 new residential units further supporting the existing retail space.

The universities and colleges within the City also provide significant job opportunities and investment. Investment continues to flow into the campus of SUNY Poly, as it plans to grow its educational offerings as well as foster public/private partnerships with industry leaders. The Albany NanoTech Complex is the most advanced university research facility of its kind with 1.65 million square feet in the City of Albany, boasting billions of dollars in high-tech investments and hundreds of corporate partners since its inception, with thousands of research and development jobs on site. Corporate partners include IBM, Global Foundries, Samsung, Applied Materials, Micron, Tokyo Electron among others. Governor Hochul recently announced that the site will receive a \$10 billion national semi-conductor research center within the campus. In addition, a \$750 million investment proposed by the Governor in the New York State Budget for a new world-class public health laboratory and research facility at the nearby Harriman campus is close to breaking ground. These investments are attracting companies such as Plug Power, to continue to invest in the area, as evidenced by their recent opening of a 350,000 fuel cell assembly plant in Slingerlands, employing over 700 people.

Albany also has a rich arts and culture scene. It is home to the New York State Museum and the Albany Institute of History and Art. Live performing arts venues include the Palace Theatre, Capital Repertory Theatre, Empire Live and the Egg. Even the City's cultural sector is seeing large swaths of reinvestment. Although live entertainment venues nationwide were among the hardest hit during the COVID-19 pandemic, new spaces have continued to open in the City such as the new \$14 million home of the Capital Repertory Theatre which seats 300 in the main theater and 70 in the black box theater as well as Empire Live which has a capacity of 1,000 people. With seating capacity of between 6,000 and 17,500, the MVP Arena hosts concerts and professional and college sports teams as well as other events. Many smaller venues also host events, concerts and other performances in neighborhoods throughout the City, and larger venues in Saratoga, Schenectady and Troy are also vital components of this regional scene.

In addition to the historic investments occurring in Albany, the City continues developing and implementing key programs and initiatives, including the Park South Plan, the Midtown Plan, the Arbor Hill Neighborhood Plan, the West Albany Plan, and the Capital South Plan. In the South End, plans continue to evolve for the demolition of the Lincoln Square towers and re-use of the land that will tie together the community and enhance its vibrancy. This level of community participation and public-private partnerships is resulting in an unprecedented amount of new investment. The Albany Housing Authority, together with not-for-profit and higher education partners, received a \$5 million HUD grant in 2011 for the Albany Capital South Campus Center, an education and training center that has been serving residents of the South End, Arbor Hill and beyond since 2014.

The Arbor Hill Neighborhood Plan has resulted in millions of dollars of new investment, including the Swan Street Lofts, which houses artist studios and lofts for resident artists in a converted vacant 40,000 square foot building through a public/private partnership. Adjacent Sheridan Hollow also underwent a massive redevelopment, with a \$17 million project providing 100 units of affordable rental and homeownership opportunities, as well as office and commercial space, within easy walking distance to the downtown core. A large-scale rehab project for affordable housing is well underway in Arbor Hill, restoring over 70 structures with over 210 units of housing in one of Albany's more challenging neighborhoods. A second phase of this redevelopment broke ground in 2023, paving the way for an investment of \$31 million that will provide 61 affordable housing units scattered over six development sites and bringing approximately 12,000 square feet of community-oriented commercial space including an incubator for MWBE start-ups online. Additionally, six affordable housing developments are currently underway in additional City neighborhoods. These investments, totaling more than \$206 million, are anticipated to bring over 650 additional units online in the next two years.

City Services

The principal services provided by the City include public safety (including police and fire protection), culture and recreation, solid waste collection and disposal, maintenance and cleaning of City streets (including snow removal) and general government. The Police Department includes a Patrol Division, an Administrative Division, Investigation and Detective Services, Special Services and the Office of Professional Standards. The Fire Department consists of several fire companies stationed in eight firehouses as well as fire investigation and emergency life support units. Water services and sewer services are provided by the Albany Municipal Water Finance Authority and the Albany Water Board. Maintenance of streets and roads and solid waste collection within the City is performed by the City's Department of General Services. Lighting of public streets, roadways, and parks is furnished by the City under contract with the National Grid Companies.

The City provides a variety of other services to City residents through several of its departments. The Department of Recreation administers over 80 recreation areas including 13 community parks and 11 major parks, which contain 29 playgrounds, 21 basketball courts, 22 tennis courts, 16 athletic fields, nine spray grounds, three pools, two community centers, and a nationally-recognized boxing gym. In addition, the City owns and maintains an 18-hole municipal golf course. This Department also administers and supports more than 20 youth programs and activities, including youth centers. The City also provides a substantial number of community service programs. The City encourages cultural events such as music concerts and outdoor theater, as well as numerous festivals. The City provides funding to certain arts organizations and other cultural programs.

Solid Waste

The City operates a landfill that generates revenue for the City's general fund. As lead agency of the multi-municipality Waste Consortium, the City has contracts with several municipalities to accept solid waste. The City owned and operated regional landfill received approximately \$10.7 million in revenue in 2013, \$11.8 million in 2014, \$12.5 million in 2015, \$11 million in 2016, \$7.9 million in 2017, \$6.6 million in 2018, \$7.4 million in 2019, \$5.6 million in 2020, \$3.2 million in 2021, \$2.9 million in 2022, \$3.8 million in 2023, and \$3.7 million in 2024. The City has been reducing the amount of commercial waste that it accepts at the landfill in order to strategically extend the life of the landfill as it plans for the landfill's closure. Upon closure, the City will have to pay for disposal of its municipal solid waste. Under the current plan, the landfill is expected to close in 2028. The City has retained an outside consultant to assist with identifying the most cost-effective alternatives for solid waste management disposal.

Under the terms and conditions of the existing landfill permits issued by the New York State Department of Environmental Conservation, the City has been and remains obligated to identify a permanent, long term solution to deal with its solid waste. The City, together with the municipalities, recently completed a draft Solid Waste Management Plan and will act as lead agent in developing a long-term solid waste plan for the region.

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Selected Wealth and Income Indicators

Per capita income statistics are available for the City, County and State. Listed below are select figures from the 2006-2010, 2016-2020, and 2019-2023 American Community Survey 5 Year Estimates.

	<u>Per Capita Income</u>			<u>Median Family Income</u>		
	<u>2006-2010</u>	<u>2016-2020</u>	<u>2020-2024</u>	<u>2006-2010</u>	<u>2016-2020</u>	<u>2020-2024</u>
City of:						
Albany	\$ 23,341	\$ 29,664	\$ 37,843	\$ 52,215	\$ 66,070	\$ 89,005
County of:						
Albany	30,863	38,592	48,210	76,159	95,923	120,437
State of:						
New York	30,948	40,898	50,712	67,405	87,270	106,873

Source: U.S. Census Bureau, 2006-2010, 2016-2020, and 2020-2024 American Community Survey data.

Population Trends

The following table presents population trends of the City, the Albany Metropolitan Statistical Area (the “MSA” consists of the six counties of Albany, Greene, Montgomery, Rensselaer, Saratoga and Schenectady), the State and the United States since 1950:

	Population ⁽¹⁾			
	City of Albany	Albany MSA	New York State	United States
1950	134,995	677,707	14,830,200	151,326,000
1960	129,726	746,115	16,782,300	179,323,000
1970	115,781	811,080	18,241,400	203,235,000
1980	101,727	835,800	17,558,000	226,504,825
1990	100,031	861,623	17,990,455	248,709,873
2000	94,301	892,604	18,976,457	281,421,906
2010	97,856	870,716	19,378,102	308,745,538
2018	97,279	883,169	19,542,209	327,167,434
2019	96,460	880,736	19,453,561	328,239,523
2020	99,224	880,776	20,201,249	331,449,281
2021	98,617	898,265	19,857,492	332,031,554
2022	100,826	901,729	19,673,200	333,271,411
2023	101,228	902,372	19,571,216	334,914,895
2024	101,317	902,372 ⁽²⁾	19,867,248	340,110,988

⁽¹⁾ Data compiled by the U.S. Department of Commerce, Bureau of the Census and Center for Economic Growth.

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Employment

A major portion of non-agricultural workers have historically been employed by federal, state, or local governments. This sector comprises approximately 25% of the non-agricultural workforce in the Albany MSA. The following table provides a historical comparison among employment sectors for the Albany MSA.

Non-Agricultural Employment by Industry Groups, Albany MSA

	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
	(thousands)									
Mining & Construction	19.7	19.3	19.6	19.8	20.2	19.4	19.9	20.2	20.2	20.8
Manufacturing	25.4	26.3	26.6	26.9	26.2	25.5	25.9	26.8	27.7	27.7
Trade, Transportation & Public Utilities	74.7	75.5	74.6	74.5	74.4	69.8	73.0	75.4	76.4	75.8
Wholesale and Retail Trade	61.5	61.9	60.8	60.4	60.1	55.9	57.7	58.1	59.1	59.4
Financial Services	25.9	26.2	26.2	26.6	27.0	26.2	26.1	25.6	24.6	24.6
Education & Health Services	90.4	92.3	94.7	96.4	96.5	90.7	89.4	91.1	92.2	94.8
Government	100.6	101.1	101.6	101.6	102.8	99.3	96.5	98.6	100.6	103.8
Total	398.2	402.6	404.1	406.2	406.8	386.8	388.5	395.8	400.8	406.9

Source: New York State Department of Labor, Division of Employment, Employment by Industry.

Building Permits

<u>Year</u>	<u>Residential</u>	<u>Apartments</u>	<u>Commercial and Industrial</u>	<u>Other</u>	<u>Total Dollar Value</u>	<u>Total Building Permits</u>
2012	13,858,918	599,200	98,789,544	62,710	113,310,372	2,273
2013	13,573,622	46,602	72,567,794	148,880	86,336,898	2,030
2014	39,297,874	-	117,888,114	16,000	157,201,988	2,047
2015	17,622,250	12,125	104,293,597	32,800	121,960,772	2,059
2016	30,975,920	12,169,502	108,297,413	6,624,108	158,066,943	2,215
2017	13,576,138	30,125	103,097,950	2,399,045	119,103,258	1,739
2018	20,121,274	17,521,293	102,139,365	12,992,729	152,774,661	4,176
2019	19,958,241	18,530,684	150,429,334	10,135,488	199,053,747	4,751
2020	15,678,216	24,326,587	73,816,234	1,139,010	114,960,047	2,596
2021	23,736,440	48,169,247	143,870,172	1,387,739	217,163,598	4,575
2022	24,201,104	91,819,235	218,219,338	6,826,011	341,065,688	4,132
2023	33,291,965	6,965,297	103,290,251	350,083	143,897,596	4,526
2024	32,528,625	28,243,600	191,336,406	538,400	252,647,031	5,756
2025 ⁽¹⁾	32,693,061	127,869,623	222,817,725	11,744,718	395,125,127	4,826

⁽¹⁾ As of 10/31/2025.

Source: City Officials.

Ten Largest Employers in the City

Name	Type	Estimated Number of Employees
State of New York	Government	49,314
Albany Medical Center	Hospital	16,000
St. Peter's Health Partners	Hospital	5,800
University at Albany	Education	5,000
Verizon Communications	Utility	3,000
United States	Government	2,799
Center for Disabled	Health Care	2,100
Empire Blue Cross	Insurance	1,700
Albany County	Government	1,600
City of Albany	Government	1,380

Source: Employers as listed above.

Unemployment Rates

The industrial diversity and high proportion of government employees have afforded the City a higher employment level than the rest of the country. The following table gives historic levels of unemployment for the City, the Albany MSA, the State and the United States:

Unemployment Rates ⁽¹⁾

Year	City of Albany ⁽²⁾	Albany MSA	New York State	United States
2010	8.4%	7.4%	8.7%	9.6%
2011	8.2%	7.2%	8.3%	8.9%
2012	8.5%	7.4%	8.6%	8.1%
2013	7.3%	6.5%	7.8%	7.4%
2014	5.9%	5.1%	6.3%	6.2%
2015	5.2%	4.5%	5.2%	5.3%
2016	4.9%	4.2%	4.9%	4.9%
2017	5.0%	4.3%	4.6%	4.9%
2018	4.4%	3.7%	4.1%	3.9%
2019	4.2%	3.5%	3.9%	3.7%
2020	9.0%	6.9%	9.8%	8.1%
2021	5.7%	4.4%	7.0%	5.4%
2022	3.8%	3.0%	4.3%	3.6%
2023	4.1%	3.2%	4.2%	3.6%
2024	3.8%	3.3%	4.3%	4.0%

⁽¹⁾ These are annual averages of actual labor force and employment estimates.

⁽²⁾ City unemployment rates are estimated by the New York State Department of Labor based on the relationship between City and County labor force statistics.

Source: New York State Department of Labor, Bureau of Labor Market Information.

Employees

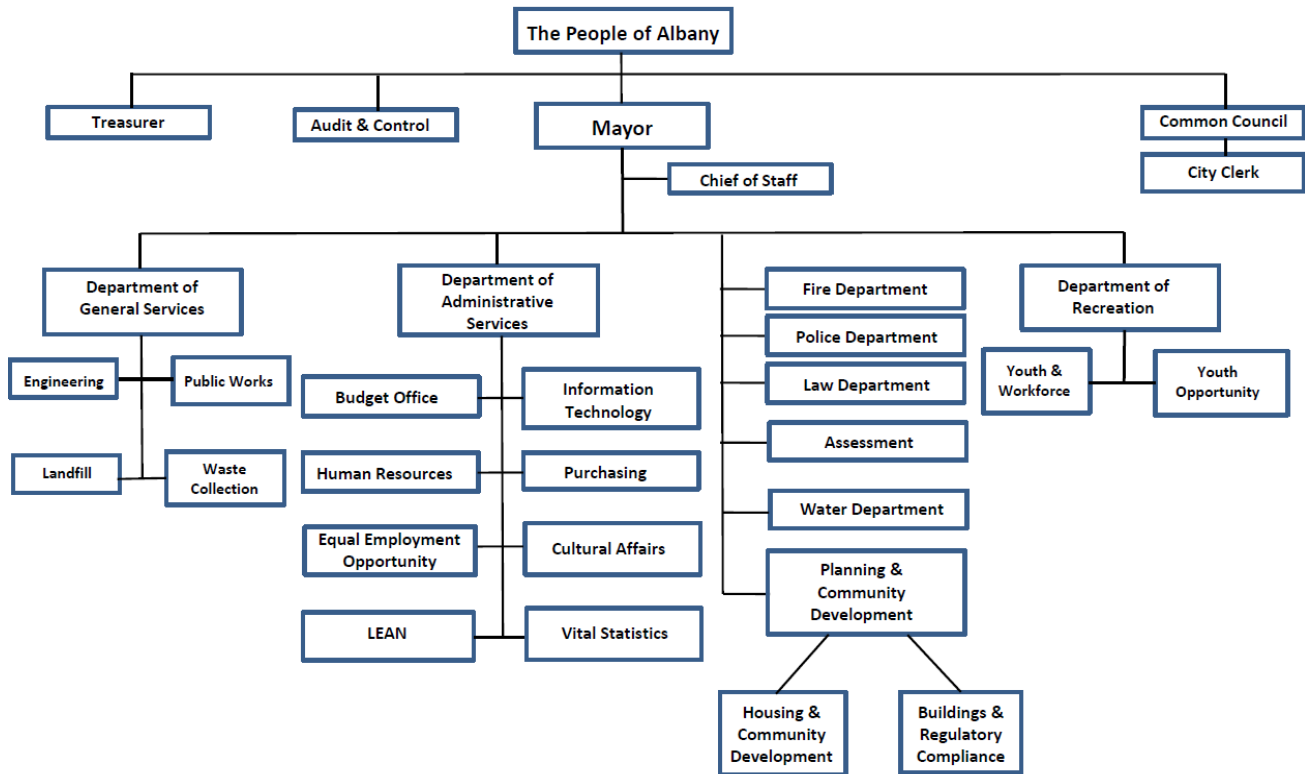
The City provides services through approximately 1,350 regular employees. The following information is for the 978 unionized employees:

<u>Bargaining Unit</u>	<u>Approximate Number of Employees</u>	<u>Contract Expiration Date</u>
Albany Police Benevolent Association	218	December 31, 2026
Albany Police Supervisors Association	44	December 31, 2026
Albany Permanent Professional Firefighters Association	270	December 31, 2026
Albany Police Non-Sworn, Council 82	46	December 31, 2023 ⁽¹⁾
Council 66-AFSCME-Local 1961	262	December 31, 2024 ⁽¹⁾
Communications Unit, Council 82	32	December 31, 2023 ⁽¹⁾
International Union of Operating Engineers	11	December 31, 2025 ⁽¹⁾
Teamsters Local 294	8	December 31, 2025 ⁽¹⁾
Albany DGS Supervisors, CSEA, AFSCME Local 1000	33	December 31, 2027
School Crossing Officers, SEIU	40	December 31, 2027
Buildings and Regulatory Compliance, CSEA	14	December 31, 2024 ⁽¹⁾

⁽¹⁾ Currently in negotiations.

Government Organization

The City is governed largely by the provisions of its Charter and functions under provisions of the State Constitution and various statutes. The following is an organizational chart of the City.



The Common Council is the legislative body of the City. The President of the Common Council is elected in the general election to a four-year term. Council members are elected from each of the 15 wards within the City every four years or by special election in the event of a vacancy. The Common Council has the power to establish rules and procedures for itself, adopt local laws, set taxes and other revenue measures, adopt budgets, and approve all matters relevant to the administration of City government. Meetings of the Common Council are open to the public and are held twice a month.

The Mayor is the highest elected official and serves as chief executive officer of the City; she is elected in the general election to a four-year term without restriction as to number of terms. She is charged with the supervision of City government, subject to the provisions of the Charter. The Mayor reports annually to the Common Council on the state of the City, recommends an annual budget, appoints the head of every department and administrative unit of City government, except for the publicly elected Treasurer and Chief City Auditor, and executes contracts. There are twelve major City staff units in addition to the separately elected Treasurer and Chief City Auditor as shown above in the City of Albany Organizational Chart. Two elected officials, the Chief City Auditor and the Treasurer, and the appointed Budget Director, under the Commissioner of Administrative Services, administer the financial affairs of the City. The Treasurer is the chief fiscal officer of the City and is responsible for the fiscal integrity of the City including cash management, claims processing, administering bank accounts and debt issuance. The Treasurer is responsible for the collection, custody, and deposit of all taxes and other funds due the City and processing payroll. The Budget Director's responsibilities include the preparation and administration of the City's operating and capital budgets and establishment and management of fiscal control systems and management studies. The Budget Director works closely with all departments to develop the annual budget and five-year capital plan.

DISCUSSION OF FINANCIAL OPERATIONS

Budgetary Procedure

The budget process begins in mid-February when the Mayor issues a policy statement regarding the upcoming budget. In late April, the Budget Director distributes budget instructions to each department along with requests for the City's five-year capital plan.

During the year, the Budget Director develops the necessary economic and statistical data required for budget forecasting, which include changes in the financial indexes and revenue trends. The City's Assessor submits tentative assessment rolls. The Treasurer along with the Budget Director estimates revenues with each department administrator. The Treasurer submits estimated debt service needs, and the Assessor submits final assessment figures and realty tax data to the Mayor's Office.

On or before October 1, the Mayor submits the proposed budget for the ensuing fiscal year and an accompanying budget message to the Common Council. On or before October 31, the President of the Common Council calls for a public hearing on the budget after having given two weeks' notice to the public. After the public hearing, the Common Council may adopt the budget with or without amendment. The Common Council adopts the budget on or before November 30. No later than December 10, the Mayor shall act on the budget as amended and passed by the Common Council. On or before December 20, the Common Council may override a veto of one or more of its proposed amendments with a two-thirds vote of the full Common Council members.

The City's 2024 budget includes a 1.6% increase in the property tax levy, which was below the City's tax levy limit of 2.0%.

The City's 2025 budget includes a 2.0% increase in the property tax levy, which equaled the City's tax levy limit of 2.0%.

The City's 2026 budget includes a 2.5% increase in the property tax levy, which was less than the City's tax levy limit of 4.8%

2026 Budget Summary

A summary of the 2026 Budget is outlined below:

	<u>Budget 2026</u>
<u>REVENUES</u>	
Real Property Taxes	\$64,305,000
Sales and Use Tax	50,358,000
Intergovernmental Revenues	2,844,400
State Aid	42,030,862
Charges for Services	31,436,400
Other Revenues	37,434,247
Appropriated Fund Balance	0
Total Revenues	<u>228,408,909</u>
<u>EXPENDITURES</u>	
Personal Services	\$104,276,320
Equipment	2,238,673
Contractual Expenses	38,194,275
Employee Benefits	62,239,641
Debt Service	21,135,000
Interfund Transfers	325,000
Total Expenditures	<u>\$228,408,909</u>

For additional detail of revenue and expenditures, the City's 2026 budget is available on the City website (albanyny.org).

Five-Year Capital Plan

As part of its budgeting process, the City prepares, on an annual basis, a five-year capital plan. The following table contains a summary of the City's five-year capital plan included in its 2026 budget.

Department / Project Name	Financial Method	Fiscal Year					Total
		2026	2027	2028	2029	2030	
Engineering							
ADA Compliance	Debt	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 5,000,000
Electric Vehicle Chargers	Cash/State	-	500,000	500,000	500,000	500,000	2,000,000
Electric Vehicle Infrastructure	Debt	-	4,000,000	4,000,000	4,000,000	-	12,000,000
Maintenance Equipment	Debt	250,000	225,000	275,000	250,000	275,000	1,275,000
Renovations to City Buildings	Debt	5,175,000	2,500,000	2,500,000	2,500,000	2,500,000	15,175,000
Sidewalk Reconstruction	Debt	650,000	700,000	750,000	800,000	800,000	3,700,000
Street Reconstruction	Debt/State	14,468,000	14,468,000	14,468,000	14,468,000	14,468,000	72,340,000
Streetlights Capital Improvements	Debt	650,000	675,000	700,000	725,000	750,000	3,500,000
Vehicles	Cash	-	200,000	200,000	200,000	200,000	800,000
Traffic Studies	Debt	100,000	-	150,000	-	150,000	400,000
Traffic Signal Improvements	Debt	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	7,500,000
Roadway Striping	Debt	400,000	425,000	450,000	500,000	500,000	2,275,000
Traffic Speed Reduction	Debt	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
Washington Park Traffic Reconfiguration	Debt/State	7,732,000	-	-	-	-	7,732,000
Washington Avenue Complete Streets	Debt/Federal	-	716,000	-	8,415,000	-	9,131,000
Traffic Safety Equipment	Debt	300,000	-	150,000	-	150,000	600,000
Climate Smart Community Planning	Debt/State	330,000	-	-	-	-	330,000
Fire & Emergency Services							
Fire Apparatus	Debt	1,500,000	1,500,000	2,500,000	2,500,000	2,750,000	10,750,000
Fire Station Infrastructure Improvements	Debt	400,000	425,000	450,000	475,000	500,000	2,250,000
Fire & EMS Protective Equipment	Cash	200,000	225,000	250,000	275,000	300,000	1,250,000
General Services							
Capital Hills Rehabilitations & Improvements	Debt	1,000,000	3,000,000	750,000	750,000	500,000	6,000,000
Equipment & Fixtures	Debt	-	45,000	45,000	50,000	50,000	190,000
Hudson River Gateways	State	400,000	-	-	-	-	400,000
Landfill Closure	Debt	-	2,000,000	4,000,000	4,000,000	2,000,000	12,000,000
Maintenance Equipment	Debt	-	2,047,000	2,297,000	2,481,000	3,334,000	10,159,000
Security Fence Installation	Debt	250,000	500,000	500,000	500,000	500,000	2,250,000
Vehicles	Debt/Cash	-	440,000	1,632,000	-	-	2,072,000
Waste Management Plan	Debt	-	10,000,000	-	-	-	10,000,000
Solid Waste Vehicles & Equipment	Debt	-	1,057,000	2,087,000	1,498,000	2,865,000	7,507,000
Streetscape & Park Fixtures	Debt	250,000	250,000	250,000	200,000	200,000	1,150,000
Automated Public Restrooms	Debt	500,000	750,000	900,000	900,000	900,000	3,950,000
City-wide Irrigation Systems	Debt	500,000	500,000	500,000	500,000	500,000	2,500,000
Ridgefield Park Restroom Rehabilitation	Debt	500,000	-	-	-	-	500,000
Street & Sidewalk Resurfacing	Debt	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	10,000,000
Storage Structures	Debt	300,000	300,000	300,000	300,000	300,000	1,500,000
Police							
Police Station Infrastructure Improvements	Debt	400,000	425,000	450,000	475,000	500,000	2,250,000
Vehicles & Equipment Replacement	Debt/Cash	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	7,500,000
Public Safety IT Systems	Debt	1,913,000	-	-	-	-	1,913,000
Recreation							
Court Resurfacing	Debt/Cash	135,000	100,000	100,000	100,000	300,000	735,000
Maintenance Equipment	Debt	100,000	100,000	100,000	100,000	100,000	500,000
Playgrounds	Debt	250,000	250,000	250,000	250,000	300,000	1,300,000
Spray Pads	Debt	200,000	200,000	200,000	200,000	250,000	1,050,000
Madison Park Reimagining	Debt	-	900,000	-	-	-	900,000
Basketball Facility Improvements	Debt/State	1,250,000	-	-	-	250,000	1,500,000
Neighborhood Services							
Lincoln Towers Demolition	Federal	3,000,000	-	-	-	-	3,000,000
Tivoli Preserve	State	800,000	-	-	-	-	800,000
Lincoln Park Connector	Debt/State	250,000	-	-	-	-	250,000
Albany 2030 Plan	Debt/State	250,000	-	-	-	-	250,000
Total		\$ 51,403,000	\$ 56,423,000	\$ 48,704,000	\$ 54,912,000	\$ 43,692,000	\$ 255,134,000

Financial Control Procedures

The Treasurer, the City Auditor and the Budget Director are responsible for controlling municipal expenditures to ensure that budget appropriations for the City are not exceeded and for reviewing all revenues received by the City. The Auditor's Office audits payment requests to ensure budget appropriation, departmental authorization, and compliance with applicable contracts and the City Charter, City ordinances, and State laws.

The Treasurer is empowered by the Common Council to borrow moneys as needed for the uninterrupted operations of the City, subject to the applicable provisions of the Local Finance Law and the General Municipal Law.

Accounting Practice and Independent Audits

Under State law, a uniform system of accounting and reporting is prescribed by the State Comptroller for all municipalities. An annual financial report for every municipality must be filed with the State Comptroller within 120 days after the close of the fiscal year. This report is categorized by fund and shows as of the end of the fiscal year (1) a balance sheet, (2) a statement of revenues, (3) a statement of expenditures, (4) an analysis of fund balances, (5) cash reconciliation, (6) a statement of indebtedness, and (7) any other particular fund data which are required.

The City retains independent certified public accountants to conduct annual audits of its financial statements. The State Comptroller's office also conducts periodic audits of the City to determine compliance with the State Uniform System of Accounts for Cities and submits its report to the Common Council and the Mayor.

Throughout this Official Statement, the financial information for 2017 through 2024 is derived from the City's audited financial statements. The City's 2024 audited financial statement is attached to this Official Statement as APPENDIX – D.

Since 2004 the City's audited financial statements have been in compliance with Government Accounting Standards Board (GASB) Statement 34.

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FINANCIAL HISTORY OF THE CITY

General Fund

The City prepares and adopts a budget for each year pursuant to Article 6 of the New York Second Class Cities Law and the City of Albany Charter. The City's General Fund budget is prepared on a budgetary legal basis. Such basis is not in accordance with generally accepted accounting principles ("GAAP") in certain respects, principally adjustments for encumbrances. Budgetary accounting treats encumbrances as a charge against current year budgetary appropriations and unreserved fund balance is reduced. Under GAAP, encumbrances are recognized only as a reservation of fund balance.

Albany Municipal Water Finance Authority and Albany Water Board

Pursuant to Chapters 868 and 869 of the Laws of 1986, as amended, the State Legislature, at the request of the City, created the Albany Water Board (the "Water Board") and the Albany Municipal Water Finance Authority (the "Water Authority"). In 1988, the Authority issued \$46,700,000 of its special obligation revenue bonds to finance the acquisition of the City's water and sewer system (the "System") and the construction of certain improvements to the System. A portion of the purchase price for the System was used to defease outstanding general obligation debt issued by the City to finance improvements to the System.

Since 1988, the Authority has issued additional special obligation revenue bonds, both to refund outstanding obligations and to finance new projects undertaken by the Water Board. Most recently, the authority issued \$21,293,955 Revenue Bonds on February 25, 2025 and \$1,052,500 Clean Water Notes, 2025 on February 27, 2025 through New York State EFC.

Bonds issued by the Water Authority are special obligations of the Water Authority and do not bear the full faith and credit of the City. The bonds issued by the Water Authority are payable solely from and secured by a pledge of the gross revenues of the System, which are collected by the Water Board. The Water Board is empowered to raise water and sewer rates in order to ensure sufficient revenues are available to the Authority to pay debt service on the bonds issued by the Authority.

Following the sale of the System to the Water Board, the City eliminated the Special Revenue Sewer Fund and the Water Fund. The proceeds of the sale of the System were used to retire existing indebtedness of the City and to reimburse the City for monies advanced to the water and sewer funds.

Under the City's operating agreement with the Water Board, expenses of operating the water system are paid by the City and reimbursed by the Water Board as funds from rate payers becomes available.

Revenues

The City has a relatively diversified revenue base, deriving 28% of General Fund revenues budgeted for fiscal 2025 from real estate taxes, 23% from State Aid and charges for services (including the landfill), 23% from sales and use taxes and 26% from miscellaneous other sources.

Real Property Tax Base

Approximately 63% of the City's property is tax-exempt, which decreases the City's real property tax base without a proportionate decrease in the need for many City services. While some of this property is owned by charitable institutions such as universities and hospitals, the major owner of tax-exempt property in the City is the State (60% of the tax-exempt property). The City continues to seek additional special compensation from the State to offset this impairment of its real property tax base and structural deficit. State legislation enacted in 2000 and amended in 2005, 2006, 2012, 2013 and 2016 provides payments under Section 19-a of the Public Lands Law for the Empire State Plaza government complex. The statute provided for annual payments to the City of \$22,850,000 through 2010 and then \$15 million annually from 2011 through 2033. The 2012 amendment provided for a payment of \$22,850,000 in 2012 and \$7,150,000 in 2033. The 2013 amendment provided for a payment of \$22,850,000 in 2013 and \$7,150,000 in 2032. The 2016 amendment provided for a payment of \$27,500,000 in 2016 and \$1,800,000 in 2032.

The City also received Capital City Funding of \$12,500,000 in 2017 without any reduction in future PILOT payments. The City received \$12,000,000 from the State in 2018 and 2019, a reduced amount of \$10,800,000 from the State in 2020 due to revenue shortfalls created by the pandemic, \$13,200,000 in 2021, \$15,000,000 in 2022, 2023, 2024 and \$20,000,000 in 2025.

The City received the amount of \$15,000,000 from the State in 2024.

The City received \$20,000,0000 in Capital City Funding for 2025.

See "State Aid" and "Real Estate Property Tax" herein for further details. The City also receives PILOT payments from the State for properties occupied by the Dormitory Authority of the State of New York, the State Comptroller's Office and the New York State Department of Environmental Conservation.

Real Estate Property Tax

City tax collection procedures are such that the City bears none of the burden of uncollected or delinquent real estate taxes. One tax bill is presented to City residents for all City and County real estate taxes. The City then collects real estate taxes for both the City and the County, retains a portion of the taxes collected equal to its final tax levy, and remits the remaining portion to the County. Delinquent taxes are accordingly turned over to the County for collection and are retained by the County as a portion of its tax levy. Although the City bears none of the burden of uncollected or delinquent taxes, a reduction in the assessed valuation of real property within the City after establishment of the annual budgeted tax levy would cause the amount of taxes collected to be less than the budgeted amount. Reductions in the assessed valuation of real property within the City are generally a result of certiorari proceedings. The tax levy for fiscal year 2013 was \$55,148,000 which was the same as 2012's tax levy. The tax levy for fiscal year 2014 increased to \$56,048,000 which was an increase of \$900,000 or almost 2%. The tax levy for fiscal year 2015 increased to \$56,827,890 which was an increase of \$779,890 or 1.40%. The tax levy for fiscal year 2016 remained at \$56,827,890. The tax levy for fiscal year 2017 increased to \$58,000,000. The tax levy for fiscal year 2018 increased to \$58,550,000. The tax levy for fiscal year 2019 remained at \$58,550,000. The tax levy for fiscal year 2020 increased to \$58,850,000. The tax levy for fiscal year 2021 increased to \$59,850,000. The tax levy for the 2022 year remained constant at \$59,850,000. The tax levy for the 2023 year increased at \$60,747,750. The tax levy for the 2024 year increased at \$61,497,000. The tax levy for the 2025 year increased at \$62,731,000. The tax levy for the 2026 year increased at \$64,305,000.

The City also receives Payment in Lieu of Taxes (PILOT) payments from certain commercial properties and State owned properties in the City. The City received PILOT payments of \$27,191,038, \$26,440,452, \$19,475,487 and \$20,769,510 in 2012, 2013, 2014 and 2015 respectively. The PILOT payments in 2016 totaled \$32,435,189. The reduction in 2014 resulted from a scheduled reduction of \$7,850,000 in the State's 19-a payments for the Empire State Plaza complex, which is the source of the largest PILOT payment received by the City. The increase in PILOT payments for 2016 was the result of a one-time increase of \$12,500,000 in 19-a payments to the City which brought the total Empire State Plaza payment to \$27,500,000.

The 2020 PILOT payments totaled \$19,273,374.

The 2021 PILOT payments totaled \$19,377,932.

The 2022 PILOT payments totaled \$19,646,194.

The 2023 PILOT payments totaled \$19,629,395.

The 2024 PILOT payments totaled \$18,616,473.

The 2025 PILOT payments totaled \$17,405,364. (Unaudited)

The 2026 budget anticipates \$19,000,000 in PILOT payments.

See "State Aid" and "Real Estate Property Tax" herein for further details. The City also receives PILOT payments from the State for properties occupied by the Dormitory Authority of the State of New York, the State Comptroller's Office and the New York State Department of Environmental Conservation.

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Under Section 19-a of the Public Lands Law, the State makes annual payments to the City with respect to the Empire State Plaza Complex in accordance with the following schedule:

<u>FISCAL YEAR</u>	<u>PREVIOUS AMOUNT</u> ⁽¹⁾	<u>NEW AMOUNT</u> ⁽¹⁾
2007	\$ 16,130,000	\$ 22,850,000 ⁽²⁾
2008	15,410,000	22,850,000 ⁽²⁾
2009	14,690,000	22,850,000 ⁽²⁾
2010	13,970,000	22,850,000 ⁽²⁾
2011	13,250,000	15,000,000 ⁽²⁾
2012	12,530,000	22,850,000 ⁽²⁾
2013	11,810,000	22,850,000 ⁽²⁾
2014	11,090,000	15,000,000 ⁽²⁾
2015	10,370,000	15,000,000
2016	9,650,000	27,500,000
2017	8,930,000	15,000,000
2018	8,210,000	15,000,000
2019	7,490,000	15,000,000
2020	6,770,000	15,000,000
2021	6,050,000	15,000,000
2022	5,330,000	15,000,000
2023	4,610,000	15,000,000
2024	3,890,000	15,000,000
2025	3,170,000	15,000,000
2026	2,450,000	15,000,000
2027	1,730,000	15,000,000
2028	1,010,000	15,000,000
2029	310,000	15,000,000
2030	0	15,000,000
2031	0	15,000,000
2032	0	1,800,000
2033	0	0

⁽¹⁾ For description of the difference between the “PREVIOUS AMOUNT” and the “NEW AMOUNT” please see “Real Property Tax Base”, herein.

⁽²⁾ The City has received the payments as shown

Sales Tax

The City’s sales and other non-property tax revenues are comprised of the State sales tax, utilities gross receipts tax, franchise tax, and privilege taxes on coin-operated machines. The sales tax is assessed, collected and monitored by the State. Of the current 8% sales tax collected in the County, the State keeps 4% and pays 4% to the County on a monthly basis. Through a 1986 act of the Albany County Legislature, the County shares 40% of its collected sales tax with the municipalities within its borders. The distribution percentages are based upon the municipalities’ share of the County population at the last Federal census. Of the 40% shared with municipalities, the City receives 32.17% of the total. Although the County Legislature can decide to change the allocation of sales tax to its municipalities, the allocation has not been changed since it was first enacted in 1986. Prior to 1992, the sales tax was 7% and the County’s share was 3%. Beginning in September 1992, the County Legislature requested the State Legislature to temporarily add 1% to the County’s share of the tax, making the County’s share 4%. Both the County and State Legislatures have extended the temporary increase every two years.

The following table shows the City’s sales tax receipts for the five years ended December 31, 2020 to 2024 and the unaudited amount for 2025 and the budgeted for 2026.

<u>Sales Tax Receipts</u> <u>For Fiscal Year Ending December 31</u>	
<u>Year</u>	<u>Amount</u>
2020	\$ 34,098,653
2021	40,514,371
2022	44,862,476
2023	45,261,939
2024	46,685,814
2025 (Unaudited)	47,299,355
2026 (Budgeted)	50,358,000

The following table shows the City’s utilities gross receipts tax revenues for the five years ended December 31, 2020 to 2024 and the unaudited amount for 2025 and the budgeted for 2026. This tax is levied on commercial and industrial concerns, which produce a utility product and sell the oversupply, and owners or lessees of business buildings who purchase a utility service and resell all or a part of the quantity purchased.

<u>Utilities Gross Receipts Tax Revenues</u> <u>For Fiscal Year Ending December 31</u>	
<u>Year</u>	<u>Amount</u>
2020	\$1,278,706
2021	1,704,099
2022	1,589,587
2023	2,331,535
2024	1,723,216
2025 (Unaudited)	1,727,159
2026 (Budgeted)	2,000,000

Intergovernmental Charges

The following table shows the City’s receipts for intergovernmental charges for the five years ended December 31, 2020 to 2024 and unaudited amount for 2025 and the budgeted amount for 2026. The main component of intergovernmental charges includes tipping fees from municipalities served by the Albany landfill. It also includes municipal contracts with the Albany Police Department Computer aided dispatch system.

<u>Intergovernmental Charges</u> <u>For Fiscal Year Ending December 31</u>	
<u>Year</u>	<u>Amount</u>
2020	\$ 1,256,809
2021	919,304
2022	1,817,557
2023	3,324,989
2024	3,798,811
2025 (Unaudited)	2,254,893
2026 (Budgeted)	2,844,400

State Aid

From 2016 to 2023, State aid (excluding 19-a PILOT payments) constituted between 9.6% and 17.1% of the City’s General Fund revenues. State aid includes direct aid and grants and payments for certain services. In its General Fund for the 2023 fiscal year, the audited total \$31,662,573 or 14.5% and for the 2024 fiscal year budgeted \$32,480,268, or 14.4% of General Fund and for the 2025 fiscal year budgeted \$39,242,862 or 17.7% of revenue in State Aid. In 2017, the City received the first Capital City Funding payment of \$12,500,000.

In 2020 the City received a reduced payment of \$10,800,000 in revenue due to the economic impact of the pandemic. \$12,500,000 in revenue is included in the budget for 2021.

In 2021 the City received a payment of \$ 13,200,000 in revenue. \$15,000,000 in revenue is included in the budget for 2022.

In 2022 the City received a payment of \$15,000,000 in revenue. \$15,000,000 in revenue is included in the budget for 2023.

In 2023 the City received a payment of \$15,000,000 in revenue. \$15,000,000 in revenue is included in the budget for 2024.

In 2024 the City received a payment of \$15,000,000 in revenue. \$20,000,000 in revenue is included in the budget for 2025.

In 2025 the City received an unaudited payment of \$20,000,000 in revenue. \$20,700,000 in revenue is included in the budget for 2026.

The following table sets forth the percentage of General Fund revenues of the City comprised of State Aid for each of the fiscal years 2016-2023 and budgeted amounts for 2024 and 2025:

State Aid Payments
Fiscal Year Ending December 31

<u>Fiscal Year</u>	<u>General Fund Revenues</u>	<u>State Aid ⁽¹⁾</u>	<u>State Aid as a Percentage of General Fund Revenue</u>
2016	\$ 173,612,620	\$ 16,677,313	9.6%
2017	172,670,162	29,601,181 ⁽¹⁾	17.1%
2018	178,760,621	28,537,434 ⁽²⁾	16.2%
2019	178,589,333	28,932,931	16.2%
2020	169,755,280	26,512,679	15.6%
2021	198,495,734	33,897,662 ⁽³⁾	17.1%
2022	199,826,274	31,348,732 ⁽³⁾	15.7%
2023	218,476,081	31,662,573 ⁽³⁾	14.5%
2024	214,979,882	32,574,460 ⁽⁴⁾	15.15%
2025 (Budgeted)	221,709,865	39,242,862	17.7%
2026 (Budgeted)	228,408,909	42,030,862	18.40%

- ⁽¹⁾ 2017 includes the first \$12,500,000 payment from the State for Capital City Funding
- ⁽²⁾ 2018 includes a second year payment of \$12,000,000 from the State for Capital City Funding.
- ⁽³⁾ Includes a \$15,000,000 budgeted payment from the State for Capital City Funding.
- ⁽⁴⁾ Includes a \$16,549,908 budgeted payment from the State for Capital City Funding.

Source: City of Albany Treasurer's Office.

Appropriated Fund Balance

The City has used appropriated fund balance to help in balancing its budget for the past several years. The following table sets forth the amount of fund balance the City has appropriated to assist with balancing its budget for each of the fiscal years 2010-2024 as well as the amount actually applied for 2010-2015. In 2024, the City ended the year with a deficit of \$2,615,936.

<u>Fiscal Year</u>	<u>Fund Balance Appropriated in Budget</u>	<u>Actual Fund Bal. (Used) / Surplus</u>	<u>Year End Total Fund Balance</u>
2010	\$ (5,261,000)	\$ 907,452	17,032,434
2011	(6,134,000)	2,841,141	19,873,575
2012	(5,635,000)	947,242	20,820,817
2013	(4,269,789)	(801,077)	19,990,783
2014	(9,801,000)	(9,651,855)	9,874,239
2015	(2,000,000)	(4,745,437)	4,988,388
2016	0	8,138,157	13,126,545
2017	0	(2,184,190)	10,942,355
2018	0	6,695,324 ⁽¹⁾	17,637,679
2019	0	4,149,186	23,460,664
2020	0	(6,687,079)	16,773,585
2021	0	454,583	17,228,168 ⁽¹⁾
2022	0	(562,468)	16,665,702
2023	(145,000)	543,244	17,208,946
2024	0	(2,615,936)	14,593,010
2025	0	N/A	N/A ⁽²⁾
2026	0	N/A	N/A

- ⁽¹⁾ 2021 Fund Balance includes prior period audit adjustments which increased the year-end balance.
- ⁽²⁾ The year end fund balance for 2025 is currently unknown, however, the City is experiencing a narrowing of its financial position, with anticipated 2025 operations resulting in a total fund balance reduction of approximately \$10-12 million. The City anticipates relying on some restricted debt reserved to close fiscal year 2025 and reduce the draw on fund balance at year end. To counter the 2025 results, the City is reviewing with the state increasing recurring revenues and reducing recurring expenditures in 2026. Tax levy increase of \$2 million and trash fee increase of \$2.4 million are major increases on the revenue side. The City has implemented an occupancy tax in 2026, expected to raise \$1-2 million in new revenues, as well as adjusted fee and fine rates that have remained unchanged for significant periods. The City is also implementing expenditure controls such as hiring and travel freezes, as well as non-mandated services.

If fund balance is not available in future fiscal years, the City will need to increase other revenues or cut expenses to achieve balanced budgets.

Expenses

In 2023, General Fund expenditures were budgeted at \$217,717,711 and actual expenditures were \$215,551,292. Of this amount, public safety constituted 53%, general government expenses constituted 20%, debt service constituted 9%, employee benefits constituted 9%, culture and recreation constituted 2%, transportation constituted 4%, and community service constituted 3%.

In 2024, General Fund Expenditures were budgeted at \$226,010,911.

In 2025, General Fund expenditures were budgeted at \$221,709,865.

Note: Actual expenditures for 2025 are not available as of this Official Statement.

Debt Service

The General Fund debt service expenditures for the past five years as well as unaudited amounts for 2025 and budgeted amounts for 2026 are as follows:

<u>Year</u>	<u>Debt Service</u>	
	<u>For Fiscal Year Ending December 31</u>	
	<u>Amount</u>	
2020	\$18,232,257	
2021	14,917,315	
2022	18,311,862	
2023	18,136,853	
2024	15,116,343	
2025 (Unaudited)	16,454,346	
2026 (Budgeted)	21,135,000	

These amounts include principal and interest payments on long-term bonds as well as interest and any required pay down amounts on bond anticipation notes.

Pension Payments

All full-time employees of the City are members of the New York State Employees’ Retirement System (“ERS”) or the New York State Policemen’s and Firemen’s Retirement System (“PFRS”) and collectively with ERS, the “State Systems”). Based on earnings data for each member of the State Systems which the City supplies to the State Systems, the State Systems bill the City annually. The State administers the program and distributes all benefits.

On December 10, 2009, then Governor Paterson signed into law pension reform legislation that will provide (according to a Division of the Budget analysis) more than \$35 billion in long-term savings to State taxpayers over the next thirty years. The legislation created a new Tier V pension level.

Key components of Tier V include:

- Raising the minimum age at which most civilians can retire without penalty from 55 to 62 and imposing a penalty of up to 38% for any civilian who retires prior to age 62.
- Requiring employees to continue contributing 3% of their salaries toward pension costs so long as they accumulate additional pension credits.
- Increasing the minimum years of service required to draw a pension from 5 years to 10 years.
- Capping the amount of overtime that can be considered in the calculation of pension benefits for civilians at \$15,000 per year, and for police and firefighters at 15% of non-overtime wages.

On March 16, 2012, Governor Cuomo signed into law the new Tier VI pension program, effective for new ERS employees hired after April 1, 2012. The Tier VI legislation provides for increased employee contribution rates of between 3% and 6%, an increase in the retirement age from 62 years to 63 years, a readjustment of the pension multiplier, and a change in the time period for final average salary calculation from 3 years to 5 years. Tier VI employees will vest in the system after ten years of employment and will continue to make employee contributions throughout employment.

The 2013-14 State Enacted Budget included a provision that provides local governments, including the City, with the option to “lock-in” long-term, stable rate pension contributions for a period of years determined by the State Comptroller and ERS and PFRS (the “State Rate Pension Contribution Option”). For 2014 and 2015 the rate is 12.0% for ERS and 20% for PFRS; the rates applicable to 2016 and thereafter are subject to adjustment. The pension contribution rates under this program would reduce near-term payments for employers but will require higher than normal contributions in later years. The City is not participating in the Stable Rate Pension Contribution Option and does not intend to do so in the foreseeable future.

The following table shows the total actual payments made by the City to the State Systems in the years 2011-2024, and unaudited for 2025 and budgeted payments in 2026:

<u>City Payments</u>	
<u>Fiscal Year Ending December 31:</u>	
<u>Year</u>	<u>Amount</u>
2011	\$ 11,771,725 ⁽¹⁾
2012	12,763,522 ⁽²⁾
2013	14,331,795 ⁽³⁾
2014	14,898,915 ⁽⁴⁾
2015	14,532,547 ⁽⁵⁾
2016	15,827,925 ⁽⁶⁾
2017	15,733,125 ⁽⁷⁾
2018	16,086,716 ⁽⁸⁾
2019	16,407,545 ⁽⁹⁾
2020	16,981,302 ⁽¹⁰⁾
2021	17,644,395 ⁽¹¹⁾
2022	20,588,424 ⁽¹²⁾
2023	19,875,551 ⁽¹³⁾
2024	21,226,040 ⁽¹⁴⁾
2025 (Unaudited)	22,411,661 ⁽¹⁵⁾
2026 (Budgeted)	19,974,217

- ⁽¹⁾ In 2011 the City under the Chapter 57, Laws of 2010 amortized \$1,699,524 of the total \$13,471,249 retirement contribution.
- ⁽²⁾ In 2012 the City under the Chapter 57, Laws of 2010 amortized \$3,935,771 of the total \$16,699,293 retirement contribution.
- ⁽³⁾ In 2013 the City under the Chapter 57, Laws of 2012 amortized \$6,005,734 of the total \$20,337,529 retirement contribution.
- ⁽⁴⁾ In 2014 the City under the Chapter 57, Laws of 2012 amortized \$3,564,870 of the total \$18,463,785 retirement contribution.
- ⁽⁵⁾ In 2015 the City under the Chapter 57, Laws of 2012 amortized \$879,798 of the total \$15,412,345 retirement contribution.
- ⁽⁶⁾ In 2016 the City under the Chapter 57, Laws of 2012 amortized \$1,198,171 of the total \$17,026,096 retirement contribution.
- ⁽⁷⁾ In 2017 the City under the Chapter 57, Laws of 2012 amortized \$1,245,976 of the total \$16,979,101 retirement contribution.
- ⁽⁸⁾ In 2018 the City under the Chapter 57, Laws of 2012 amortized \$807,437 of the total \$16,894,153 retirement contribution.
- ⁽⁹⁾ In 2019 the City under the Chapter 57, Laws of 2012 amortized \$464,492 of the total \$16,872,037 retirement contribution.
- ⁽¹⁰⁾ In 2020 the City under the Chapter 57, Laws of 2012 amortized \$651,220 of the total \$17,632,522 retirement contribution.
- ⁽¹¹⁾ In 2021 the City under the Chapter 57, Laws of 2012 amortized \$2,322,529 of the total \$19,966,924 retirement contribution.
- ⁽¹²⁾ In 2022 the City under the Chapter 57, Laws of 2012 amortized \$1,730,005 of the total \$22,318,429 retirement contribution.
- ⁽¹³⁾ In 2023 the City under the Chapter 57, Laws of 2012 amortized \$1,718,707 of the total \$21,594,258 retirement contribution.
- ⁽¹⁴⁾ In 2024 the City under the Chapter 57, Laws of 2012 amortized \$3,327,625 of the total \$24,553,664 retirement contribution.
- ⁽¹⁵⁾ In 2025 the City under the Chapter 57, Laws of 2012 amortized \$5,145,470 of the total \$27,557,131 retirement contribution.

Historically there has been a State mandate requiring full (100%) funding of the annual actuarially required local governmental contribution out of current budgetary appropriations. With the strong performance of the Retirement System in the 1990s, the locally required annual contribution declined to zero. However, with the subsequent decline in the equity markets, the pension system became underfunded. As a result, required contributions increased substantially to 15% to 20% of payroll for the employees' and the police and fire retirement systems, respectively. Wide swings in the contribution rate resulted in budgetary planning problems for many participating local governments.

A chart of average ERS and PFRS rates (2021 to 2026) is shown below:

<u>Year</u>	<u>ERS</u>	<u>PFRS</u>
2021	14.6%	24.4%
2022	16.2	28.3
2023	11.6	27.0
2024	13.1	27.8
2025	15.2	31.2
2026	16.5	33.7

Chapter 57 of the Laws of 2010 (Part TT) amended the Retirement and Social Security Law to authorize participating local government employers, if they so elect, to amortize an eligible portion of their annual required contributions to both ERS and PFRS, when employer contribution rates rise above certain levels. The option to amortize the eligible portion began with the annual contribution due February 1, 2011. The amortizable portion of an annual required contribution is based on a “graded” rate by the State Comptroller in accordance with formulas provided in Chapter 57. Amortized contributions are to be paid in equal annual installments over a ten-year period, but may be prepaid at any time. Interest is to be charged on the unpaid amortized portion at a rate to be determined by State Comptroller, which approximates a market rate of return on taxable fixed rate securities of a comparable duration issued by comparable issuers. The interest rate is established annually for that year’s amortized amount and then applies to the entire ten years of the amortization cycle of that amount. When in any fiscal year, the participating employer’s graded payment eliminates all balances owed on prior amortized amounts, any remaining graded payments are to be paid into an employer contribution reserve fund established by the State Comptroller for the employer, to the extent that amortizing employer has no currently unpaid prior amortized amounts, for future such use. The City amortized a portion of its pension costs as described above.

The investment of monies and assumptions underlying same, of the Retirement Systems covering the City’s employees is not subject to the direction of the City. Thus, it is not possible to predict, control or prepare for future unfunded accrued actuarial liabilities of the State Systems (“UAALs”). The UAAL is the difference between total actuarially accrued liabilities and actuarially calculated assets available for the payment of such benefits. The UAAL is based on assumptions as to retirement age, mortality, projected salary increases attributed to inflation, across-the-board raises and merit raises, increases in retirement benefits, cost-of-living adjustments, valuation of current assets, investment return and other matters. Such UAALs could be substantial in the future, requiring significantly increased contributions from the City which could affect other budgetary matters. Concerned investors should contact the State Systems administrative staff for further information on the latest actuarial valuations of the State Systems.

Other Post-Employment Benefits

OPEB. OPEB refers to "other post-employment benefits," meaning other than pension benefits, disability benefits and OPEB consist primarily of health care benefits, and may include other benefits such as disability benefits and life insurance. Until 1999, these benefits have generally been administered on a pay-as-you-go basis and have not been reported as a liability on governmental financial statements.

The City provides post-retirement healthcare benefits to various categories of former employees. Although the City has taken steps to reduce the cost of these benefits, healthcare costs continue to rise and could rise substantially in the future. GASB Statement No. 45 ("GASB 45") of the Governmental Accounting Standards Board ("GASB") requires municipalities to account for post-retirement healthcare benefits as it accounts for vested pension benefits.

In June 2015, the GASB issued GASB Statement 75 (“GASB 75”) which supersedes GASB 45. GASB 75 establishes new standards for recognizing and measuring OPEB liabilities, deferred outflows of resources, deferred inflows of resources, and expense/expenditures. Municipalities and school districts are required to account for OPEB within the financial statements rather than only noted in the footnotes as previously required by GASB 45. GASB 75 was implemented by the City for the fiscal year ending December 31, 2018. Actuarial valuation will be required every two years for GASB 75.

Summary of Changes from the Last Valuation.

The City contracted with Aquarius, actuarial firm, to calculate its OPEB liability in accordance with GASB 75. The following outlines the changes to the Total OPEB Liability during the 2022 and 2023 fiscal years, by source.

	<u>January 1, 2023</u>	<u>January 1, 2024</u>
Balance beginning at:	\$ 308,372,694	\$ 321,150,959
<u>Changes for the year:</u>		
Service cost	2,873,548	2,866,226
Interest	11,661,399	13,200,723
Change in benefit terms	-	-
Differences between expected and actual experience	-	-
Changes in assumptions or other inputs	13,885,655	(11,832,824)
Benefit payments	<u>(15,642,337)</u>	<u>(16,675,228)</u>
Net Changes	<u>\$ 12,778,265</u>	<u>\$ (12,441,103)</u>
Balance ending at:	<u>December 31, 2023</u>	<u>December 31, 2024</u>
	<u>\$ 321,150,959</u>	<u>\$ 308,709,856</u>

Source: GASB 75 Actuarial Valuation of the City. The above tables are not audited.

Additional information regarding this information may be obtained from the City Treasurer's Office upon request. The City's audited financial statements are in full compliance with GASB 75.

In April 2015, the State Comptroller announced legislation to create an optional investment pool to help the State and local governments fund retiree health insurance and other post-employment benefits. The proposed legislation would allow the following:

- Authorize the creation of irrevocable OPEB trusts, not part of the New York State Common Retirement Fund, so that New York state and its local governments can, at their option, help fund their OPEB liabilities;
- Establish an OPEB investment fund in the sole custody of the State Comptroller for the investment of OPEB assets of the state and participating eligible local governments;
- Designate the president of the Civil Service Commission as the trustee of the state's OPEB trust and the governing boards as trustee for local governments; and
- Allow school districts to transfer certain excess reserve balances to an OPEB trust once it is established.

Under the State Comptroller's proposal, there are no restrictions on the amount a government can deposit into the trust. The proposed legislation was not enacted into law in past legislative sessions. It is not possible to predict whether the Comptroller's proposed legislation will be reintroduced.

Other Information

No principal or interest upon any obligation of the City is past due.

The fiscal year of the City ends December 31.

Except for as shown under "STATUS OF INDEBTEDNESS – Estimated Overlapping Indebtedness", this Official Statement does not include the financial data of any political subdivision having power to levy taxes within the City.

New York State Comptroller Report of Examination

State Comptroller's office, i.e., the Department of Audit and Control, periodically performs a compliance review to ascertain whether the City has complied with the requirements of various State and Federal statutes. These audits can be found by visiting the Audits of Local Governments section of the Office of the State Comptroller website.

The State Comptroller's office has not conducted an audit of the City over the past five years.

There are no State Comptroller's audits of the City currently in progress or pending release at this time.

Source: Website of the Office of the New York State Comptroller.

Note: Reference to website implies no warranty of accuracy of information therein.

The State Comptroller's Fiscal Stress Monitoring System

The New York State Comptroller has reported that New York State's school districts and municipalities are facing significant fiscal challenges. As a result, the Office of the State Comptroller has developed a Fiscal Stress Monitoring System ("FSMS") to provide independent, objectively measured and quantifiable information to school district and municipal officials, taxpayers and policy makers regarding the various levels of fiscal stress under which the State's school districts and municipalities are operating.

The fiscal stress scores are based on financial information submitted as part of each school district's ST-3 report filed with the State Education Department annually, and each municipality's annual report filed with the State Comptroller. Using financial indicators that include year-end fund balance, cash position and patterns of operating deficits, the system creates an overall fiscal stress score which classifies whether a school district or municipality is in "significant fiscal stress", in "moderate fiscal stress," as "susceptible to fiscal stress" or "no designation". Entities that do not accumulate the number of points that would place them in a stress category will receive a financial score but will be classified in a category of "no designation." This classification should not be interpreted to imply that the entity is completely free of fiscal stress conditions. Rather, the entity's financial information, when objectively scored according to the FSMS criteria, did not generate sufficient points to place them in one of the three established stress categories.

The reports of the State Comptroller for the past five years for the City are as follows:

<u>Fiscal Year Ending In</u>	<u>Stress Designation</u>	<u>Fiscal Score</u>
2024	Moderate Fiscal Stress	61.3
2023	Moderate Fiscal Stress	57.9
2022	Susceptible Fiscal Stress	47.9
2021	Susceptible Fiscal Stress	47.9
2020	No Designation	52.9

Source: Website of the Office of the New York State Comptroller.

Note: Reference to websites implies no warranty of accuracy of information therein.

TAX INFORMATION

Valuations

<u>Years Ending December 31:</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
Assessed Valuation	\$ 4,874,280,500	\$ 4,842,987,570	\$ 4,882,376,508	\$ 7,428,612,445	\$ 7,414,289,776
State Equalization Rate	89.50%	79.72%	70.83%	100.00%	96.00%
Full Valuation	<u>\$ 5,446,123,464</u>	<u>\$ 6,074,996,952</u>	<u>\$ 6,893,091,216</u>	<u>\$ 7,428,612,445</u>	<u>\$ 7,723,218,517</u>

Tax Rate Per \$1,000 (Assessed)

<u>Years Ending December 31:</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Homestead Rate	\$ 11.02	\$ 10.97	\$ 11.15	\$ 11.71	\$ 7.31
Non-Homestead Rate	14.22	14.46	14.81	14.14	10.42

Note: Tax Rates per \$1,000 assessed value are not available for the 2026 tax roll as of this Official Statement

Tax Collection Record

<u>Years Ending December 31:</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
City Tax Levy	\$ 59,850,000	\$ 59,725,997	\$ 60,847,750	\$ 61,523,418	\$ 59,621,414
County Tax & Relevies	23,142,077	20,799,111	19,641,227	29,861,489	20,864,853
Total Tax Levy	<u>\$ 82,992,077</u>	<u>\$ 80,525,108</u>	<u>\$ 80,488,977</u>	<u>\$ 91,384,907</u>	<u>\$ 80,486,267</u>
City Tax Uncollected End of Year	\$ 1,702,039	\$ 1,667,956	\$ 1,877,264	\$ 2,307,772	\$ 879,873 ⁽²⁾
County Tax & Relevies Uncollected End of Year	<u>3,028,501</u>	<u>2,609,388</u>	<u>3,384,775</u>	<u>3,023,103</u>	<u>2,204,073</u> ⁽²⁾
Total Tax Levy Uncollected	\$ 4,730,540	\$ 4,277,344	\$ 5,262,039	\$ 5,330,875	\$ 3,083,946 ⁽²⁾
Uncollected End of Year ⁽¹⁾	5.70%	5.31%	6.54%	5.83%	-

⁽¹⁾ The City receives 100% of the Tax Levy (less any reductions in assessments), and uncollected amounts become the responsibility of the County.

⁽²⁾ Uncollected amounts as of 10/31/25.

Tax Collection Procedure

Tax payments are levied on January 1 of each year and are due and payable by January 31. A penalty of 4% is added for late payments made in February, and for payments made on or after March 1 an additional penalty is included at the rate of 1% per month. After December 31, payments must be made to the County Comptroller.

City and County tax collection procedures are such that the City bears none of the burden of uncollected or delinquent real estate taxes. One tax bill is presented to City residents for all City and County real estate taxes. The City then collects real estate taxes for both the City and the County, retains a portion of the taxes collected equal to its final tax levy, and remits the remaining portion to the County. Delinquent taxes are accordingly turned over to the County Comptroller for collection and are retained by the County as a portion of its tax levy. The City is not responsible for the collection of taxes of any other governmental unit.

Although the City bears none of the burden of uncollected or delinquent taxes, a reduction in the assessed valuation of real property within the City after establishment of the annual budgeted tax levy would cause the amount of taxes collected to be less than the budgeted amount. Reductions in the assessed valuation of real property within the City are generally a result of certiorari proceedings.

Largest Taxpayers - (2026 Tax Roll)

The updated information below is based on highest taxpaying parcels not the highest taxpaying taxpayer.

<u>Name</u>	<u>Type</u>	<u>Taxable Assessed Valuation</u>
National Grid 555.-7	Utility	\$264,483,547
National Grid 601.1	Utility	55,686,341
Alexander at Patroon	Apartment Building	44,996,000
Washington Commons	Commercial	24,617,800
Wal-Mart Stores	Commercial	23,065,500
Burke Community Services	Apartment Building	21,628,200
Shelbourne Albany, LLC	Office Building	19,888,000
1475 Washington Ave Assoc, LLC	Apartment Building	15,158,300
Washington Commons	Commercial	15,154,800
1415 Washington Property, LLC	Apartment Building	13,000,000

The largest taxpayers listed above have a total estimated assessed valuation of \$519,193,381 which represents approximately 7.00% of the tax base of the City.

There are no outstanding tax certiorari that are anticipated to have a material impact on the finances of the City, however, Burke Community Services have signed a court order reducing their assessment. Even though the court order was signed in March, they

have not filed it and remain with their old assessment.

Note: The City receives payments in lieu of taxes from various tax-exempt entities, including the State.

Payments In Lieu of Taxes

The following are the payments in lieu of taxes received in 2020-2024 and unaudited for 2025 and budgeted payments for 2026:

Payments In Lieu of Taxes For Fiscal Year Ending December 31	
<u>Year</u>	<u>Amount</u>
2020	\$ 19,273,374
2021	19,131,495
2022	19,279,890
2023	19,239,150
2024	18,616,473
2025 (Unaudited)	17,405,364
2026 (Budgeted)	15,000,000

Constitutional Tax Margin

Computation of Constitutional Tax Margin for fiscal years ending December 31, 2021 through 2025:

<u>Years Ending December 31:</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
Five-Year Average Full Valuation	\$ 5,068,370,198	\$ 5,321,970,972	\$ 5,728,597,405	\$ 6,214,605,123	\$ 6,727,859,088
Tax Limit - 2% of Five-Year Average	101,367,404	106,439,419	114,571,948	124,292,102	134,557,182
Exclusions From Tax Limit	<u>16,504,803</u>	<u>17,494,022</u>	<u>13,022,085</u>	<u>13,716,419</u>	<u>16,209,000</u>
Total Taxing Power	117,872,207	123,933,441	127,594,033	138,008,521	150,766,182
Less Total Levy	<u>61,327,697</u>	<u>62,138,470</u>	<u>63,277,653</u>	<u>64,417,474</u>	<u>66,316,980</u>
Tax Margin	<u>\$ 56,544,510</u>	<u>\$ 61,794,971</u>	<u>\$ 64,316,380</u>	<u>\$ 73,591,047</u>	<u>\$ 84,449,202</u>

Additional Tax Information

Real property located in the City is assessed by the City.

Veterans and senior citizens' exemptions are offered to those who qualify.

The estimated total annual property tax bill of a \$200,000 market value residential property located in the City is approximately \$5,164 including County, City, Library and School District taxes.

The City assessment roll, based on the number of parcels, is as follows: 82% residential and 18% commercial.

TAX LEVY LIMITATION LAW

On June 24, 2011, Chapter 97 of the Laws of 2011 was signed into law by the Governor (the "Tax Levy Limitation Law"). The Tax Levy Limitation Law applies to virtually all local governments, including school districts (with the exception of New York City, Yonkers, Syracuse, Rochester and Buffalo, the latter four of which are indirectly affected by applicability to their respective city). It also applies to independent special districts and to town and county improvement districts as part of their parent municipalities tax levies.

The Tax Levy Limitation Law restricts, among other things, the amount of real property taxes (including assessments of certain special improvement districts) that may be levied by or on behalf of a municipality in a particular year, beginning with fiscal years commencing on or after January 1, 2012. Pursuant to the Tax Levy Limitation Law, the tax levy of a municipality cannot increase by more than the lesser of (i) two percent (2%) or (ii) the annual increase in the consumer price index ("CPI"), over the amount of the prior year's tax levy. Certain adjustments would be permitted for taxable real property full valuation increases due to changes in physical or quantity growth in the real property base as defined in Section 1220 of the Real Property Tax Law. A municipality may exceed the tax levy limitation for the coming fiscal year only if the governing body of such municipality first enacts, by at least a sixty percent vote of the total voting strength of the board, a local law (resolution in the case of fire districts and certain special districts) to override such limitation for such coming fiscal year only. There are exceptions to the tax levy limitation provided in the

Tax Levy Limitation Law, including expenditures made on account of certain tort settlements and certain increases in the average actuarial contribution rates of the New York State and Local Employees' Retirement System, the Police and Fire Retirement System, and the Teachers' Retirement System. Municipalities are also permitted to carry forward a certain portion of their unused levy limitation from a prior year. Each municipality prior to adoption of each fiscal year budget must submit for review to the State Comptroller any information that is necessary in the calculation of its tax levy for each fiscal year.

The Tax Levy Limitation Law does not contain an exception from the levy limitation for the payment of debt service on either outstanding general obligation debt of municipalities or such debt incurred after the effective date of the Tax Levy Limitation Law (June 24, 2011).

While the Tax Levy Limitation Law may constrict an issuer's power to levy real property taxes for the payment of debt service on debt contracted after the effective date of said Tax Levy Limitation Law, it is clear that no statute is able (1) to limit an issuer's pledge of its faith and credit to the payment of any of its general obligation indebtedness or (2) to limit an issuer's levy of real property taxes to pay debt service on general obligation debt contracted prior to the effective date of the Tax Levy Limitation Law. Whether the Constitution grants a municipality authority to treat debt service payments as a constitutional exception to such statutory tax levy limitation outside of any statutorily determined tax levy amount is not clear.

STATUS OF INDEBTEDNESS

Constitutional Requirements

The New York State Constitution limits the power of the City (and other municipalities and certain school districts of the State) to issue obligations and to otherwise contract indebtedness. Such constitutional limitations in summary form, and as generally applicable to the City and the Notes include the following:

Payment and Maturity. Except for certain short-term indebtedness contracted in anticipation of taxes or to be paid within three fiscal year periods, indebtedness shall be paid in annual installments commencing no later than two years after the date such indebtedness shall have been contracted and ending no later than the expiration of the period of probable usefulness of the object or purpose as determined by statute; unless substantially level or declining annual debt service is authorized and utilized, no installment may be more than fifty percent in excess of the smallest prior installment. The City is required to provide an annual appropriation for the payment of interest due during the year on its indebtedness and for the amounts required in such year for amortization and redemption of its serial bonds and such required annual installments on its notes.

Debt Limit. The City has the power to contract indebtedness for any City purpose so long as the principal amount thereof, subject to certain limited exceptions, shall not exceed seven per centum of the average full valuation of taxable real estate of the City and subject to certain enumerated exclusions and deductions such as water and certain sewer facilities and cash or appropriations for current debt service. The constitutional method for determining full valuation is by taking the assessed valuation of taxable real estate as shown upon the latest completed assessment roll and dividing the same by the equalization rate as determined by the State Office of Real Property Services. The State Legislature is required to prescribe the manner by which such ratio shall be determined. Average full valuation is determined by taking the sum of the full valuation of the last completed assessment roll and the four preceding assessment rolls and dividing such sum by five.

Pursuant to Article VIII of the State Constitution and Title 9 of Article 2 of the Local Finance Law, the debt limit of the City is calculated by taking 7% of the latest five-year average of the full valuation of all taxable real property.

Statutory Procedure

In general, the State Legislature has authorized the power and procedure for the City to borrow and incur indebtedness by the enactment of the Local Finance Law subject, of course, to the provisions set forth above. The power to spend money, however, generally derives from other law, including specifically the General City Law, the City Charter and the General Municipal Law.

Pursuant to the Local Finance Law and the City Charter, the City authorizes the issuance of bonds by the adoption of a bond ordinance approved by at least two-thirds of the members of the Common Council, subject to the approval of the Board of Estimate and Apportionment, the finance board of the City. Customarily, the Common Council has delegated to the City Treasurer, as chief fiscal officer of the City, the power to authorize and sell bond anticipation notes in anticipation of authorized bonds.

The Local Finance Law also provides that where a bond resolution is published with a statutory form of notice, the validity of the Notes authorized thereby, including bond anticipation notes issued in anticipation of the sale thereof, may be contested only if:

- (1) Such obligations are authorized for a purpose for which the City is not authorized to expend money, or
 - (2) There has not been substantial compliance with the provisions of law which should have been complied with in the authorization of such obligations
- and an action contesting such validity, is commenced within twenty days after the date of such publication, or
- (3) Such obligations are authorized in violation of the provisions of the Constitution.

Except on rare occasions the City complies with this estoppel procedure. It is a procedure that is recommended by Bond Counsel, but it is not an absolute legal requirement.

Each bond ordinance usually authorizes the construction, acquisition or installation of the object or purpose to be financed, sets forth the plan of financing and specifies the maximum maturity of the bonds subject to the legal (Constitution, Local Finance Law and case law) restrictions relating to the period of probable usefulness with respect thereto. The City has authorized bonds for a variety of City objects or purposes.

Statutory law in New York permits bond anticipation notes to be renewed each year provided annual principal installments are made in reduction of the total amount of such notes outstanding, commencing no later than two years from the date of the issuance of the first of such bond anticipation notes and, subject to certain exceptions, provided that such renewals do not exceed five years beyond the original date of borrowing. (See "Payment and Maturity" under "Constitutional Requirements" herein).

In general, the Local Finance Law contains provisions providing the City with power to issue certain other short-term general obligation indebtedness including revenue and tax anticipation notes and budget and capital notes.

Debt Outstanding End of Fiscal Year

<u>Fiscal Years Ending December 31:</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Bonds	\$ 58,250,000	\$ 99,945,000	\$ 87,365,000	\$ 76,685,000	\$ 65,610,000
Bond Anticipation Notes	<u>59,304,275</u>	<u>16,840,944</u>	<u>13,660,944</u>	<u>49,822,372</u>	<u>121,245,677</u>
Totals	<u>\$ 117,554,275</u>	<u>\$ 116,785,944</u>	<u>\$ 101,025,944</u>	<u>\$ 126,507,372</u>	<u>\$ 186,855,677</u>

Details of Outstanding Indebtedness

The following table sets forth the indebtedness of the City evidenced by serial bonds and bond anticipation notes as of February 26, 2026:

<u>Type of Indebtedness</u>	<u>Maturity</u>	<u>Amount</u>
Bonds	2026-2034	\$ 63,925,000
Bond Anticipation Notes		
Various Capital Improvements	March 19, 2027	<u>\$ 121,245,677</u> ⁽¹⁾
	Total Indebtedness	<u>\$ 185,170,677</u>

⁽¹⁾ To be redeemed and renewed in part with the proceeds of the Notes and \$4,289,414 available funds of the City.

Debt Statement Summary

Summary of Indebtedness, Debt Limit and Net Debt-Contracting Margin as of February 26, 2026:

Five-Year Average Full Valuation of Taxable Real Property.....	\$ 6,713,208,519
Debt Limit - 7% thereof	469,924,596
<u>Inclusions:</u>	
Bonds	\$ 63,925,000
Bond Anticipation Notes	<u>121,245,677</u>
Total Inclusions.....	<u>\$ 185,170,677</u>
<u>Exclusions:</u>	
Appropriations - Bonds	\$ 0
Appropriations – Notes.....	<u>0</u>
Total Exclusions.....	<u>\$ 0</u>
Total Net Indebtedness Subject to Debt Limit.....	<u>\$ 185,170,677</u>
Net Debt-Contracting Margin.....	<u>\$ 284,753,919</u>
Percent of Debt Contracting Power Exhausted.....	39.40%

Note: The proceeds of the Notes will increase the net indebtedness of the City by \$21,693,586.

Estimate of Obligations to be Issued

The City expects to have recurring financing needs for capital improvements. It can be anticipated that, depending on market conditions, the City may from time to time issue bond anticipation notes and bonds to finance its capital improvements.

Revenue and Tax Anticipation Notes

The City has not needed to borrow for cash flow purposes since Fiscal Year 2016 due to strengthening financial position. The City does not currently expect to issue revenue anticipation notes in Fiscal Year 2025.

Bonded Debt Service

A schedule of bonded debt service may be found in “APPENDIX – B” to this Official Statement.

Authority Indebtedness

In accordance with GAAP, the financial statements of the City treat the Albany Municipal Water Finance Authority and the Albany Parking Authority as a part of the reporting entity due to the fact that the City exercises oversight responsibility for those entities. The City has entered into a Lease Agreement with the Parking Authority whereby the City leases parking spaces in a parking garage owned by the Authority. The Lease Agreement is the primary credit support for the Authority's \$2,631,974 Parking Revenue Refunding Bonds, Series 1991A, issued in November 1991. However, the City is not liable for the indebtedness of either the Water Authority or the Parking Authority. Accordingly, the debt of these entities has not been included in the calculations of the City's constitutional debt limit.

Estimated Overlapping Indebtedness

In addition to the City, the following political subdivisions have the power to issue bonds and to levy taxes or cause taxes to be levied on taxable real property in the City. Bonded indebtedness, including bond anticipation notes, is estimated of the respective municipalities and is not adjusted to include subsequent bond issues, if any.

<u>Municipality</u>	<u>Status of Debt as of</u>	<u>Gross Indebtedness</u> ⁽¹⁾	<u>Estimated Exclusions</u> ⁽²⁾	<u>Net Indebtedness</u>	<u>City Share</u>	<u>Applicable Indebtedness</u>
County of:						
Albany	12/31/2024	\$ 228,760,000 ⁽³⁾	\$ 49,745,000 ⁽³⁾	\$ 179,015,000	18.82%	\$ 33,690,623
School District:						
Albany	12/26/2025	247,602,557 ⁽³⁾	218,385,455 ⁽⁴⁾	29,217,102	100.00%	<u>29,217,102</u>
Total:						<u>\$ 62,907,725</u>

Notes:

- (1) Not adjusted to include subsequent issuances, if any, from the date of the status of indebtedness stated in the table above for each respective municipality.
- (2) Water debt, sewer debt and budgeted appropriations as applicable to the respective municipality. Water Indebtedness excluded pursuant to Article VIII, Section 5B of the New York State Constitution. Sewer Indebtedness excluded pursuant to Article VIII, Section 5E of the New York State Constitution, as further prescribed under section 124.10 of the Local Finance Law. Appropriations are excluded pursuant to Section 136.00 of the Local Finance Law.
- (3) Gross Indebtedness, Exclusions, and Net Indebtedness sourced from annual financial information & operating data filings and/or official statements of the respective municipality.
- (4) Estimated State building aid based on current aid ratio.
- (5) Gross Indebtedness sourced from local government data provided by the State Comptroller’s office dated as of December 31, 2024.

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Debt Ratios

The following table sets forth certain ratios relating to the City's indebtedness.

Debt Ratios As of February 26, 2026

	Amount <u>Indebtedness</u>	Per <u>Capita</u> ^(a)	Percentage of Full <u>Valuation</u> ^(b)
Net Indebtedness	\$ 185,170,677	\$1,827.64	2.40%
Net Indebtedness Plus Net Overlapping Indebtedness ^(c)	248,078,402	2,448.54	3.21

^(a) The 2024 Census population of the City is 101,317.

^(b) The City's 2026 full value of taxable real estate is \$7,723,218,517.

^(c) Estimated net overlapping indebtedness is \$62,907,725.

SPECIAL PROVISIONS AFFECTING REMEDIES UPON DEFAULT

Section 3-a of the General Municipal Law provides, subject to exceptions not pertinent, that the rate of interest to be paid by the City upon any judgment or accrued claim against it shall not exceed nine per centum per annum. In accordance with the general rule with respect to municipalities, judgments against the City may not be enforced by levy and execution against property owned by the City.

The Federal Bankruptcy Code allows public bodies recourse to the protection of a Federal Court for the purpose of adjusting outstanding indebtedness. Section 85.80 of the Local Finance Law contains specific authorization for any municipality in the State to file a petition under any provision of Federal bankruptcy law for the composition or adjustment of municipal indebtedness.

At the Extraordinary Session of the State Legislature held in November, 1975, legislation was enacted which purported to suspend the right to commence or continue an action in any court to collect or enforce certain short-term obligations of The City of New York. The effect of such act was to create a three-year moratorium on actions to enforce the payment of such obligations. On November 19, 1976, the Court of Appeals, the State's highest court, declared such act to be invalid on the ground that it violates the provisions of the State Constitution requiring a pledge by such City of its faith and credit for the payment of such obligations.

As a result of the Court of Appeals decision, the constitutionality of that portion of Title 6-A of Article 2 of the Local Finance Law enacted at the 1975 Extraordinary Session of the State legislature authorizing any county, city, town or village with respect to which the State has declared a financial emergency to petition the State Supreme Court to stay the enforcement against such municipality of any claim for payment relating to any contract, debt or obligation of the municipality during the emergency period, is subject to doubt. In any event, no such emergency has been declared with respect to the City.

There is in the Constitution of the State, Article VIII, Section 2, the following provision relating to the annual appropriation of monies for the payment of due principal of and interest on indebtedness of every county, city, town, village and school district in the State: "If at any time the respective appropriating authorities shall fail to make such appropriations, a sufficient sum shall be set apart from the first revenues thereafter received and shall be applied to such purposes. The fiscal officer of any county, city, town, village or school district may be required to set aside and apply such revenues as aforesaid at the suit of any holder of obligations issued for any such indebtedness."

The Constitutional provision providing for first revenue set asides does not apply to tax anticipation notes, revenue anticipation notes or bond anticipation notes.

MARKET AND RISK FACTORS

The financial and economic condition of the City as well as the market for the Notes could be affected by a variety of factors, some of which are beyond the City's control. There can be no assurance that adverse events in the State and in other jurisdictions in the country, including, for example, the seeking by a municipality or large taxable property owner of remedies pursuant to the Federal Bankruptcy Code or otherwise, will not occur which might affect the market price of and the market for the Notes. If a significant default or other financial crisis should occur in the affairs of the State or another jurisdiction or any of its agencies or political subdivisions thereby further impairing the acceptability of obligations issued by borrowers within the State, both the ability of other jurisdictions in the country to arrange for additional borrowings, and the market for and market value of outstanding debt obligations, including the Notes, could be adversely affected.

In addition, if the State should opt to borrow and experiences difficulty in borrowing funds in anticipation of the receipt of State taxes and revenues in order to pay State aid to municipalities and school districts in the State, including the City, in any year, the City may be affected by a delay, until sufficient taxes have been received by the State to make State aid payments to the City. In recent years, the City has received delayed payments of State aid which resulted either from the State's delay in adopting its budget and appropriating State aid to municipalities and school districts or delays in State payments until certain State revenues are realized. (See also "State Aid").

Cybersecurity. The City, like many other public and private entities, relies on technology to conduct its operations. As a recipient and provider of personal, private, or sensitive information, the City faces multiple cyber threats including, but not limited to, hacking, viruses, malware and other attacks on computer and other sensitive digital networks and systems. To mitigate the risk of business operations impact and/or damage from cyber incidents or cyber-attacks, the City invests in various forms of cybersecurity and operational controls; however, no assurances can be given that such security and operational control measures will be completely successful to guard against cyber threats and attacks. The results of any such attack could impact business operations and/or damage City digital networks and systems and the costs of remedying any such damage could be substantial. The City was victim to a ransomware attack in March of 2019. Ransom was not paid and the City was primarily back online within 2 days. A few of the City's systems had to be rebuilt due to the ransomware attack.

CONTINUING DISCLOSURE

In order to assist the purchasers in complying with Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended ("Rule 15c2-12"), the City will enter into a Continuing Disclosure Undertaking with respect to the Bonds and an Undertaking to provide Material Event Notices with respect to the Notes, the descriptions of which are attached hereto as "APPENDIX – C & D", respectively.

Historical Compliance

Except as noted below, the City is in compliance in all material respects within the last five years with all previous undertakings made pursuant to the Rule 15c2-12.

The City did not file its audited financial statements for the fiscal year end 2020 as required by the end of the subsequent fiscal year. The audited financial statements for the 2020 fiscal year were dated as of December 15, 2021 and were filled to EMMA on March 2, 2022. A failure to file and failure to provide notice of such material event was filed on March 2, 2022. The City did not file its audited financial statements for the fiscal year end 2021 as required by the end of the subsequent fiscal year. The audited financial statements for the 2021 fiscal year were dated as of September 29, 2022 and were filled to EMMA on February 22, 2023. A failure to file and failure to provide notice of such material event was filed on February 22, 2023. The City did not file its audited financial statements for the fiscal year end 2023 as required by the end of the subsequent fiscal year. The audited financial statements for the 2023 fiscal year were dated as of September 27, 2024 and were filled to EMMA on February 26, 2025. A failure to file and failure to provide notice of such material event was filed on February 26, 2025.

TAX MATTERS

In the opinion of Roemer Wallens Gold & Mineaux LLP, Bond Counsel, under existing law, regulations, administrative rulings and judicial decisions, (i) interest on the Bonds is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended (the "Code"), and is not an "item of tax preference" for purposes of the federal alternative minimum tax imposed on individuals and corporations although Section 56 of the Code provides that for purposes of calculating the alternative minimum tax on corporations as defined for federal income tax purposes, interest on the Bonds is taken into account in determining adjusted current earnings, and (ii) interest on the Bonds and Notes is exempt from personal income taxes imposed by the State of New York and political subdivisions thereof, including The City of New York. Bond Counsel will express no opinion as to any other tax consequences regarding the Bonds and Notes. Bond Counsel is of the further opinion that interest on the bonds is not a specific preference item for purposes of the federal individual or corporate alternative minimum taxes but Bond Counsel notes that such interest is included in adjusted current earnings when calculating corporate alternative minimum taxable income.

The opinion on tax matters will be based on and will assume the accuracy of certain representations and certifications, and continuing compliance with certain covenants, of the City to be contained in the transcript of proceedings and that are intended to evidence and assure the foregoing, including that the Bonds and Notes are and will remain obligations the interest on which is excluded from gross income for federal income tax purposes. Bond Counsel will not independently verify the accuracy of those certifications and representations.

The Code prescribes a number of qualifications and conditions for the interest on state and local government obligations to be and to remain excluded from gross income for federal income tax purposes, some of which require future or continued compliance after issuance of the obligations in order for the interest to be and to continue to be so excluded from the date of issuance. Noncompliance with these requirements by the City may cause the interest on the Bonds and Notes to be included in gross income for federal income tax purposes and thus to be subject to federal income tax retroactively to the date of issuance of the Bonds and Notes. The City has covenanted to take the actions required of it for the interest on the Bonds and Notes to be and to remain excluded from gross income for federal income tax purposes, and not to take any actions that would adversely affect that exclusion.

Although Bond Counsel will opine that interest on the Bonds and Notes is excluded from gross income for federal income tax purposes and is exempt from personal income taxes imposed by the State of New York or any political subdivision thereof (including The City of New York), the ownership or disposition of, or the accrual or receipt of interest on, the Bonds and Notes may otherwise affect an Owner's federal or state tax liability. The nature and extent of these other tax consequences will depend upon the particular tax status of the Owner or the Owner's other income or deductions. Bond Counsel expresses no opinion regarding any such other tax consequences.

Future legislations, interpretations or rulings relating to the Code or judicial decisions may cause interest on the Bonds and Notes to be subject directly or indirectly, to federal income taxation or to be subject to or exempted from state income taxation, or otherwise prevent Beneficial Owners from realizing the full current benefit of the tax status of such interest. Proposals have been made that could significantly reduce the benefit of, or otherwise affect, the exclusion from gross income of interest on obligations like the Bonds and Notes. Any such legislation, interpretations or rulings relating to the Code or judicial decisions may also affect the market price for, or marketability of, the Bonds and Notes. Prospective purchasers of the Bonds and Notes should consult their own tax advisors regarding any pending or proposed federal or state tax legislation, regulations or litigation, and regarding the impact of future legislation, regulations, or litigation, as to which Bond Counsel expresses no opinion.

ALL PROSPECTIVE PURCHASERS OF THE BONDS AND NOTES SHOULD CONSULT WITH THEIR TAX ADVISORS IN ORDER TO UNDERSTAND THE IMPLICATIONS OF THE CODE AS TO OTHER FEDERAL AND STATE TAX CONSEQUENCES, AS WELL AS ANY LOCAL TAX CONSEQUENCES, OF PURCHASING OR HOLDING THE BONDS AND NOTES.

DOCUMENTS ACCOMPANYING DELIVERY OF THE NOTES

Legal Matters

Legal matters incident to the authorization, issuance, and sale of the Notes will be subject to the final approving opinion of Roemer Wallens Gold & Mineaux LLP, Albany, New York, Bond Counsel to the City. Such opinion will be available at the time of delivery of and payment for the Notes and will be to the effect that the Notes are valid and legally binding general obligations of the City, for the payment of which the City has validly pledged its full faith and credit, and all the real property within the City subject to taxation by the City is subject to the levy by the City of ad valorem taxes, subject to statutory limitation (see "Tax Levy Limitation Law", herein) for payment of the principal of and interest on the Notes.

Said opinion will also contain further statements to the effect that assuming continuing compliance with certain covenants and the accuracy of certain representations of the City contained in the records of proceedings relating to the authorization and issuance of the Notes, (a) interest on the Notes is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals and corporations pursuant to Section 56 of the Code for purposes of calculating the alternative minimum tax on corporations as defined for federal income tax purposes, interest on the Notes is taken into account in determining adjusted current earnings; and (b) interest on the Notes is exempt from personal income taxes imposed by the State and political subdivisions thereof, including The City of New York. The interest on the Notes may be subject to certain federal taxes imposed only on certain corporations, including the corporate alternative minimum tax on a portion of that interest. Said opinion will also state that interest on the Notes is exempt from personal income taxes imposed by the State of New York or any political subdivision thereof (including the City of New York). No opinion will be rendered by Bond Counsel regarding Federal tax consequences with respect to the Notes. The enforceability of the Notes is subject to bankruptcy laws and other laws affecting creditors' rights and the exercise of judicial discretion.

ABSENCE OF LITIGATION

The City is subject to a number of lawsuits in the ordinary conduct of its affairs. The City does not believe, however, that such suits, individually or in the aggregate, are likely to have a material adverse effect on the financial condition of the City.

Upon delivery of the Notes, the City shall furnish a certificate of the City Corporation Counsel, dated the date of delivery and payment for the Notes, to the effect that there is no controversy or litigation of any nature pending or threatened to her knowledge to restrain or enjoin the issuance, sale, execution or delivery of the Notes, or in any way contesting or affecting the validity of the Notes or any of the proceedings taken with respect to the issuance and sale thereof or the application of moneys to the payment of the Notes and further stating that there is no controversy or litigation of any nature now pending or threatened by or against the City wherein an adverse judgment or ruling could adversely affect the power of the City to levy, collect and enforce the collection of taxes or other revenues for the payment of its Notes, which has not been disclosed in this Official Statement.

RATING

The Notes are not rated. Subject to the approval of the City, the purchaser(s) of the Notes may choose to have a rating completed after the sale at the expense of the purchaser(s), including any fees to be incurred by the City, as such rating action will result in a material event notification to be posted to EMMA which is required by the City.

S&P Global Ratings, a business unit of Standard & Poor's Financial Services LLC ("S&P") has assigned their underlying rating of "A+" with a stable outlook to the City's outstanding serial bonds. A rating reflects only the view of the rating agency assigning such rating and an explanation of the significance of such rating may be obtained from such rating agency. Any desired explanation of the significance of such rating should be obtained from Standard & Poor's Credit Market Services, Public Finance Ratings, 55 Water Street, 38th Floor, New York, New York 10041, Phone: (212) 553-0038, Fax: (212) 553-1390.

Generally, rating agencies base their ratings on the information and materials furnished to it and on investigations, studies and assumptions by the respective rating agency. There is no assurance that a particular rating will apply for any given period of time or that it will not be lowered or withdrawn entirely if, in the judgment of the agency originally establishing the rating, circumstances so warrant. Any downward revision or withdrawal of the rating of the outstanding bonds may have an adverse effect on the market price of the Bonds and Notes.

MUNICIPAL ADVISOR

Fiscal Advisors & Marketing, Inc. (the "Municipal Advisor") is a Municipal Advisor registered with the Securities and Exchange Commission and the Municipal Securities Rulemaking Board. The Municipal Advisor serves as independent financial advisor to the City on matters relating to debt management. The Municipal Advisor is a financial advisory and consulting organization and is not engaged in the business of underwriting, marketing, or trading municipal securities or any other negotiated instruments. The Municipal Advisor has provided advice as to the plan of financing and the structuring of the Notes. The advice on the plan of financing and the structuring of the Notes was based on materials provided by the City and other sources of information believed to be reliable. The Municipal Advisor has not audited, authenticated, or otherwise verified the information provided by the City or the information set forth in this Official Statement or any other information available to the City with respect to the appropriateness, accuracy, or completeness of disclosure of such information and no guarantee, warranty, or other representation is made by the Municipal Advisor respecting the accuracy and completeness of or any other matter related to such information and this Official Statement. The fees to be paid by the City to Fiscal Advisors are partially contingent on the successful closing of the Notes.

CUSIP IDENTIFICATION NUMBERS

It is anticipated that CUSIP (an acronym that refers to Committee on Uniform Security Identification Procedures) identification numbers will be printed on the Notes. All expenses in relation to the printing of CUSIP numbers on the Notes will be paid for by the City provided, however; the City assumes no responsibility for any CUSIP Service Bureau charge or other charge that may be imposed for the assignment of such numbers.

MISCELLANEOUS

So far as any statements made in this Official Statement involve matters of opinion or estimates whether or not expressly stated, they are set forth as such and not as representations of fact, and no representation is made that any of the statements will be realized. Neither this Official Statement nor any statement that may have been made verbally or in writing is to be construed as a contract with the holders of the Notes.

Statements in this official statement, and the documents included by specific reference, that are not historical facts are forward-looking statements, which are based on the City management's beliefs as well as assumptions made by, and information currently available to, the City's management and staff. Because the statements are based on expectations about future events and economic performance and are not statements of fact, actual results may differ materially from those projected. Important factors that could cause future results to differ include legislative and regulatory changes, changes in the economy, and other factors discussed in this and other documents that the City's files with the repositories. When used in City documents or oral presentation, the words "anticipate", "estimate", "expect", "objective", "projection", "forecast", "goal", or similar words are intended to identify forward-looking statements.

Roemer Wallens Gold & Mineaux LLP, Albany, New York, Bond Counsel to the City, expressed no opinion as to the accuracy or completeness of information in any documents prepared by or on behalf of the City for use in connection with the offer and sale of the Notes, including but not limited to, the financial or statistical information in this Official Statement.

References herein to the Constitution of the State and various State and federal laws are only brief outlines of certain provisions thereof and do not purport to summarize or describe all of such provisions.

Concurrently with the delivery of the Notes, the City will furnish a certificate to the effect that as of the date of the Official Statement, the Official Statement did not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements herein, in the light of the circumstances under which they were made, not misleading, subject to a limitation as to information in the Official Statement obtained from sources other than the City.

The Official Statement is submitted only in connection with the sale of the Notes by the City and may not be reproduced or used in whole or in part for any other purpose.

Fiscal Advisors & Marketing, Inc. may place a copy of this Official Statement on its website at www.fiscaladvisors.com. Unless this Official Statement specifically indicates otherwise, no statement on such website is included by specific reference or constitutes a part of this Official Statement. Fiscal Advisors & Marketing, Inc. has prepared such website information for convenience, but no decisions should be made in reliance upon that information. Typographical or other errors may have occurred in converting original source documents to digital format, and neither the City nor Fiscal Advisors & Marketing, Inc. assumes any liability or responsibility for errors or omissions on such website. Further, Fiscal Advisors & Marketing, Inc. and the City disclaim any duty or obligation either to update or to maintain that information or any responsibility or liability for any damages caused by viruses in the electronic files on the website. Fiscal Advisors & Marketing, Inc. and the City also assume no liability or responsibility for any errors or omissions or for any updates to dated website information.

The City will act as Paying Agent for the Notes.

The City's contact information is as follows: Mr. Nick Riley, Chief Accountant, City of Albany, 24 Eagle Street, Albany, New York 12207, Phone: (518) 434-5035, Telefax: (518) 434-5098, Email: nriley@albany.gov.

This Official Statement has been duly executed and delivered by the City Treasurer of the City of Albany.

CITY OF ALBANY

Dated: March 3, 2026

Honorable Darius Shahinfar
City Treasurer
and Chief Fiscal Officer

GENERAL FUND

Balance Sheets

Fiscal Years Ending December 31:	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
<u>ASSETS</u>					
Cash on Hand	\$ 18,047,742	\$ 50,939,023	\$ 59,669,932	\$ 19,811,414	\$ 13,307,617
Investments	1,492,827	2,687,485	2,861,798	3,577,491	3,672,956
Receivables:					
Taxes - net	4,731,633	4,597,618	4,896,001	5,262,041	5,426,258
Landfill, net	430,662	278,857	210,944	258,432	233,980
Accounts Receivable	5,822,412	5,309,249	4,063,533	5,537,452	6,029,774
Notes Receivable	-	650,000	625,000	600,000	575,000
Other - net	675,000	-	349,717	445,548	384,122
State and Federal	3,593,993	730,830	1,197,568	3,653,401	1,572,704
Due from Other Funds	5,762,972	5,032,407	4,080,733	14,781,018	17,389,173
Due From Other Governments	10,121,757	12,337,317	13,546,117	13,153,891	13,594,935
Prepaid Expenses	-	-	-	-	-
Due from Component Units	23,440,623	12,666,514	15,955,950	21,265,915	21,602,151
Other Assets	3,793,417	2,880,637	3,891,040	4,114,888	21,621
	<u>\$ 77,913,038</u>	<u>\$ 98,109,937</u>	<u>\$ 111,348,333</u>	<u>\$ 92,461,491</u>	<u>\$ 83,810,291</u>
<u>LIABILITIES AND FUND EQUITY</u>					
Accounts Payable	\$ 11,283,561	\$ 24,270,325	\$ 10,250,130	\$ 12,017,447	\$ 26,797,470
Accrued Liabilities	-	-	-	-	-
Due to Component Units	22,783,052	10,251,374	13,333,260	17,282,795	20,690,024
Notes Payable (RAN's)	-	-	-	-	-
Other Liabilities	177,727	22,974,761	49,120,157	22,368,206	364,536
Due to Other Funds	2,135	-	-	130	130
Due to Other Governments	25,290,600	22,043,193	20,321,503	22,182,441	20,228,656
Payroll Liabilities	-	-	-	-	-
Deferred Revenue	927,378	692,116	688,922	362,035	189,743
Accrued Interest on CABs	-	-	-	-	-
	<u>60,464,453</u>	<u>80,231,769</u>	<u>93,713,972</u>	<u>74,213,054</u>	<u>68,270,559</u>
Deferred inflows of resources	675,000	650,000	968,659	1,039,491	946,722
Total Liabilities plus Deferred inflows of resources	\$ 61,139,453	\$ 80,881,769	\$ 94,682,631	\$ 75,252,545	\$ 69,217,281
<u>FUND EQUITY</u>					
Nonspendable					
Prepayments:	\$ 2,759,128	\$ 2,864,621	\$ 3,610,911	\$ 4,098,873	\$ -
Restricted for:					
Debt Service	482,867	1,621,359	1,889,373	2,557,491	2,742,147
Landfill Postclosure	931,771	931,865	933,218	940,570	953,038
Reserve for Solid Waste Mgmt. Facility	434,703	434,703	434,704	434,703	434,703
PEG Access Fund	173,897	173,897	120,970	120,970	120,970
Other Restricted Fund Balance	1,748,940	1,647,796	2,204,287	2,177,875	2,177,875
Assigned for:					
Fund Appropriations	-	-	145,000	-	-
Unassigned:	10,242,279	9,553,928	7,327,239	6,878,464	8,164,277
	<u>16,773,584</u>	<u>17,228,168</u>	<u>16,665,702</u>	<u>17,208,946</u>	<u>14,593,010</u>
TOTAL LIABILITIES and FUND EQUITY	<u>\$ 77,913,038</u>	<u>\$ 98,109,937</u>	<u>\$ 111,348,333</u>	<u>\$ 92,461,491</u>	<u>\$ 83,810,291</u>

Source: Audited financial reports of the City. This Appendix is not itself audited.

GENERAL FUND

Revenues, Expenditures and Changes in Fund Balance

Fiscal Years Ending December 31:	2020	2021	2022	2023	2024
REVENUES					
Real Property Taxes	\$ 58,469,001	\$ 59,178,211	\$ 59,597,300	\$ 60,452,499	\$ 61,667,390
Real Property Tax Items	-	-	-	-	-
Sales and Use Tax	34,098,653	40,514,371	44,862,476	45,261,939	46,685,814
Other Taxes	2,676,032	3,047,783	2,896,391	3,533,425	3,020,251
Payments in Lieu of Taxes	19,273,374	19,377,932	19,646,194	19,629,395	19,083,064
Departmental Income	-	-	-	-	-
Intergovernmental Charges	-	-	-	-	-
Intergovernmental Revenues	29,197,678	54,402,824	49,309,941	61,902,888	57,617,972
Charges for Services	10,393,066	7,907,146	8,437,965	8,889,238	10,456,052
Fines, interest and penalties	4,844,315	5,392,600	5,073,552	5,812,128	5,680,755
Uses of money and properties	361,802	108,688	1,462,567	3,582,823	2,774,776
License and permits	5,360,888	4,641,522	4,333,198	5,263,348	5,258,909
Sale of Property and Compensation for Loss	-	-	-	-	-
Interfund Revenues	-	-	-	-	-
State Aid	-	-	-	-	-
Federal Aid	-	-	-	-	-
Miscellaneous	3,984,735	2,402,820	2,616,947	2,678,152	2,436,504
Total Revenues	\$ 168,659,544	\$ 196,973,897	\$ 198,236,531	\$ 217,005,835	\$ 214,681,487
EXPENDITURES					
Public Safety and Regulation	\$ 100,445,272	\$ 113,077,369	\$ 109,462,403	\$ 114,495,361	\$ 117,059,305
General Government	24,633,111	29,993,107	32,467,745	42,109,268	41,702,750
Health	-	-	-	-	-
Highway and Streets	4,741,494	6,207,640	7,944,386	7,652,716	7,673,137
Recreation and Culture	2,496,117	4,126,933	4,477,254	4,578,926	5,118,060
Community Service	6,944,776	7,630,326	7,999,891	8,508,073	8,589,745
Economic development and assistance	-	-	75,742	1,888,193	1,926,658
Employee Benefits	15,062,593	17,414,162	16,776,278	18,181,902	18,515,846
Debt Service	21,023,260	14,917,315	13,005,754	18,136,853	15,116,343
Total Expenditures	\$ 175,346,623	\$ 193,366,852	\$ 192,209,453	\$ 215,551,292	\$ 215,701,844
Excess of Revenues Over (Under) Expenditures	(6,687,079)	3,607,045	6,027,078	1,454,543	(1,020,357)
Other Financing Sources (Uses):					
Operating Transfers In	271,275	788	242,685	2,029,781	653,294
Operating Transfers to Other Funds	(2,509,000)	(4,789,455)	(7,422,043)	(4,040,000)	(2,555,000)
Proceeds from sale of property	-	-	-	-	-
Proceeds from general obligation bonds/notes	-	1,636,205	589,814	112,556	306,127
Proceeds from other debt	-	-	-	986,364	-
Other sources	-	-	-	-	-
Total Other Financing	(2,237,725)	(3,152,462)	(6,589,544)	(911,299)	(1,595,579)
Excess of Revenues and Other Sources Over (Under) Expenditures and Other Uses	(8,924,804)	454,583	(562,466)	543,244	(2,615,936)
FUND BALANCE					
Fund Balance - Beginning of Year	23,723,619	16,773,585	17,228,168	16,665,702	17,208,946
Residual Equity Transfers	1,974,770	-	-	-	-
Prior Period Adjustments (net)	-	-	-	-	-
Fund Balance - End of Year	\$ 16,773,585	\$ 17,228,168	\$ 16,665,702	\$ 17,208,946	\$ 14,593,010

Source: Audited financial reports of the City. This Appendix is not itself audited.

GENERAL FUND

Revenues, Expenditures and Changes in Fund Balance - Budget

Fiscal Years Ending December 31:

	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
	Adopted Budget	Adopted Budget	Adopted Budget	Adopted Budget	Adopted Budget
REVENUES					
Real Property Taxes & Items	\$ 59,550,000	\$ 60,547,750	\$ 61,497,000	\$ 62,731,000	\$ 64,305,000
Sales & Use Tax	38,424,902	46,951,000	48,629,000	49,948,000	50,358,000
Other Taxes	2,790,800	3,491,100	3,230,000	4,101,000	3,826,000
Payments in Lieu of Taxes	19,375,827	19,673,827	21,322,000	19,393,000	19,000,000
Interest and Penalty on Taxes	350,000	375,000	-	375,000	425,000
Intergovernmental Revenues	1,278,000	1,278,000	-	2,219,400	2,844,400
Charges for Services	13,486,880	14,543,080	17,867,700	11,016,500	13,412,400
Traffic Violation Fines	5,360,000	6,027,000	-	11,942,000	10,542,000
Interest and Rental Income	109,680	587,180	-	755,000	755,000
Miscellaneous	10,824,498	11,587,032	11,778,943	11,862,076	12,213,076
State Aid	29,856,657	31,117,657	32,480,268	39,242,862	42,030,862
Federal Aid	8,757,330	18,772,330	27,022,000	4,751,000	4,121,171
Interfund Revenues	491,701	2,621,755	2,184,000	2,920,127	4,576,000
Total Revenues	<u>\$ 190,656,275</u>	<u>\$ 217,572,711</u>	<u>\$ 226,010,911</u>	<u>\$ 221,256,965</u>	<u>\$ 228,408,909</u>
EXPENDITURES					
Public Safety and Regulation	\$ 103,461,085	\$ 108,971,966	\$ 114,483,607	\$ 116,644,717	\$ 119,614,395
General Government	23,639,048	35,094,649	63,801,653	41,917,385	42,106,253
Highway and Streets	14,592,687	15,798,541	1,155,000	7,413,408	7,522,171
Economic Assistance	-	-	4,231,238	4,742,853	3,737,494
Health	-	-	302,242	-	321,919
Recreation and Culture	4,084,531	3,623,808	5,115,777	5,413,166	5,904,364
Community Service	15,207,256	15,907,495	1,076,270	9,121,520	9,879,313
Employee Benefits	11,233,106	16,467,260	18,535,000	17,082,370	17,863,000
Miscellaneous	-	-	-	-	-
Debt Service	17,232,932	20,418,992	15,540,124	16,986,546	21,135,000
Interfund Transfer	1,205,630	1,435,000	1,770,000	1,935,000	325,000
Total Expenditures	<u>\$ 190,656,275</u>	<u>\$ 217,717,711</u>	<u>\$ 226,010,911</u>	<u>\$ 221,256,965</u>	<u>\$ 228,408,909</u>
Excess of Revenues Over (Under) Expenditures	<u>-</u>	<u>(145,000)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Other Financing Sources (Uses):					
Operating Transfers In	-	-	-	-	-
Operating Transfers to Other Funds	-	-	-	-	-
Operating Transfers to Component Unit	-	-	-	-	-
Appropriated Fund Balance	-	145,000	-	-	-
Proceeds from Obligation	-	-	-	-	-
Other Financing Source	-	-	-	-	-
Total Other Financing	<u>-</u>	<u>145,000</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess of Revenues and Other Sources Over (Under) Expenditures and Other Uses	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCE					
Fund Balance - Beginning of Year					
Residual Equity Transfers	-	-	-	-	-
Elimination of Encumbrances	-	-	-	-	-
Prior Period Adjustments (net)	-	-	-	-	-
Fund Balance - End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Source: Budgets of the City. This Appendix is not itself audited.

BONDED DEBT SERVICE

Fiscal Year Ending December 31st	Principal	Interest	Total
2026	\$ 9,905,000.00	\$ 2,261,325.00	\$ 12,166,325.00
2027	10,300,000	1,874,350.00	12,174,350.00
2028	10,650,000	1,547,550.00	12,197,550.00
2029	7,190,000	1,134,550.00	8,324,550.00
2030	7,465,000	860,350.00	8,325,350.00
2031	7,750,000	572,575.00	8,322,575.00
2032	8,050,000	276,750.00	8,326,750.00
2033	2,115,000	97,275.00	2,212,275.00
2034	2,185,000	32,775.00	2,217,775.00
TOTALS	\$ 65,610,000	\$ 8,657,500.00	\$ 74,267,500.00

MATERIAL EVENT NOTICES

In accordance with the provisions of Rule 15c2-12, as the same may be amended or officially interpreted from time to time (the "Rule"), promulgated by the Securities and Exchange Commission (the "Commission") pursuant to the Securities Exchange Act of 1934, the City has agreed to provide or cause to be provided, in a timely manner not in excess of ten (10) business days after the occurrence of the event, during the period in which the Note is outstanding, to the Electronic Municipal Market Access ("EMMA") system of the Municipal Securities Rulemaking Board ("MSRB") or any other entity designated or authorized by the Commission to receive reports pursuant to the Rule, notice of the occurrence of any of the following events with respect to the Notes:

- (a) principal and interest payment delinquencies
- (b) non-payment related defaults, if material
- (c) unscheduled draws on debt service reserves reflecting financial difficulties
- (d) in the case of credit enhancement, if any, provided in connection with the issuance of the Notes, unscheduled draws on credit enhancements reflecting financial difficulties
- (e) substitution of credit or liquidity providers, or their failure to perform
- (f) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701 TEB) or other material notices or determinations with respect to the tax status of the Notes, or other material events affecting the tax status of the Notes
- (g) modifications to rights of Note holders, if material
- (h) note calls, if material and tender offers
- (i) defeasances
- (j) release, substitution, or sale of property securing repayment of the Notes
- (k) rating changes
- (l) bankruptcy, insolvency, receivership or similar event of the City
- (m) the consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of the assets of the City, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material
- (n) appointment of a successor or additional trustee or the change of name of a trustee, if material
- (o) incurrence of a financial obligation (as defined in the Rule) of the City, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the City, any of which affect Note holders, if material; and
- (p) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the City, any of which reflect financial difficulties.

Event (c) is included pursuant to a letter from the SEC staff to the National Association of Bond Lawyers dated September 19, 1995. However, event (c) is not applicable, since no "debt service reserves" will be established for the Notes.

With respect to event (d) the City does not undertake to provide any notice with respect to credit enhancement added after the primary offering of the Notes.

With respect to event (l) above, the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the City in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or government authority has assumed jurisdiction over substantially all

of the assets or business of the City, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the City.

With respect to events (o) and (p), the term “financial obligation” means a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term “financial obligation” shall not include municipal securities as to which a final official statement has been provided to the Municipal Securities Rulemaking Board consistent with the Rule.

The City may from time to time choose to provide notice of the occurrence of certain other events, in addition to those listed above, if the City determines that any such other event is material with respect to the Notes; but the City does not undertake to commit to provide any such notice of the occurrence of any material event except those events listed above.

The City reserves the right to terminate its obligation to provide the aforescribed notices of material events, as set forth above, if and when the City no longer remains an obligated person with respect to the Note within the meaning of the Rule. The Issuer acknowledges that its undertaking pursuant to the Rule described under this heading is intended to be for the benefit of the holders of the Notes (including holders of beneficial interests in the Notes). The right of holders of the Notes to enforce the provisions of the undertaking will be limited to a right to obtain specific enforcement of the City’s obligations under its material event notices undertaking and any failure by the City to comply with the provisions of the undertaking will neither be a default with respect to the Notes nor entitle any holder of the Note to recover monetary damages.

An "Undertaking to Provide Notice of Material Events" to this effect shall be provided to the purchaser(s) at closing.

CITY OF ALBANY
ALBANY COUNTY, NEW YORK

**AUDITED FINANCIAL STATEMENTS
AND SUPPLEMENTARY SCHEDULES**

DECEMBER 31, 2024

Such Financial Report and opinions were prepared as of date thereof and have not been reviewed and/or updated in connection with the preparation and dissemination of this Official Statement.

**CITY OF ALBANY,
NEW YORK**

AUDITED FINANCIAL STATEMENTS
AND
SUPPLEMENTARY INFORMATION

Year ended December 31, 2024

CITY OF ALBANY, NEW YORK

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INDEPENDENT AUDITOR'S REPORT

Members of the City Council
City of Albany, New York

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Albany, New York (the City), as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the accompanying table of contents.

In our opinion, based on our audit and the reports of other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Albany, New York, as of December 31, 2024, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. 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 City of Albany, New York and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

We did not audit the financial statements of the Albany Parking Authority, the Albany Water Board and Albany Municipal Water Finance Authority, the Albany Industrial Development Agency, and certain other component units which collectively represent approximately 65% and 51%, respectively, of the assets and revenues of the aggregate discretely presented component units. Those financial statements were audited by other auditors whose reports have been furnished to us, and our opinion, insofar as it relates to the amounts included for those aggregate discretely presented component units, is based solely on the reports of the other auditors.

Responsibilities of Management for the Financial Statements

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

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 City'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 of material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. 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 generally accepted auditing standards 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 generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated 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 City'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 City'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 audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 4 through 16 and 55 and other required supplementary information on pages 56 through 60 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

UHY LLP

Albany, New York
September 30, 2025

Management Discussion & Analysis

OVERVIEW

The Management Discussion and Analysis (MD&A) of the City of Albany, New York is an introduction to the major activities affecting the operation of the City and an overview and analysis of the City's financial statements for the calendar year that ended December 31, 2024. It also provides comparative analysis of the City's overall financial position and results of operations as compared to those reported in the City's financial statements for the calendar year ended December 31, 2023.

The information contained in this MD&A should be considered in conjunction with the information contained in the government-wide financial statements, the governmental funds financial statements, and footnotes to the financial statements.

The City's financial statements are prepared using generally accepted accounting principles and are presented in a format prescribed by the Government Accounting Standards Board's (GASB) Statement No. 34 "State and Local Government Financial Statements and MD&A" and other related statements.

FINANCIAL STATEMENTS

In accordance with required reporting standards, the City's financial statements include 1) *government-wide* financial statements and 2) *governmental funds* financial statements.

Government-Wide Financial Statements

Statement of Net Position
Statement of Activities

The *Statement of Net Position* includes Assets, Deferred Outflows of Resources, Liabilities and Deferred Inflows of Resources of the City as a whole, with the difference between Assets plus Deferred Outflows of Resources and Liabilities plus Deferred Inflows of Resources reported as Net Position. The *Statement of Activities* presents financial information as to how the City's Net Position changed during the fiscal year, with all changes being reported as the underlying event occurs, regardless of the timing of cash flows. Over time, increases or decreases in the City's Net Position are one indicator of whether its financial position is deteriorating or strengthening. However, in contrast to commercial enterprises, the City has no goal of accumulating net position. The *Statement of Net Position* and the *Statement of Activities* delineate between the primary government (the City of Albany, plus the Albany Community Development Agency) and the City's component units¹. Component units are legally separate from the City, but because the City has some financial accountability for them, they are reported in the City's financial statements. Both statements utilize the accrual basis of accounting, the same accounting method used by most private-sector organizations.

Governmental Funds Financial Statements

Balance Sheet
Statement of Revenues, Expenditures and Changes in Fund Balances

The Governmental Funds Financial Statements consist of a *Balance Sheet*, and a *Statement of Revenues, Expenditures and Changes in Fund Balances*. The *Balance Sheet* includes short-term assets such as cash, and short-term liabilities such as accounts payable, but it does not include long-term liabilities such as bonds payable, or capital assets, such as land and buildings. The Statement of Revenues, Expenditures and Changes in Fund Balances report only those revenues and expenditures that were collected in cash or paid with cash during the current period or shortly after the end of the year. The Fund Financial Statements provide financial information about the most significant funds of the City. Governmental Funds focus on near-term inflows, outflows, and resources still available at the end of the fiscal year. This measurement focus is known as the modified accrual basis of accounting.

¹ The component units consist of the Albany Water Board and Albany Municipal Water Finance Authority, the Albany Parking Authority, the Albany Industrial Development Agency, the Albany Port Commission, the three Business Improvement Districts and the City of Albany Capital Resource Corporation. Financial information from these entities, excluding the three Business Improvement Districts, has been reported in the City's financial statements. Copies of the complete financial reports for the component units can be obtained by contacting the Treasurer's office of the City of Albany.

Reconciliation of Government-wide Financial Statements with Governmental Funds Financial Statements

Many financial transactions are treated differently on the governmental fund's financial statements and the government-wide financial statements. The basic financial statements contain a reconciliation of these items and a full explanation of these differences is contained in Note 2 of the Notes to Financial Statements.

Reconciliation of Balance Sheet with Statement of Net Position

Balances and activities accounted for in the *Balance Sheet* (governmental funds financial statements) and those accounted for in the *Statement of Net Position* (government-wide financial statements) are substantially different because the measurement focus differs between the two statements. For example, long-term liabilities, including bonds payable, vacation, sick time, pending and estimated judgments, and claims are included in the *Statement of Net Position*, but not included in the *Balance Sheet* because they are paid over many years and not with currently available funds.

Net capital assets (fixed assets and infrastructure, minus accumulated depreciation) are reflected in the *Statement of Net Position*, but are not reported on the *Balance Sheet*. Long-term liabilities, such as bonds and loans payable, accrued post-employment benefit obligation, and other long-term liabilities, are not reported as liabilities on the Balance Sheet but are reflected in the Statement of Net Position.

Reconciliation of Statement of Revenues, Expenditures and Changes in Fund Balances with Statement of Activities

The *Revenues, Expenditures, and Fund Balances* reported in the *Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds* differ from those reported on the *Statement of Activities* (government-wide financial statements) in several respects:

- Capital outlays are shown as expenditures on the *Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds*. However, only the depreciation expense of capital assets is reported on the *Statement of Activities*.
- Vacation expenses, employee retirement benefits, and judgments and claims are expensed as they are paid on the *Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds*. However, the *Statement of Activities* shows those expenses incurred during the reporting period. Long-term debt principal paid is reported as an expenditure on the *Revenues, Expenditures and Changes in Fund Balances - Governmental Funds*, but is not reported as an expenditure on the *Statement of Activities*. Rather, principal paid is reported as a reduction of the bonds and loans payable liability in the *Statement of Net Position*. Long-term debt interest is reported as an expenditure when the interest is paid on the *Revenues, Expenditures and Changes in Fund Balances - Governmental Funds*. Interest expense reported in the *Statement of Activities* is the interest expense incurred during the year, irrespective of when the interest is paid.

OVERVIEW OF THE CITY'S FINANCIAL POSITION

City of Albany Highlights

The General Fund revenues for 2024 totaled \$214.7 million and were under the final budget by \$9.6 million. The General Fund expenses totaled \$217.4 million and were \$9.1 million lower than the final budget. While the 2024 City budget did not anticipate a change in the fund balance, the fund balance actually decreased \$2.6 million for the year. The \$2.7 million deficiency of revenues over expenses is added to other financing sources of \$0.1 million which resulted in the fund balance ending the year at \$14.6 million. The unassigned fund balance was at \$8.2 million surplus by year end.

Government-Wide Financial Statements

Statement of Net Position

Primary government total liabilities and deferred inflows of resources exceeded total assets and deferred outflows of resources by \$402.1 million. This resulted in an increase of net position of approximately \$15.8 million from 2023. Most of this increase is related to an increase in total assets primarily in net invested in capital assets.

Total assets (\$408.9 million) increased from 2023 by \$37.3 million. The primary areas that increased are capital assets, net (increased by \$30.6 million), due from other governments (increased by \$6.7 million), mortgage loans receivable (increased by \$0.5 million), and accounts receivable, net (increased by \$0.5 million). These increases were offset by a decrease in cash and cash equivalents (decreased by \$1.1 million).

The increase in mortgage loans receivable is related to an increase in loans provided by the Albany Community Development Agency. The increase in due from other governments is related to money due at the end of the year for various federal and state grants. The increase in due from component units is the result an increase in amount due from the Albany Water Board. Capital assets, net increased as a result of investing in and maintaining the City's fixed assets.

Total liabilities (\$689.3 million) decreased by \$26.9 million from 2023. The primary liabilities which increased were bond and revenue anticipation notes payable (increased by \$36.2 million), compensated absences (increased by \$4.0 million), due to component units (increased by \$3.4 million), and accounts payable and accrued expenses (increased by \$5.9 million). The primary liabilities which decreased were net pension liability (decreased by \$25.7 million), other liabilities (decreased by \$22.0 million), bonds and loans payable (decreased by \$11.7 million), accrued post-employment benefit obligation (decreased by \$12.4 million), and judgements and claims (decreased by \$5.3 million).

The increase in accounts payable and accrued expenses is the result of timing of receiving invoices for large projects at the end of the year. The increase in due to component units is related to funds not transferred to the Albany Water Board before the end of the year. Bonds and revenue anticipation notes payable increased as a result of adding projects to the bond anticipation notes. The net pension liability primarily decreased as a result of an increase in the funded position for ERS and PFRS (91% and 87% funded in 2023, respectively, to 94% and 90% funded in 2024, respectively). The decrease in accrued post-employment benefit obligation is related to changes in actuarial assumptions related to the GASB 75 requirements. Decreases in bonds and loans payable as a result of paying down bonds for capital projects and equipment and not issuing additional bonds, and decreases in judgements and claims as a result of legal settlements and the related payments.

The City of Albany's large Post-Employment Benefit Projected Actuarial Accrued liability (\$308.7 million) is driven by the health care plan which has traditionally been extended to retirees.

Deferred outflows of resources decreased by \$42.3 million from 2023, deferred inflows of resources increased by \$4.1 million. The deferred outflows of resources related to the net pension liability was reduced (\$26.8 million) due to favorable investment performance and updated actuarial assumptions, while the deferred outflows of resources related to accrued postemployment benefit obligation declined (\$15.5 million) primarily as a result of lower-than-expected retiree healthcare claims and changes in actuarial assumptions.

Of the net position (deficit), \$202.6 million is net invested in capital assets, and \$6.4 million is restricted for program specific activities and for debt service, leaving a deficit balance in unrestricted net position of \$609.2 million – an increase deficit from 2024 of \$24.9 million. The total net position increased by \$17.7 million. The primary reason for the increase is related to the increase in the net invested in capital assets.

Total capital assets including property and equipment after depreciation are valued at \$283.3 million, with increases of approximately \$51.6 million of additions to capital assets. Approximately \$27.2 million of capital assets are not subject to depreciation, including approximately \$1.9 million of land, and \$25.3 million of construction in progress which is related to renovations to various City buildings, various park improvements and street reconstruction projects some of which are state and federally funded transportation projects. A more detailed description of capital assets is found in Footnote 7.

Governmental Activities - Primary Government
Net Position at December 31, 2024
(in Millions)

	2024	2023	Increase/ (Decrease)
Total assets	\$ 408.9	\$ 371.6	\$ 37.3
Total deferred outflows of resources	103.7	146.1	(42.4)
Total liabilities	689.3	716.2	(26.9)
Total deferred inflows of resources	223.5	219.4	4.1
(Deficiency) excess of assets and deferred outflows of resources over liabilities and deferred inflows of resources	(400.2)	(417.9)	17.7
Net invested in capital assets	202.6	160.2	42.4
Restricted for debt service and program activities	6.4	6.2	0.2
Unrestricted (deficiency)	(609.2)	(584.3)	(24.9)
Total Net Position (deficiency)	\$ (400.2)	\$ (417.9)	\$ 17.7

Component Units

Total assets and deferred outflows of resources exceeded total liabilities and deferred inflows of resources by \$158.1 million – an increase of \$4.8 million from 2023. Total assets and deferred outflows of resources (\$335.3 million) decreased by \$13.5 million. Net invested in capital assets increased by \$9.2 million.

Total liabilities and deferred inflows of resources (\$177.2 million) decreased by \$18.3 million. Unearned revenues decreased \$9.3 million, accounts payable and accrued expenses decreased by \$2.3 million, and deferred inflows of resources related to leases decreased \$2.2 million.

Total net position increased \$4.8 million from 2023 to 2024 due mostly to a \$5.1 million increase in net position of the Albany Water Board primarily related to an increase in Grant funding and contributions in 2024.

Governmental Activities - Component Units
Net Assets at December 31, 2024
(in Millions)

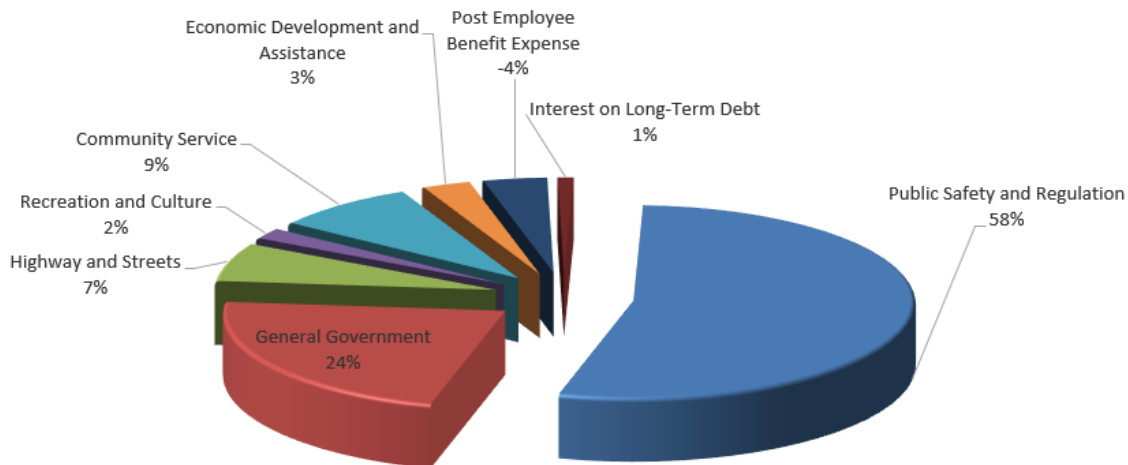
	2024	2023	Increase/ (Decrease)
Total assets and deferred outflows of resources	\$ 335.3	\$ 348.8	\$ (13.5)
Total liabilities and deferred inflows of resources	177.2	195.5	(18.3)
Excess of assets and deferred outflows of resources over liabilities and deferred inflows of resources	158.1	153.3	4.8
Net invested in capital assets	132.7	123.5	9.2
Restricted for debt service and program activities	13.5	18.3	(4.8)
Unrestricted	11.9	11.5	0.4
Total Net Position	\$ 158.1	\$ 153.3	\$ 4.8

Statement of Activities

The *Statement of Activities*: The Statement of Activities describes the cost of the major governmental functions and compares the costs of these functions with revenue attributable to these activities.

Governmental Activities - Expenses <i>(in Millions)</i>				
Governmental Functions	2024	2023	Increase/ (Decrease)	% of Change
Public safety and regulation	\$ 134.5	\$130.7	\$ 3.8	3%
General government	55.2	46.3	8.9	19%
Highway and streets	16.5	15.8	0.7	4%
Recreation and culture	5.9	6.9	(1.0)	-14%
Community service	21.5	22.4	(0.9)	-4%
Economic development and assistance	6.5	5.8	0.7	12%
Post employment (benefit) expense	(9.9)	(8.5)	(1.4)	16%
Interest on long-term debt	3.6	3.0	0.6	20%
Total	\$ 233.8	\$222.4	\$ 11.4	5%

Functional Expenses – Primary Government



Public Safety accounts for 58 percent of expenses, while General Government is at 24 percent and Community Services accounts for 9 percent. Highway and streets accounts for 7 percent of expenses. Recreation and Culture, Economic Development and Assistance, Interest on Long-Term Debt and Post-Employment Benefits, which consist of retiree health care costs as well as the accrued liability for health care costs for active employees upon retirement, combined accounts for 2 percent of expenses.

Expenses increased from 2023 by \$11.4 million.

Public Safety and Regulation expenses of \$134.5 million increased by \$3.8 million and are offset by \$17.4 million in charges for services and operating grants, GIVE grant, police court security, urban security, truancy, and motor vehicle theft prevention programs. General Government expenses of \$55.2 million increased by \$8.9 million and are offset by \$1.9 million in charges for services most of which came from permit, license and inspection fees. General Government expenses are also offset by \$21.6 million; this is related to recognizing revenue from the American Rescue Plan Act. Highway and Streets expenses of \$16.5 million increased by \$0.7 million and are offset by \$2.5 million in charges for services and \$14.4 million in capital grants and contributions. Community Service expenses of \$21.5 million decreased by \$0.9 million and are offset by \$4.7 million in grants related to the Albany Community

Development Agency and \$4.3 million in charges for services, the largest part of which is revenue generated from private companies and other localities who use the city-owned regional landfill. Interest on long-term debt of \$3.6 million increased by \$0.6 million. Post-Employment (benefit) (\$9.9) million increased by \$1.4 million. The increase in benefit is related to changes in the actuarial estimates for retiree healthcare costs and related benefits.

Revenues increased from 2023 by \$1.9 million.

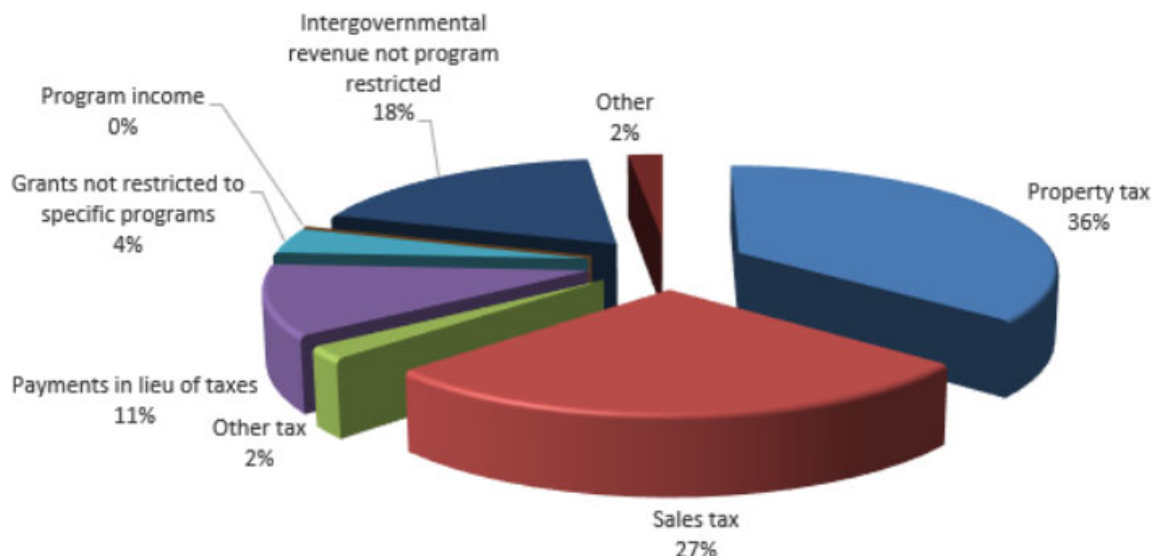
Total general revenues (\$172 million) increased by \$1.9 million. Property taxes (\$61.7 million) increased by \$1.2 million mostly from an increase in the tax levy. Sales tax revenue (\$46.7 million) increased by \$1.4 million as result of increased economic activity. Payments in lieu of taxes (\$19.1 million) decreased by \$0.5 million. Grants not restricted to specific programs (\$7.5 million) decreased by \$0.2 million. Program income remained flat (\$0.1 million). Other tax (\$3.0 million) decreased by \$0.5 million, intergovernmental revenue not program restricted (\$31.1 million) increased by \$1.3 million, and Other revenue (\$2.8 million) decreased by \$0.8 million.

Governmental Activities - General Revenues
(in Millions)

Revenues	2024	2023	Increase/ (Decrease)	% of Change
Property tax	\$ 61.7	\$ 60.5	\$ 1.2	2%
Sales tax	46.7	45.3	1.4	3%
Other tax	3.0	3.5	(0.5)	-14%
Payments in lieu of taxes	19.1	19.6	(0.5)	-3%
Grants not restricted to specific programs	7.5	7.7	(0.2)	-3%
Program income	0.1	0.1	-	0%
Intergovernmental revenue not program restricted	31.1	29.8	1.3	4%
Other	2.8	3.6	(0.8)	-22%
Total General Revenues	\$172.0	\$170.1	\$ 1.9	1%

The following chart indicates the relative percentages of general revenues:

Governmental Activities – General Revenues



Component Units

Operating revenues of the Component Units totaled \$96.6 million, which is a decrease of \$22.0 million from 2023. The overall operating expenses of the Component Units totaled \$99.7 million – a decrease of \$9.1 million. The Albany Port District Commission accounts for the majority of the decrease in revenues and expenses among the component units. The following is a summary of the relative revenues and expenses of the component units, which excludes the Albany Community Development Agency because it is a blended component unit and is therefore included with the Primary Government in the Statement of Activities.

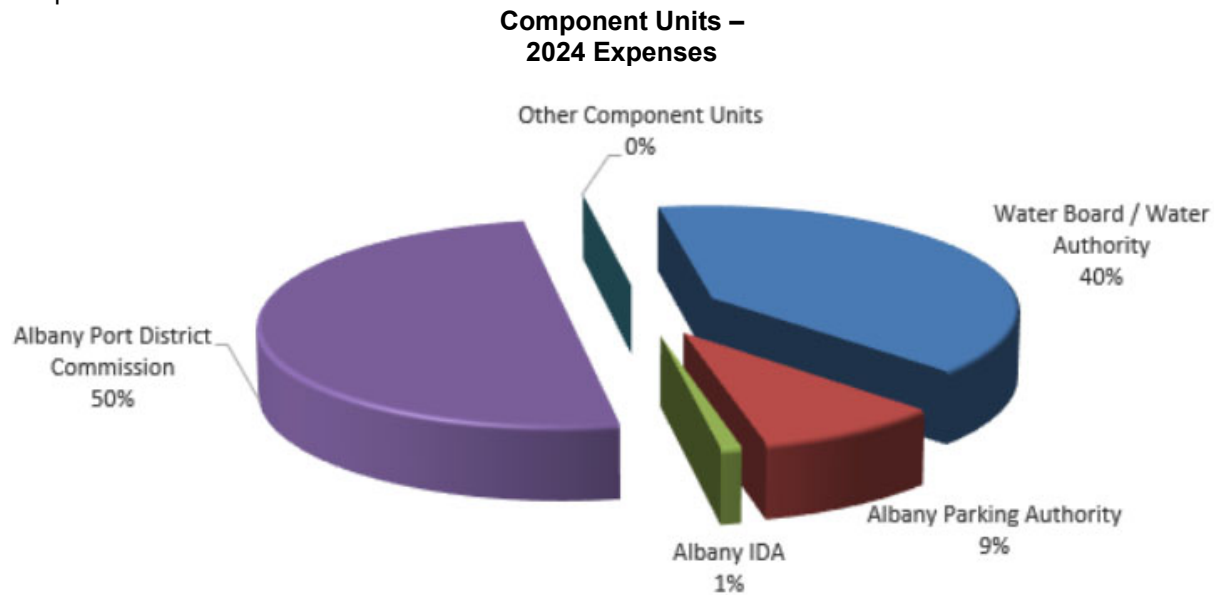
The following table indicates the relative value of operating revenues for the component units:

Component Units - Operating Revenues				
<i>(in Millions)</i>				
Component Units	2024	2023	Increase / (Decrease)	% of Change
Water Board / Water Authority	\$ 38.2	\$ 38.1	\$ 0.1	0%
Albany Parking Authority	9.4	9.0	0.4	4%
Albany IDA	1.4	0.9	0.5	56%
Albany Port District Commission	47.1	70.6	(23.5)	-33%
Other component units	0.5	0.0	0.5	N/A
Total	\$ 96.6	\$ 118.6	\$ (22.0)	-19%

The following table indicates the relative value of operating expenses (including depreciation) for the component units:

Component Units - Operating Expenses				
<i>(in Millions)</i>				
Component Units	2024	2023	Increase / (Decrease)	% of Change
Water Board / Water Authority	\$ 40.1	\$ 37.7	\$ 2.4	6%
Albany Parking Authority	9.1	8.2	0.9	11%
Albany IDA	1.2	1.3	(0.1)	-8%
Albany Port District Commission	49.2	61.4	(12.2)	-20%
Other component units	0.1	0.2	(0.1)	-50%
Total	\$ 99.7	\$ 108.8	\$ (9.1)	-8%

The following chart indicates the relative percentage of expenses (including depreciation) for the Component units.



Governmental Funds Financial Statements

Governmental Funds Balance Sheet

Assets increased by \$5.5 million with the largest increase (\$6.2 million) in due from federal and state governments which is the result of outstanding capital project grant reimbursements, which were notably higher than in 2023. Overall, there were many variances year over year which resulted in a net increase in the total assets. These variances were explained previously in the Statement of Net Position.

Total liabilities and deferred inflows of resources increased by \$39.7 million due mostly to bond and revenue anticipation notes payable (increased by \$36.1 million), payables and accrued expenses (increased by \$20.8 million), offset by the use of \$21.4 million of ARPA funds in 2024 which were a liability on the balance sheet in 2023, and other variances which increased the liabilities and deferred inflows of resources. The other liability variances were explained previously in the Statement of Net Position.

The City's fund balance is classified as: non-spendable, restricted, committed, assigned and unassigned. The City's General Fund Balance at year-end was \$14.6 million. The restricted fund balance includes \$2.7 million for debt service, \$1.0 million for landfill post closure expenses, \$0.4 million for the solid waste management facility \$0.1 million for PEG access funds, and \$2.2 million for other purposes. The unassigned general fund balance totals a surplus of \$8.2 million.

Governmental Funds - Balance Sheet

(in Millions)

	<u>2024</u>	<u>2023</u>	<u>Increase / (Decrease)</u>
Total assets and deferred outflows of resources	\$142.3	\$136.8	\$ 5.5
Total liabilities and deferred inflows of resources	168.0	128.3	39.7
Total fund balance (deficiency)	<u>\$ (25.7)</u>	<u>\$ 8.5</u>	<u>\$ (34.2)</u>

Combined Statement of Revenue and Expenditures -- Budget to Actual

CITY OF ALBANY, NEW YORK								
COMBINED STATEMENT OF REVENUES, EXPENDITURES, MODIFIED BUDGET AND ACTUAL - GENERAL AND SPECIAL REVENUE FUNDS (in Millions)								
	General Fund				Special Revenue Fund			
	Original Budget	Modified Budget	Actual	Actual Over/ (Under) Final Budget	Original Budget	Modified Budget	Actual	Actual Over/ (Under) Final Budget
REVENUES								
Real property taxes	\$ 61.5	\$ 61.5	\$ 61.7	\$ 0.2	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0
Sales and use taxes	48.6	48.6	46.7	(1.9)	0.0	0.0	0.0	0.0
Other taxes	3.6	3.6	3.0	(0.6)	0.0	0.0	0.0	0.0
Payments in lieu of taxes	19.5	19.5	19.1	(0.4)	0.0	0.0	0.0	0.0
Intergovernmental revenue	60.8	62.4	57.6	(4.8)	3.3	3.9	3.2	(0.7)
Charges for services	9.4	9.4	10.5	1.1	0.0	0.0	0.0	0.0
Fines, interest and penalties	5.9	5.9	5.7	(0.2)	0.0	0.0	0.0	0.0
Use of money and properties	2.8	2.8	2.8	0.0	0.0	0.0	0.0	0.0
Licenses and permits	4.6	5.7	5.2	(0.5)	0.0	0.0	0.0	0.0
Other revenues	4.9	4.9	2.4	(2.5)	0.0	0.0	0.0	0.0
Total revenues	221.6	224.3	214.7	\$ (9.6)	3.3	3.9	3.2	(0.7)
EXPENDITURES								
Public safety and regulation	114.5	117.1	117.1	0.0	0.0	0.0	0.0	0.0
General government	49.8	50.5	41.7	(8.8)	0.0	0.0	0.0	0.0
Highways and streets	7.5	7.7	7.7	0.0	0.0	0.0	0.0	0.0
Recreation and culture	5.1	5.0	5.1	0.1	0.0	0.0	0.0	0.0
Community service	9.0	9.0	8.6	(0.4)	0.0	0.0	0.0	0.0
Economic development and assistance	2.0	2.1	1.9	(0.2)	3.3	3.9	3.3	(0.6)
Employee benefits	18.6	17.8	18.5	0.7	0.0	0.0	0.0	0.0
Debt service	15.5	15.5	15.1	(0.4)	0.0	0.0	0.0	0.0
Interfund transfer	1.8	1.8	1.7	(0.1)	0.0	0.0	0.0	0.0
Total expenditures	223.8	226.5	217.4	(9.1)	3.3	3.9	3.3	(0.6)
Excess (deficiency) of revenues and appropriated fund balance over expenditures	<u>(2.2)</u>	<u>(2.2)</u>	<u>(2.7)</u>	<u>(0.5)</u>	<u>0.0</u>	<u>0.0</u>	<u>(0.1)</u>	<u>(0.1)</u>
OTHER FINANCING SOURCES (USES)								
Transfers	2.2	2.2	(0.2)	(2.4)	0.0	0.0	0.0	0.0
Lease and subscription financing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Premium on debt issuance	0.0	0.0	0.3	0.3	0.0	0.0	0.0	0.0
Total other financing sources (uses)	2.2	2.2	0.1	(2.1)	0.0	0.0	0.0	0.0
Excess (deficiency) of revenues, appropriated fund balance and other financing sources over expenditures and other financing uses	<u>\$ 0.0</u>	<u>\$ 0.0</u>	<u>\$ (2.6)</u>	<u>\$ (2.6)</u>	<u>\$ 0.0</u>	<u>\$ 0.0</u>	<u>\$ (0.1)</u>	<u>\$ (0.1)</u>

The City's budget, which is effective on January 1st, is proposed by the Mayor prior to October 1st and is enacted by the Common Council by November 30th. This is the *Original Budget*. Changes to the budget throughout the year are made by the Board of Estimate and Apportionment, composed of the Mayor, the Treasurer, the Chief City Auditor, the President of the Common Council, and the Corporation Counsel. This is the *Modified Budget*. *Actual* reflects the operational results, including any audit adjustments. In this analysis actual is compared to final budget.

Revenues

General Fund revenues (excluding other financing sources) totaled \$214.7 million, which was \$9.6 million lower than the final amended budget and \$2.3 million lower than 2023. The variances in revenue include the following:

Real property taxes were \$0.2 million over budget for 2024. The actual revenue totaled \$61.7 million which was an increase of \$1.3 million as a result of an increase in the property tax levy.

Sales and use taxes revenue totaled \$48.6 million but was \$1.9 million under budget and \$1.4 million more than 2023 which is related to a less-than-anticipated increase in local economic activity.

Other taxes totaled \$3.0 million and were \$0.6 million under budget and ended the year at \$0.5 million lower than last year. This category includes penalties on property taxes, utility gross receipts taxes and franchise fees.

Payments in lieu of taxes totaled \$19.1 million and finished the year lower than budget by \$0.4 million and \$0.5 million less than 2023.

Intergovernmental revenue totaled \$57.6 million and was \$4.8 million lower than budget and \$4.3 million lower than 2023. The decrease was a result of less ARPA funds being reimbursed to the City.

Charges for services totaled \$10.5 million and were \$1.1 million higher than budget and \$1.6 million higher than 2023. The increase can be attributed to a number of overperforming line items, including DGS fees, EMS ambulance revenues, code violation courts, rental registry, sprinkler programs, and a notable increase in golf cart usage at Capital Hills. The city's sale of methane gas increased over \$0.5 million during the same time period.

Fines, interest and penalties totaled \$5.7 million for the year and was \$0.2 million under budget and was \$0.1 million lower than 2023. The decrease was primarily due to traffic violations/police court fines and red-light camera tickets being collectively down \$0.4 million as compared to the prior fiscal year. Those were offset to an extent by the implementation of school speed zone cameras.

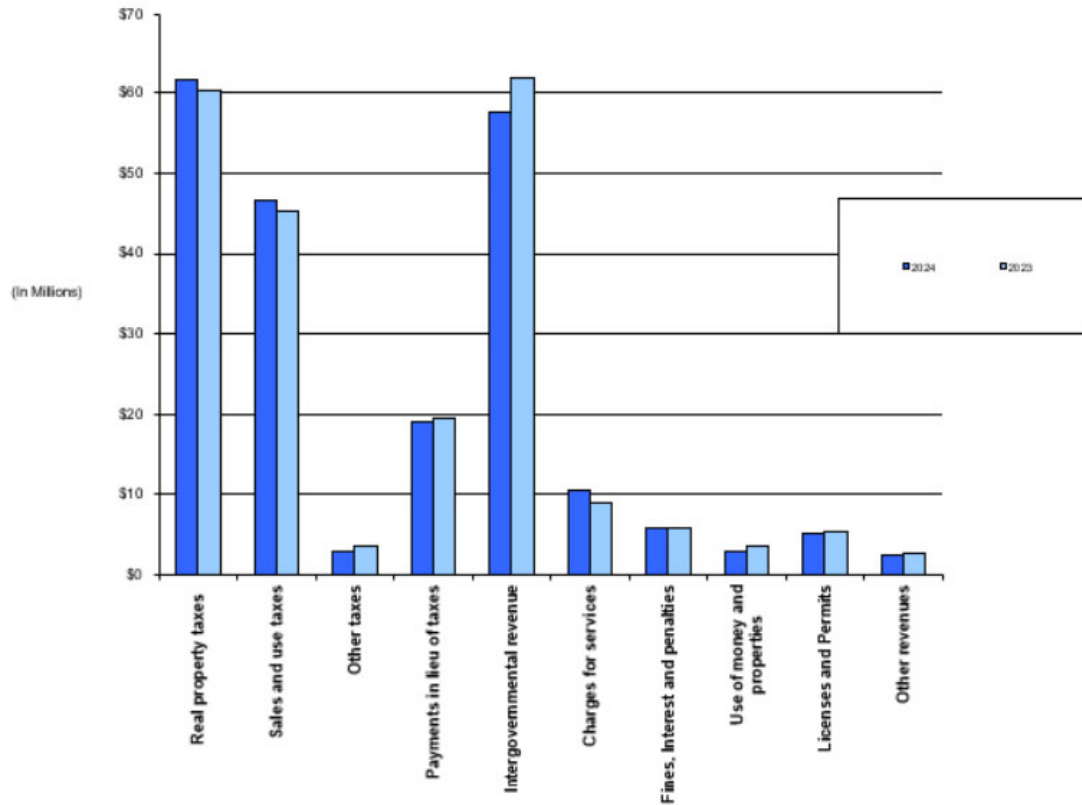
Use of money and properties totaled \$2.8 million, was in-line with the budget and was \$0.8 million lower than 2023. The decrease was due to the City advancing in its ARPA initiatives, lowering our overall cash position.

Licenses and permits totaled \$5.2 million and finished the year lower than budget by \$0.5 million and \$0.1 million lower than 2023. With few adjustments to license and fee prices, the similar result in revenues is understandable.

Other revenues totaled \$2.4 million and were \$2.5 million under budget and \$0.3 million less than 2023. Most of the variance to budget is related to the accounting for interfund transfers. The revenue in this category is derived from grants and the timing and amounts received vary from year to year.

Governmental Funds - General Fund Revenues 2024 to 2023 Variance			
<i>(In Millions)</i>			
Revenues	2024	2023	2024 Over/(Under) 2023
Real property taxes	\$ 61.7	\$ 60.4	\$ 1.3
Sales and use taxes	46.7	45.3	1.4
Other taxes	3.0	3.5	(0.5)
Payments in lieu of taxes	19.1	19.6	(0.5)
Intergovernmental revenue	57.6	61.9	(4.3)
Charges for services	10.5	8.9	1.6
Fines, interest and penalties	5.7	5.8	(0.1)
Use of money and properties	2.8	3.6	(0.8)
Licenses and permits	5.2	5.3	(0.1)
Other revenues	2.4	2.7	(0.3)
Total revenues	\$214.7	\$217.0	\$ (2.3)

Governmental Funds – General Fund Revenues 2024 to 2023 Variance



Expenses

Total expenditures of \$215.7 million were \$2.4 million lower than the final budget and \$0.1 million higher than 2023.

Public safety and regulation spending (\$117.1 million) were in-line with the final budget and was \$2.6 million higher than 2023. The increase is mostly related to cost-of-living adjustments as well as vacancies in police increasing overtime costs.

General government spending (\$41.7 million) which was \$8.8 million less than the final budget and ended the year \$0.4 million lower than 2023. Expenditures reflect offsetting factors: lessened payments of American Rescue Plan Act (ARPA) funds to recipients and increased salaries and demolition expenses contributed upward pressure, while certain administrative costs came in lower than prior year levels.

Highway and streets spending (\$7.7 million) was in-line with both the final budget and 2023 expenditures. This was largely due to a milder winter causing the city's weather-dependent expenditures coming in under budget, offsetting inflationary and cost-of-living adjustments.

Recreation and culture spending (\$5.1 million) was over budget by \$0.1 million and \$0.5 million more than 2023. The overage reflects higher programming and facility maintenance costs, as well as expanded community events compared to the prior year. These increases were only partially offset by efficiencies in other recreation-related operating areas.

Community service spending (\$8.6 million) was \$0.4 million less than final budget but \$0.1 million higher than 2023.

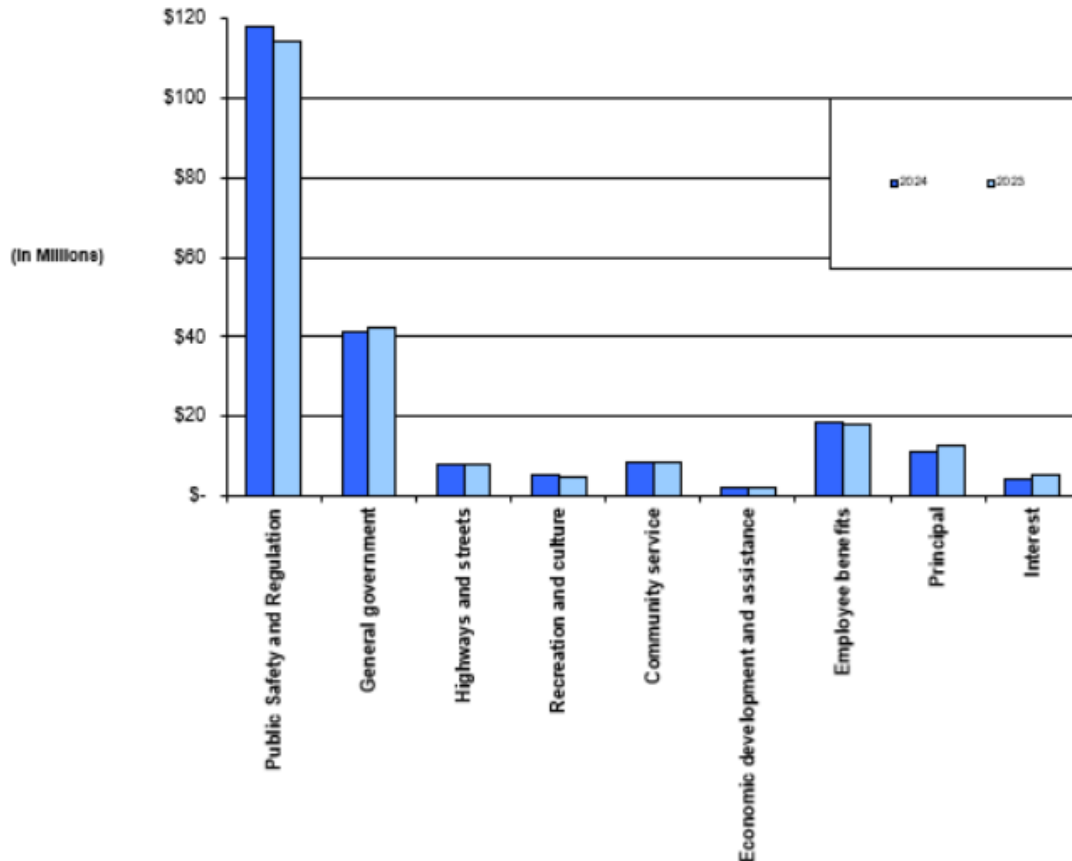
Employee benefits expense (\$18.5 million) was \$0.7 million over budget and \$0.3 million higher when compared to last year. Most of the increase is related to an increase in contributions to the New York State Employee Retirement System. Some of our health insurance costs were lower than 2023. The City is self-insured and pays the actual claims for employees in the Empire Blue Cross plan. These expenses can vary widely from year to year. Actual expenses related to retiree health claims resulted in a decrease of approximately \$0.6 million in costs from last year.

Debt service payments (\$15.1 million) are \$3.0 million lower than 2023. This was the result of the City not issuing new long-term debt and continuing to pay down its principal and interest payment schedules.

**Governmental Funds - General Fund Expenses 2024 to 2023 Variance
(In Millions)**

<u>Expenditures</u>	<u>2024</u>	<u>2023</u>	<u>2024 Over/(Under) 2023</u>
Public safety and regulation	\$117.1	\$ 114.5	\$ 2.6
General government	41.7	42.1	(0.4)
Highways and streets	7.7	7.7	0.0
Recreation and culture	5.1	4.6	0.5
Community service	8.6	8.5	0.1
Economic development and assistance	1.9	1.9	0.0
Employee benefits	18.5	18.2	0.3
Principal	11.1	12.9	(1.8)
Interest	4.0	5.2	(1.2)
Total expenditures	\$215.7	\$ 215.6	\$ 0.1
(Deficiency) excess of operating revenues over expenditures	\$ (1.0)	\$ 1.4	\$ (2.4)

General Government – General Fund Expenditures 2024 to 2023 Variance



DEBT

The City's long-term debt and short-term debt are described in detail in Notes 13-14.

In March 2024, the City issued various BANS of approximately \$43,103,372 at an interest rate of 4.00%.

The proceeds of the notes, along with a principal payment of the \$860,000 using available funds, were used to redeem and renew \$13,660,944 BANS issued in 2023 and matured on March 22, 2024.

In July 2024, the City also issued various BANS of approximately \$6,719,000 at an interest rate of 4.50%.

Capital Leases

The City entered into no new capital lease agreements in 2024.

Debt Ceiling

Of the outstanding indebtedness at December 31, 2024 approximately \$126,507,000 was subject to the statutory debt limit, using approximately 37% of the City's \$341,270,796 statutory debt limit.

CREDIT RATINGS AND BOND INSURANCE

Standard and Poor's latest rating for the bonds is A+ (with a stable outlook). All outstanding debt is backed by insurance policies from municipal insurance companies except issues secured through the New York State Environmental Facilities Corporation (EFC).

CAPITAL ACQUISITION AND CONSTRUCTION ACTIVITIES

During 2024 the City expended approximately \$55.5 million on capital projects and acquisitions. This includes the landfill expansion and Federal and State funds for transportation and infrastructure projects, funds secured through General Obligation Bonds and Bond Anticipation Notes, and appropriations from the City's General Fund. The following are the approximate amounts of some of the major sources of capital expenditures:

<u>Capital Acquisition, Construction and Expenditures</u>	
Street and Sidewalk Construction	\$15.1 Million
General Government Support	\$19.3 Million
Recreation	\$11.5 Million
Home and Community Services	\$ 2.5 Million
Public Safety Equipment	\$ 7.1 Million

This Annual Financial Report is intended to provide information on the City of Albany's operations and is available to all with an interest in the financial matters related to the City of Albany, New York. Questions concerning any of the information provided in this report or any request for additional information should be either in writing or by e-mail.

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CITY OF ALBANY, NEW YORK
STATEMENT OF NET POSITION
December 31, 2024

	<u>Primary Government</u>	<u>Component Units</u>
ASSETS		
Cash and cash equivalents	\$ 37,568,618	\$ 33,525,277
Cash and cash equivalents - restricted	3,672,956	10,473,300
Investments	-	14,084,982
Taxes receivable	5,426,258	-
Accounts receivable, net	6,263,754	9,826,565
Notes and other receivables	575,000	1,394,855
Mortgage loans receivable	11,891,251	131,970
Lease receivable	384,122	18,564,822
Due from primary government	-	3,867,810
Due from other governments	37,448,906	3,641,855
Due from component units	21,602,151	-
Prepaid and other assets	80,168	906,236
Capital assets, net	283,254,142	232,158,941
Right-to-use lease assets, net	389,863	2,245,587
Right-to-use subscription assets, net	287,481	-
Total assets	<u>408,844,670</u>	<u>330,822,200</u>
DEFERRED OUTFLOWS OF RESOURCES		
Deferred outflows resulting from refunding of debt, net	-	63,558
Deferred outflows related to net pension liability	64,837,655	1,728,389
Deferred outflows related to accrued post employment benefit obligation	38,892,232	2,766,223
Total deferred outflows of resources	<u>103,729,887</u>	<u>4,558,170</u>
LIABILITIES		
Accounts payable and accrued expenses	31,116,384	16,130,227
Accrued interest payable	2,145,012	263,034
Line of credit	-	2,050,000
Unearned revenue	12,592,200	11,732,588
Due to other governments	20,228,656	5,971,694
Due to primary government	-	131,970
Due to component units	20,690,024	-
Other liabilities	364,536	109,219
Bond and revenue anticipation notes payable	49,822,372	-
Bonds and loans payable	80,685,055	101,410,173
Accrued post employment benefit obligation	308,709,856	10,455,261
Net pension liability	88,218,949	1,840,890
Compensated absences	23,227,597	-
Due to NYS Retirement System	11,154,008	-
Judgments and claims	26,819,172	-
Landfill post-closure costs	11,784,657	-
Retainage payable on long-term contracts	1,118,685	-
Lease liability	407,961	-
Subscription liability	254,847	-
Capital lease obligations	-	2,625,468
Total liabilities	<u>689,339,971</u>	<u>152,720,524</u>
DEFERRED INFLOWS OF RESOURCES		
Deferred inflows related to net pension liability	36,895,395	1,087,725
Deferred inflows related to leases	371,722	17,698,145
Deferred inflows related to accrued post employment benefit obligation	186,213,397	5,726,844
Total deferred inflows of resources	<u>223,480,514</u>	<u>24,512,714</u>
NET POSITION		
Net invested in capital assets	202,569,087	132,724,067
Restricted for:		
Program specific activities	3,686,586	13,549,916
Debt service	2,742,147	-
Unrestricted (deficiency)	<u>(609,243,748)</u>	<u>11,873,149</u>
Total net position (deficiency)	<u>\$ (400,245,928)</u>	<u>\$ 158,147,132</u>

See notes to financial statements.

CITY OF ALBANY, NEW YORK
STATEMENT OF ACTIVITIES
For the Year Ended December 31, 2024

Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position	
					Primary Government	Component Units
Primary Government:						
Public safety and regulation	\$ 134,527,901	\$ 14,566,372	\$ 2,705,030	\$ 139,572	\$ (117,116,927)	\$ -
General government	55,206,962	1,907,783	21,635,068	-	(31,664,111)	-
Highways and streets	16,523,510	2,452,570	-	14,391,715	320,775	-
Recreation and culture	5,854,118	2,092,261	-	10,625,000	6,863,143	-
Community service	21,518,675	4,262,148	4,676,800	-	(12,579,727)	-
Economic development and assistance	6,448,450	-	-	-	(6,448,450)	-
Post employment (benefit) expense	(9,883,045)	-	-	-	9,883,045	-
Interest on long-term debt	3,635,551	-	-	-	(3,635,551)	-
Total governmental activities	<u>233,832,122</u>	<u>25,281,134</u>	<u>29,016,898</u>	<u>25,156,287</u>	<u>(154,377,803)</u>	<u>-</u>
Component Units:						
Albany Water Board and Municipal Water Finance Authority	40,096,116	38,199,972	6,419,785	-	-	4,523,641
Albany Parking Authority	9,097,419	9,382,982	-	-	-	285,563
Albany Industrial Development Agency	1,217,224	1,356,938	-	-	-	139,714
Albany Port District Commission	49,155,906	47,112,219	734,488	-	-	(1,309,199)
Other component units	97,322	503,050	-	-	-	405,728
Total component units	<u>\$ 99,663,987</u>	<u>\$ 96,555,161</u>	<u>\$ 7,154,273</u>	<u>\$ -</u>	<u>-</u>	<u>4,045,447</u>
General Revenues:						
Property tax					61,667,390	-
Sales tax					46,685,814	-
Other tax					3,020,251	-
Payments in lieu of taxes					19,083,064	-
Grants not restricted to specific programs					7,509,754	-
Program income					57,706	-
Intergovernmental revenue not program-restricted					31,148,254	-
Gain (loss) on sale of capital assets					187,967	(41,444)
Other revenues					3,707	-
Unrestricted investment earnings					2,676,247	821,384
Total general revenues					<u>172,040,154</u>	<u>779,940</u>
Change in net position					17,662,351	4,825,387
Net position (deficiency), beginning of year					<u>(417,908,279)</u>	<u>153,321,745</u>
Net position (deficiency), end of year					<u>\$ (400,245,928)</u>	<u>\$ 158,147,132</u>

See notes to financial statements.

CITY OF ALBANY, NEW YORK
BALANCE SHEET - GOVERNMENTAL FUNDS
December 31, 2024

	<u>General</u>	<u>Special Revenue</u>	<u>Capital Projects</u>	<u>Other Governmental Fund</u>	<u>Total Governmental Funds</u>
ASSETS AND DEFERRED OUTFLOWS OF RESOURCES					
Assets					
Cash and cash equivalents	\$ 13,307,617	\$ 327,432	\$ 22,876,218	\$ 1,057,351	\$ 37,568,618
Cash and cash equivalents - restricted	3,672,956	-	-	-	3,672,956
Taxes receivable	5,426,258	-	-	-	5,426,258
Accounts receivable, net	6,029,774	-	-	-	6,029,774
Landfill receivable, net	233,980	-	-	-	233,980
Notes receivable	575,000	-	-	-	575,000
Mortgage loans receivable, net	-	-	-	11,891,251	11,891,251
Lease receivable	384,122	-	-	-	384,122
Due from other funds	17,389,173	130	-	9,965	17,399,268
Due from component units	21,602,151	-	-	-	21,602,151
Due from federal and state governments	1,572,704	312,097	20,187,749	1,652,104	23,724,654
Due from other governments	13,594,935	129,317	-	-	13,724,252
Other assets	21,621	-	-	58,547	80,168
Total assets	83,810,291	768,976	43,063,967	14,669,218	142,312,452
Deferred outflows of resources	-	-	-	-	-
Total assets plus deferred outflows of resources	\$ 83,810,291	\$ 768,976	\$ 43,063,967	\$ 14,669,218	\$ 142,312,452
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES					
Liabilities					
Bond and revenue anticipation notes payable	\$ -	\$ -	\$ 49,822,372	\$ -	\$ 49,822,372
Accounts payable and accrued expenses	26,797,470	319,691	17,401,902	1,466,519	45,985,582
Due to other funds	130	766,688	16,113,448	519,002	17,399,268
Due to component units	20,690,024	-	-	-	20,690,024
Due to other governments	20,228,656	-	-	-	20,228,656
Unearned revenue	189,743	571,899	-	11,830,558	12,592,200
Other liabilities	364,536	-	-	-	364,536
Total liabilities	68,270,559	1,658,278	83,337,722	13,816,079	167,082,638
Deferred inflows of resources related to unavailable revenue	575,000	-	-	-	575,000
Deferred inflows of resources related to leases	371,722	-	-	-	371,722
Total deferred inflows of resources	946,722	-	-	-	946,722
Fund Balances					
Nonspendable:					
Prepayments	-	-	-	-	-
Restricted for:					
Debt Service	2,742,147	-	-	-	2,742,147
Landfill Postclosure	953,038	-	-	-	953,038
Solid Waste Management Facility	434,703	-	-	-	434,703
PEG Access Fund	120,970	-	-	-	120,970
Other specific purposes	2,177,875	-	-	-	2,177,875
Committed for:					
ACCESS program	-	-	-	83,985	83,985
Choose Albany Program	-	-	-	15,785	15,785
Neighborhood Commercial Façade Program	-	-	-	75,000	75,000
Vacant Buildings	-	-	-	5,501	5,501
Rehabilitation Assistance Program	-	-	-	20,069	20,069
Land Bank	-	-	-	70,150	70,150
Fire Victims Relocation Program	-	-	-	4,450	4,450
Assigned for:					
Other purposes	-	-	-	578,199	578,199
Unassigned balances (deficiency):	8,164,277	(889,302)	(40,273,755)	-	(32,998,780)
Total fund balances (deficiency)	14,593,010	(889,302)	(40,273,755)	853,139	(25,716,908)
Total liabilities, deferred inflows of resources and fund balances	\$ 83,810,291	\$ 768,976	\$ 43,063,967	\$ 14,669,218	\$ 142,312,452

See notes to financial statements.

CITY OF ALBANY, NEW YORK
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS
For the Year Ended December 31, 2024

	<u>General</u>	<u>Special Revenue</u>	<u>Capital Projects</u>	<u>Other Governmental Funds</u>	<u>Total Governmental Funds</u>
REVENUES					
Real property taxes	\$ 61,667,390	\$ -	\$ -	\$ -	\$ 61,667,390
Sales and use taxes	46,685,814	-	-	-	46,685,814
Other taxes	3,020,251	-	-	-	3,020,251
Payments in lieu of taxes	19,083,064	-	-	-	19,083,064
Intergovernmental revenue	57,617,972	3,185,481	25,156,287	8,434,802	94,394,542
Charges for services	10,456,052	-	-	57,706	10,513,758
Fines, interest and penalties	5,680,755	-	-	-	5,680,755
Uses of money and properties	2,774,776	-	-	-	2,774,776
License and permits	5,258,909	-	-	-	5,258,909
Other revenues	2,436,504	-	-	3,707	2,440,211
Total revenues	<u>214,681,487</u>	<u>3,185,481</u>	<u>25,156,287</u>	<u>8,496,215</u>	<u>251,519,470</u>
EXPENDITURES					
Public safety and regulation	117,059,305	-	7,071,217	-	124,130,522
General government	41,702,750	-	19,276,635	-	60,979,385
Highways and streets	7,673,137	-	15,092,111	-	22,765,248
Recreation and culture	5,118,060	-	14,043,402	-	19,161,462
Community service	8,589,745	-	2,515,551	9,017,106	20,122,402
Economic development and assistance	1,926,658	3,304,200	-	-	5,230,858
Employee benefits	18,515,846	-	-	-	18,515,846
Debt service:					
Principal	11,070,771	-	-	3,672	11,074,443
Interest	4,045,572	-	-	109	4,045,681
Total expenditures	<u>215,701,844</u>	<u>3,304,200</u>	<u>57,998,916</u>	<u>9,020,887</u>	<u>286,025,847</u>
(Deficiency) excess of revenues over expenditures	<u>(1,020,357)</u>	<u>(118,719)</u>	<u>(32,842,629)</u>	<u>(524,672)</u>	<u>(34,506,377)</u>
OTHER FINANCING SOURCES (USES)					
Premium on debt issuance	306,127	-	-	-	306,127
Transfers in	653,294	-	2,555,000	-	3,208,294
Transfers out	<u>(2,555,000)</u>	<u>-</u>	<u>(653,294)</u>	<u>-</u>	<u>(3,208,294)</u>
Total other financing (uses) sources	<u>(1,595,579)</u>	<u>-</u>	<u>1,901,706</u>	<u>-</u>	<u>306,127</u>
Net change in fund balance	<u>(2,615,936)</u>	<u>(118,719)</u>	<u>(30,940,923)</u>	<u>(524,672)</u>	<u>(34,200,250)</u>
FUND BALANCE (DEFICIENCY), beginning of year	17,208,946	(770,583)	(9,332,832)	1,377,811	8,483,342
FUND BALANCE (DEFICIENCY), end of year	<u>\$ 14,593,010</u>	<u>\$ (889,302)</u>	<u>\$ (40,273,755)</u>	<u>\$ 853,139</u>	<u>\$ (25,716,908)</u>

See notes to financial statements.

CITY OF ALBANY, NEW YORK
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
WITH THE STATEMENT OF NET POSITION
December 31, 2024

Total fund balance - governmental funds \$ (25,716,908)

Amounts reported in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore are not reported as assets in governmental funds.

Cost of capital assets	716,792,940	
Accumulated depreciation	<u>(433,538,798)</u>	283,254,142

Other long-term assets that are not available to pay for current period expenditures:

Right-to-use lease assets, net	389,863	
Right-to-use subscription assets, net	287,481	
Notes receivable	<u>575,000</u>	1,252,344

Long-term liabilities, including bonds payable, that are not due and payable in the current period are not reported as liabilities in the funds. Long-term liabilities not due and payable at year end consist of:

Bonds and loans payable	(76,685,000)	
Premium on debt issuance	(4,000,055)	
Due to NYS Retirement System	(11,154,008)	
Net pension liability	(88,218,949)	
Accrued post employment benefit obligation	(308,709,856)	
Accrued interest payable	(2,145,012)	
Compensated absences	(23,227,597)	
Landfill closure and postclosure obligation	(11,784,657)	
Retainage payable on long-term contracts	(1,118,685)	
Lease liability	(407,961)	
Subscription liability	(254,847)	
Judgments and claims	<u>(26,819,172)</u>	(554,525,799)

Prepaid expenses relating to net pension liability are recorded in the funds, however are included in deferred outflows of resources in the statement of net position. Accrued expenses relating to net pension liability are recorded in the funds, however are not included in the statement of net position. Deferred outflows and inflows of resources related to net pension liability and accrued post employment benefit obligation are not recorded in the funds.

Accrued expenses	14,869,198	
Deferred outflows and inflows	<u>(119,378,905)</u>	<u>(104,509,707)</u>
Net position (deficiency) of governmental activities		<u><u>\$ (400,245,928)</u></u>

CITY OF ALBANY, NEW YORK
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS
WITH THE STATEMENT OF ACTIVITIES
For the Year Ended December 31, 2024

Total net change in fund balance - governmental funds		\$ (34,200,250)
Amounts reported for governmental activities in the statement of activities are different because:		
Capital outlays to purchase or build capital assets are reported in governmental funds as expenditures. However, for governmental activities those costs are shown in the statement of net assets and allocated over their estimated useful lives as annual depreciation expenses in the statement of activities. This is the amount by which capital outlays exceed depreciation in the period.		
Capital outlays	51,589,728	
Depreciation expense	<u>(20,975,549)</u>	30,614,179
Lease and subscription liabilities and right-to-use lease and subscription assets increase long-term liabilities and long-term assets, respectively, in the statement of net assets, but are not on governmental funds. Rental and subscription payments are recognized as expenditures in governmental funds, but the payments reduce long-term liabilities in the statement of net position and interest expense is recognized. Right-to-use assets are amortized over the life of the lease or subscription, but not on governmental funds. Thus, the change in net assets differs from the change in fund balance as follows:		
Rental and subscription expense (principal and interest) on the governmental funds	436,218	
Amortization expense	(383,985)	
Interest expense on leases and subscriptions	<u>(45,448)</u>	6,785
In the statement of activities, certain operating expenses are measured by the amounts incurred during the year. In the governmental funds, however, expenditures for these items are measured by the amount of financial resources used (essentially, the amounts actually paid). Thus, the change in net assets differs from the change in fund balance as follows:		
Compensated absences	(3,975,214)	
Landfill closure and postclosure costs	(427,024)	
Retainage incurred in current year	(1,118,685)	
Retainage incurred in prior year	531,330	
Judgments and claims	<u>5,266,360</u>	276,767
The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to government funds, while the repayment of the principal of long-term debt consumes the current financial resources of government funds. Neither transaction, however, has any effect on net assets.		
Premiums on debt issuances	(306,127)	
Amortization of premiums on debt issuances	1,370,229	
Principal repaid	<u>10,683,672</u>	11,747,774
Accrued post employment benefit obligation liability increases long-term liabilities in the statement of net assets and related expenditures in the statement of activities, but not to governmental funds. Net post employment benefit contribution is an expenditure in governmental funds, but the contribution reduces long-term liabilities in the statement of net assets. This is the amount by which accrued post employment benefit liability adjustment exceeds the contribution.		
Accrued post employment benefit liability adjustment	(4,234,125)	
Changes in deferred inflows and outflows of resources	10,752,629	
Post employment benefit contribution paid	<u>16,675,228</u>	23,193,732
Interest on long-term debt in the statement of activities differs from the amount reported in the governmental funds because interest is recorded as an expenditure in the funds when it is due, and thus requires the use of current financial resources. In the statement of activities, however, interest expense is recognized as the interest accrues, regardless of when it is due.		(960,099)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.		(25,000)
Changes in prepaids, accrued liabilities, deferred inflows and outflows of resources related to net pension liability.		<u>(12,991,537)</u>
Change in net position of governmental activities		<u>\$ 17,662,351</u>

See notes to financial statements.

CITY OF ALBANY, NEW YORK
COMBINING STATEMENT OF NET POSITION – DISCRETELY PRESENTED COMPONENT UNITS
December 31, 2024

	Albany Water Board and Municipal Water Finance Authority	Albany Parking Authority	City of Albany Industrial Development Agency	Albany Port District Commission	Other Component Units	Totals
ASSETS						
Cash and cash equivalents	\$ 11,824,987	\$ 1,117,179	\$ 3,795,176	\$ 15,938,608	\$ 849,327	\$ 33,525,277
Cash and cash equivalents, restricted	4,894,750	5,568,675	9,875	-	-	10,473,300
Investments	12,842,211	1,242,771	-	-	-	14,084,982
Accounts receivable, net	9,061,187	124,441	10,948	629,989	-	9,826,565
Lease receivable	-	106,201	-	3,317,697	-	3,423,898
Lease receivable, net of current portion	-	411,231	-	14,729,693	-	15,140,924
Notes and other receivables	-	-	-	1,394,855	-	1,394,855
Mortgage loans receivable	-	-	131,970	-	-	131,970
Due from primary government	3,197,035	670,775	-	-	-	3,867,810
Due from other governments	3,619,940	-	21,915	-	-	3,641,855
Prepaid and other assets	600,000	109,839	-	196,397	-	906,236
Capital assets, net	142,318,109	10,359,240	7,576	79,474,016	-	232,158,941
Right-to-use lease assets, net	-	-	1,347,202	898,385	-	2,245,587
Total assets	<u>188,358,219</u>	<u>19,710,352</u>	<u>5,324,662</u>	<u>116,579,640</u>	<u>849,327</u>	<u>330,822,200</u>
DEFERRED OUTFLOWS OF RESOURCES						
Deferred outflows resulting from refunding of debt, net	-	63,558	-	-	-	63,558
Deferred outflows related to net pension liability	-	1,196,529	-	531,860	-	1,728,389
Deferred outflows related to accrued post employment benefit obligation	-	2,077,007	-	689,216	-	2,766,223
Total deferred outflows of resources	<u>-</u>	<u>3,337,094</u>	<u>-</u>	<u>1,221,076</u>	<u>-</u>	<u>4,558,170</u>
LIABILITIES						
Accounts payable and accrued expenses	10,140,508	629,913	70,795	5,289,011	-	16,130,227
Current maturities of long-term debt	2,292,798	2,540,000	-	655,555	-	5,488,353
Current installments of capital lease obligation	52,813	297,260	-	303,373	-	653,446
Accrued interest payable	263,034	-	-	-	-	263,034
Line of credit	2,050,000	-	-	-	-	2,050,000
Due to primary government	-	-	131,970	-	-	131,970
Due to other governments	5,951,694	-	-	-	20,000	5,971,694
Unearned revenues	-	100,446	9,875	11,622,267	-	11,732,588
Other liabilities	-	-	-	109,219	-	109,219
Accrued post employment benefit obligation	-	6,213,152	-	4,242,109	-	10,455,261
Net pension liability	-	1,177,505	-	663,385	-	1,840,890
Capital lease obligation, less current installments	99,648	495,538	1,376,836	-	-	1,972,022
Bonds and notes payable	91,880,973	3,871,207	-	169,640	-	95,921,820
Total liabilities	<u>112,731,468</u>	<u>15,325,021</u>	<u>1,589,476</u>	<u>23,054,559</u>	<u>20,000</u>	<u>152,720,524</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred inflows related to net pension liability	-	732,654	-	355,071	-	1,087,725
Deferred inflows related to accrued post employment benefit obligation	-	4,658,949	-	1,067,895	-	5,726,844
Deferred inflows related to leases	-	511,907	-	17,186,238	-	17,698,145
Total deferred inflows of resources	<u>-</u>	<u>5,903,510</u>	<u>-</u>	<u>18,609,204</u>	<u>-</u>	<u>24,512,714</u>
NET POSITION						
Net invested in capital assets	47,991,877	6,083,369	-	78,648,821	-	132,724,067
Restricted	12,842,211	697,830	9,875	-	-	13,549,916
Unrestricted (deficiency)	14,792,663	(4,962,284)	3,725,311	(2,511,868)	829,327	11,873,149
Total net position	<u>\$ 75,626,751</u>	<u>\$ 1,818,915</u>	<u>\$ 3,735,186</u>	<u>\$ 76,136,953</u>	<u>\$ 829,327</u>	<u>\$ 158,147,132</u>

See notes to financial statements.

CITY OF ALBANY, NEW YORK
COMBINING STATEMENT OF ACTIVITIES – DISCRETELY PRESENTED COMPONENT UNITS
December 31, 2024

	Albany Water Board and Municipal Water Finance Authority	Albany Parking Authority	City of Albany Industrial Development Agency	Albany Port District Commission	Other Component Units	Totals
Operating revenue	\$ 38,199,972	\$ 9,382,982	\$ 1,356,938	\$ 47,112,219	\$ 503,050	\$ 96,555,161
Operating expenses						
Costs of services	-	5,773,037	939,343	880,920	70,000	7,663,300
Source of supply and purification	5,307,672	-	-	-	-	5,307,672
Transmission and distribution	5,841,552	-	-	-	-	5,841,552
General and administrative	7,022,917	696,311	-	4,321,486	27,322	12,068,036
Real estate taxes paid to other governments	1,704,353	-	-	-	-	1,704,353
Sewer contract	9,931,284	-	-	-	-	9,931,284
Depreciation and amortization	9,165,075	983,991	20,003	3,589,619	-	13,758,688
Grants	-	-	250,000	-	-	250,000
Offshore Wind project	-	-	-	40,260,380	-	40,260,380
Miscellaneous	-	1,276,963	7,878	-	-	1,284,841
Total operating expenses	<u>38,972,853</u>	<u>8,730,302</u>	<u>1,217,224</u>	<u>49,052,405</u>	<u>97,322</u>	<u>98,070,106</u>
Excess (deficiency) of operating revenue over expenses before nonoperating (expenses) revenue	<u>(772,881)</u>	<u>652,680</u>	<u>139,714</u>	<u>(1,940,186)</u>	<u>405,728</u>	<u>(1,514,945)</u>
Nonoperating (expenses) revenue						
Amortization of bond insurance premiums	-	(50,780)	-	-	-	(50,780)
Unrealized gain on investments	109,715	-	-	-	-	109,715
Interest income	573,250	184,315	21,760	40,355	1,704	821,384
Interest expense	(1,232,978)	(316,337)	-	(68,607)	-	(1,617,922)
Other (expense) income	-	-	(55,403)	13,959	-	(41,444)
Waterfront development expenses	-	-	-	(34,894)	-	(34,894)
Net nonoperating (expenses) revenue	<u>(550,013)</u>	<u>(182,802)</u>	<u>(33,643)</u>	<u>(49,187)</u>	<u>1,704</u>	<u>(813,941)</u>
Excess (deficiency) of revenue over expenses before transfers	<u>(1,322,894)</u>	<u>469,878</u>	<u>106,071</u>	<u>(1,989,373)</u>	<u>407,432</u>	<u>(2,328,886)</u>
Grant funding and contributions	<u>6,419,785</u>	<u>-</u>	<u>-</u>	<u>734,488</u>	<u>-</u>	<u>7,154,273</u>
Excess (deficiency) of revenue over expenses	<u>5,096,891</u>	<u>469,878</u>	<u>106,071</u>	<u>(1,254,885)</u>	<u>407,432</u>	<u>4,825,387</u>
NET POSITION, beginning of year	<u>70,529,860</u>	<u>1,349,037</u>	<u>3,629,115</u>	<u>77,391,838</u>	<u>421,895</u>	<u>153,321,745</u>
NET POSITION, end of year	<u>\$ 75,626,751</u>	<u>\$ 1,818,915</u>	<u>\$ 3,735,186</u>	<u>\$ 76,136,953</u>	<u>\$ 829,327</u>	<u>\$ 158,147,132</u>

See notes to financial statements.

CITY OF ALBANY, NEW YORK
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 1 — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. *Reporting Entity*

The City of Albany, New York (City) was established in 1614, chartered in 1686, and is governed by a Mayor and the City's Common Council. The City, as the primary government, performs local governmental functions within its jurisdiction, including general governmental support, public safety, culture and recreation, transportation, health, and economic assistance and opportunity.

The financial statements of the City have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP), promulgated by the Governmental Accounting Standards Board (GASB), which is the primary standard-setting body for establishing state and local governmental accounting and financial reporting principles.

In preparing financial statements in conformity with GAAP, management is required to make certain estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenditures during the reporting period. Actual results could differ from those estimates.

As required by GAAP, these financial statements present the City and its component units, entities for which the City is considered to be financially accountable. Blended component units, although legally separate entities are, in substance, part of the City's operations and accordingly data from these units are combined with the data of the primary government. Discretely presented component units, on the other hand, are reported in a separate column in the government-wide financial statements to emphasize they are legally separate from the City.

The decision to include a component unit in the City's reporting entity is based on several criteria, including legal standing, fiscal dependency, financial accountability, selection of governing authority and ability to significantly influence operations. Based on the application of these criteria, the following is a brief review of significant entities considered in determining the City's reporting entity. Complete financial statements of the individual component units can be obtained from their respective administrative offices.

The City's component units are legally separate entities that are not operating departments of the City. The component units are managed independently, largely outside the appropriated budget process, and their powers generally are vested in a governing board. The governing boards of the component units are either entirely or partially appointed by the mayor.

Substantially all of the financial data was derived from audited annual financial statements and summarized in the financial statements. Additional information about each of the component units can be obtained from their annual financial statements.

Fund Balance Classifications

Fund balances are classified as follows:

Nonspendable - This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) are legally or contractually required to be maintained intact.

CITY OF ALBANY, NEW YORK
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 1 — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

A. Reporting Entity (Continued)

Fund Balance Classifications (Continued)

Restricted - This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors (such as through a debt covenant), grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation.

Committed - This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the Common Council.

Assigned - This classification includes amounts that are constrained by the City's intent to be used for a specific purpose but are neither restricted nor committed. This intent can be expressed by the Common Council or through the Common Council delegating this responsibility to the Agency director through the budgetary process. This classification also includes the remaining positive fund balance for all governmental funds except for the General Fund.

Unassigned - This classification includes the residual fund balance for the General Fund. The Unassigned classification would also include negative residual fund balance of any other governmental fund that cannot be eliminated by offsetting of Assigned fund balance amounts.

The City would typically use restricted fund balances first, followed by committed resources, and then Assigned resources, as appropriate opportunities arise, but reserves the right to selectively spend Unassigned resources first to defer the use of these other classified funds.

Blended Component Unit

Albany Community Development Agency (ACDA or the Agency) is a public benefit corporation established by State law and governed by a seven-member board of directors who are City officials. The objectives of ACDA are to provide a suitable living environment and to expand economic opportunities for persons of low and moderate income within the City. ACDA has been designated by the City to undertake community development programs on behalf of the City and to administer federal community development block grant programs.

The City has the ability to significantly influence operations, select the governing board and participate in fiscal management, accordingly, ACDA is treated as a blended component unit of the City and its activities are included as a special revenue fund of the primary government and reported separately as an other governmental fund in the governmental fund statements.

Discretely Presented Component Units

The following discretely presented component units are reported in a separate column to emphasize that they are legally separate from the City:

CITY OF ALBANY, NEW YORK
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 1 — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

A. Reporting Entity (Continued)

Discretely Presented Component Units (Continued)

Albany Water Board and Albany Municipal Water Finance Authority

The City of Albany Water and Sewer System (the System) provides water supply and distribution, and the collection and disposal of sewage for the City. The System began operations in February 1988, and consists of two legally separate and independent entities, the Albany Municipal Water Finance Authority (the Authority) and the Albany Water Board (the Board).

The Authority, a public benefit corporation, was established in 1986 for the purpose of issuing revenue bonds to pay for the purchase, future improvement, and construction of the System. Among its powers, the Authority may borrow money, issue debt, and require that the Board charge and collect sufficient rates to pay the costs of operating and financing the System. The Authority consists of seven members, two members of which are appointed by the Governor of New York State and five members of which are appointed by the Mayor of the City.

The Board, a corporate municipal instrumentality, was established in 1986 with the power to set and collect water and sewer fees in the amounts sufficient to pay the debt service on the bonds of the Authority, as well as to provide for the costs of the operation and maintenance of the System. The primary responsibility of the Board is to charge, collect, and enforce rates and other charges for the System. The Board consists of five members who are appointed by the Mayor of the City.

Albany Parking Authority

The Albany Parking Authority (the Parking Authority) was established in 1982 as a public benefit corporation of the State of New York. The Authority's existence is for a period of fifteen years, and thereafter until all of its liabilities have been met, and its bonds have been discharged. All rights and properties shall pass to the City upon the cessation of the Authority's existence. The Parking Authority is authorized to construct, operate and maintain areas or places in the City for the parking or storing of motor vehicles and is governed by a board of directors, which consists of five members appointed by the Mayor of the City with the advice and consent of the City Common Council.

CITY OF ALBANY, NEW YORK
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 1 — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

A. Reporting Entity (Continued)

Discretely Presented Component Units (Continued)

City of Albany Industrial Development Agency

The City of Albany Industrial Development Agency (IDA) is a public benefit corporation established July 1, 1983 under the mandate of Article 18-A, "New York State Industrial Development Agency Act," of New York State general municipal law.

The IDA was established to promote and assist in acquiring or constructing various business and recreational facilities and, in the process, advance the job opportunities, health, general prosperity and economic welfare of the people of the City of Albany. A function of the IDA is to authorize the issuance of industrial revenue bonds for industrial development projects. The IDA reviews and determines whether to recommend approval of those applicants wishing to obtain financing. The IDA receives application fees from applicants and closing fees from those accepted for industrial revenue financing. The IDA is governed by a seven-member board of directors appointed by the City Common Council.

Albany Port District Commission

The Albany Port District Commission (the Commission) was established in 1925 by Chapter 192 of the Laws of the State of New York (the State). The law, as amended through December 31, 1986, grants the Commission regulatory powers over the development and operations of the port facilities of the Albany Port District (the Port). The Commission is a public corporation with perpetual existence and has the right of eminent domain, with the power to construct, develop and operate Port facilities including a terminal railroad; to fix fees, rates, rentals and other charges for its facilities; to regulate and supervise the construction and operations of Port facilities by private enterprise; to issue bonds and notes and to do all things necessary to make the Port useful and productive.

The Laws of 1925 provide that the municipalities of Albany and Rensselaer be assessed for the Commission's deficit, if any, from operations and financing. A reapportionment determination made April 1, 1932 established the rates of 88 percent for Albany and 12 percent for Rensselaer. These rates are still in effect and although the rates are subject to change under the provisions of the law, in recent years, there have been no such changes.

City of Albany Capital Resource Corporation

The City of Albany Capital Resource Corporation (CRC) is a non-profit organization that was formed in April 2010 under the Not-for-Profit Corporation Law of New York State. The primary purpose of the CRC is to promote community and economic development and the creation of jobs in the non-profit and for-profit sectors for the citizens of the City of Albany by developing and providing programs for not-for-profit institutions, manufacturing and industrial businesses, and other entities to access low interest tax-exempt and non-tax-exempt financing for their eligible projects. The Directors of the CRC are appointed by the City of Albany's governing body.

CITY OF ALBANY, NEW YORK
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 1 — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

A. Reporting Entity (Continued)

Discretely Presented Component Units (Continued)

Lark Street Area District Management Association, Inc.

Lark Street Area District Management Association, Inc. (Association) is a tax exempt organization organized in 1996 under the Not-for-Profit Corporation Laws of New York State. The Association was created to execute responsibilities of a Comprehensive Business Improvement District. These responsibilities include but are not limited to administration, project development, public relations and public improvements in the Lark Street business improvement district. The Association may be dissolved by legislative body with all the assets reverting back to the City.

Central District Management Association, Inc.

The Central District Management Association, Inc. doing business as the Central Business Improvement District, Inc. (CBID) is a non-profit organization formed in January 1998 under the Not-for-Profit Corporation Law of New York State. The primary purpose of the CBID is to promote the preservation and development of the Central Avenue business corridor of the City of Albany and to make the area more attractive and accessible. To this end the CBID will work to enhance the public perception of the Central Avenue business corridor through overseeing and managing the appearance, security and cleanliness of the business improvement district. The CBID may be dissolved by legislative body with all the assets reverting back to the City.

Downtown Albany Restoration Program, Inc.

Downtown Albany Restoration Program, Inc. d/b/a Downtown Albany Business Improvement District, Inc. (BID) is a tax-exempt organization organized in 1996 under the Not-for-Profit Corporation Law of New York State. BID was created to execute the responsibility of a comprehensive business improvement district. These responsibilities include but are not limited to administration, project development, public relations and public improvements in the downtown business improvement district. The BID may be dissolved by legislative body with all the assets reverting back to the City.

Since the most recent financial information is not available for the Association, CBID and BID at the date of the City's financial statements issuance, they are not included in discretely presented component units in the City's 2024 financial statements. Management believes that the impact of these omissions is not material to the City's 2024 financial statements.

The CRC has been reported as "other component units" in the combining statement of net position and combining statement of activities.

Entities Excluded From The Reporting Entity:

Albany Housing Authority

The Albany Housing Authority (Housing Authority) was established by state statute. The Mayor of the City of Albany appoints the Board of Directors of the Housing Authority; however, the City is not financially accountable for the Housing Authority, the City cannot significantly influence the activities of the Housing Authority and the Housing Authority does not provide specific financial benefits to or impose specific financial burdens on the City.

CITY OF ALBANY, NEW YORK
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 1 — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

A. Reporting Entity (Continued)

Entities Excluded From The Reporting Entity (Continued):

Albany City School District

The Albany City School District (the School District) operates the elementary and high schools in the City. The City is not accountable for the School District as the School District has the authority to levy taxes and School District Board members are elected officials.

B. Government-Wide and Fund Financial Statements

The government-wide financial statements (the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the City and its component units. The effect of interfund, but not interprimary government and component unit, transactions have generally been eliminated from these financial statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely, to a significant extent on fees and charges for support. The City's activities are all classified as governmental activities. The primary government is reported separately from certain legally separate component units for which the City is financially accountable.

The statement of activities demonstrates the degree to which the direct expenses of a given function or activity are offset with program revenues. Direct expenses are those which are clearly identifiable with a specific function or activity. Program revenues include charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function or activity and grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or activity. Taxes and other items not included among program revenues are reported as general revenues.

Separate financial statements are provided for governmental funds.

Major individual governmental funds are reported in separate columns in the fund financial statements.

C. Measurement Focus, Basis of Accounting and Basis of Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue when all eligibility requirements imposed by the grantor have been satisfied.

Governmental fund financial statements are reported using the current financial resources measurement focus and modified accrual basis of accounting. Revenues are recognized when they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within one year.

CITY OF ALBANY, NEW YORK
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 1 — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

C. *Measurement Focus, Basis of Accounting and Basis of Presentation (Continued)*

Expenditures are generally recorded when a liability is incurred, in the same manner as accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, postemployment benefit obligations, claims and judgments and similar long-term liabilities are recorded only when payment is due.

Property taxes, sales taxes, licenses and other fees are all recognized as revenues of the current period. Special assessments are recorded as receivable and deferred revenue at the time the related project is completed and levied. Revenue is recognized as assessments become measurable and available, normally as received.

The City reports the following major governmental funds:

Governmental fund types

General Fund – The General Fund is the principal fund of the City. All financial transactions related to revenue and expenditures for delivery of those services traditionally provided by a municipal government, which are not accounted for in other funds, are accounted for in the General Fund.

Special Revenue Funds – These funds account for the proceeds of specific revenue sources (other than major capital projects that are legally restricted to expenditures for specified purposes). The following Special Revenue Funds operate within financial limits of an annual budget adopted by the City Council. Special Revenue Funds of the City include the following:

Special Grant Fund – Used to account for the use of state and federal monies received under the Workforce Investment Act.

Miscellaneous Special Revenue Fund – Principally used to account for the use of state and federal monies received under the Corporation for National and Community Services program as well as Department of Justice and other youth and recreational funds.

Capital Projects Fund – Resources used to construct or acquire capital improvements, and general fixed assets are accounted for in this fund. Resources are derived principally from proceeds of long-term debt and Federal and State aid.

Other governmental fund

Albany Community Development Agency (ACDA) is a public benefit corporation, which has been designated by the City to undertake community development programs on behalf of the City and to administer federal community development block grant programs. As previously discussed, it is accounted for as a blended component unit of the City.

Private sector standards of accounting and financial reporting issued prior to December 1, 1989, generally are followed in the government-wide financial statements to the extent that those standards do not conflict with or contradict guidance of GASB.

CITY OF ALBANY, NEW YORK
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 1 — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

C. *Measurement Focus, Basis of Accounting and Basis of Presentation (Continued)*

Amounts reported as program revenues include charges to customers or applicants for goods, services or privileges provided, operating grants and contributions, and capital grants and charges, including special assessments. Internally dedicated resources are reported as general revenues, which includes all taxes.

D. *Assets, Liabilities and Net Position*

Cash and Investments

The City's investment policies must comply with State statutes as well as their own written investment policy. City monies must be deposited into Federal Deposit Insurance Corporation (FDIC) insured commercial banks or trust companies located within the State. The City is authorized to use money market accounts and certificates of deposit. Permissible investments include obligations of the United States Treasurer, and United States agencies that are backed by the full faith and credit of the United States, repurchase agreements, and with the permission of the State Comptroller, obligations of New York State or its localities.

Deposits in excess of the FDIC limits are required to be fully collateralized by obligations of New York State or Federal agencies, the principal and interest of which are guaranteed by the United States or obligations of New York State local governments. The securities are held in a separate, segregated account in the name of the financial institution for the benefit of the City.

The City considers highly liquid investments (including restricted assets) with an original maturity date of three months or less, and money market accounts to be cash equivalents.

Receivables and Payables

Activities between funds that are representative of lending/borrowing arrangements outstanding at the end of the year are referred to as either due to/from other funds or advances to/from other funds.

All landfill and other accounts receivable are shown net of an appropriate allowance for uncollectible accounts, where such a provision is required.

Inventories and Prepaid Items

The City does not maintain inventories of supplies and records expenditures when purchased rather than when consumed. Likewise, it records payments to vendors for prepaid expenses as expenditures when paid.

Restricted Assets

Restricted assets, which consist principally of cash and cash equivalents, are assets to be used for the reduction of future debt service payments and to provide resources to offset the costs of future capital improvements.

CITY OF ALBANY, NEW YORK
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 1 — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

D. Assets, Liabilities and Net Position (Continued)

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (including roads, bridges, sidewalks and similar items) are reported in the government-wide financial statements. Capital assets are defined by the City as assets with an initial individual cost of \$5,000 or more and an estimated life of three years or more. These assets are recorded at historical cost or estimated historical cost if purchased or constructed.

Normal maintenance and repair costs that do not add to the value of the asset or materially extend their lives are not capitalized.

Major classes of capital assets are depreciated using the straight-line method over various useful lives. Useful lives for the major classes of capital assets are summarized as follows:

Buildings, capital leases and improvements	20 - 50 years
Machinery and equipment	3 - 20 years
Infrastructure	up to 30 years

Compensated Absences

Employees earn vacation and sick leave as they provide service. Pursuant to collective bargaining agreements, they may accumulate (subject to certain limitations) unused time earned and, upon retirement, termination or death, may be compensated for such accumulated time. In addition, certain employees may accumulate unused sick time earned and upon retirement, termination, or death, may be compensated for such accumulated time. The cost of accumulated vacation pay and sick time expected to be paid from future expendable resources of the Governmental Funds are accounted for as a liability in the General Long-Term Debt Account Group and recognized in the respective Governmental Funds when the expenditures are paid.

Leave paid in the current period is reported as an expenditure in the fund financial statements. All accumulated leave, including that which is not expected to be liquidated with expendable available financial resources, is reported in the government-wide financial statements.

Retirement Benefits

The City of Albany provides retirement benefits for its employees through contributions to the New York State Employees' Retirement System (ERS) and the New York State Police and Fire Retirement System (PFRS). These retirement programs provide various plans and options, some of which require employee contributions.

The City uses GASB Statement No. 68, *Accounting and Financial Reporting for Pensions* (GASB 68) to recognize the net pension asset (liability), deferred outflows and deferred inflows of resources, pension expense (benefit), and information about and changes in the fiduciary net position on the same basis as reported by the respective defined benefit pension plans.

CITY OF ALBANY, NEW YORK
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 1 — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

D. Assets, Liabilities and Net Position (Continued)

Judgments and Claims

The liability for claims in process represents estimates for all known workers' compensation claims and probable legal settlements at year end.

Deferred Revenue

Deferred revenues principally represent unpaid loan balances resulting from various community development home loan programs operated by the City. When loan payments are received, revenue is recognized to the extent of principal received. When grant funds are reloaned, a corresponding expenditure is recorded. When the allowance for loan losses is increased, a corresponding decrease in the amount of deferred revenue is made in the same period, the effect of which is to reduce the overall amount of funds available for future loans.

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are recognized as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds.

In the fund financial statements, bond premiums and discounts are reported in the current period. The face amount of debt issued is reported as other financing sources. Payments on such debt are recognized as expenditures in the period made. Premiums and discounts are reported as other financing sources or use and issuance costs are reported as debt service expenditures.

Right-to-use Lease and Subscription Assets

The City's right-to-use lease and subscription assets are reported within the major class of the underlying asset and initially measured at an amount equal to the initial measurement of the related lease or subscription liability plus any lease or subscription payments made at or before the commencement of the lease or subscription term, less any incentives, plus ancillary charges necessary to place the right-to-use asset into service. The right-to-use assets are amortized on a straight-line basis over the life of the related lease or subscription.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position or fund balance that applies to a future period(s) and thus, will not be recognized as an outflow of resources (expense/expenditure) until then. In the government-wide financial statements, the City has three items that qualify for reporting in this category: the deferred charge on refunding, deferred outflows of resources related to net pension liability, and deferred outflows of resources related to accrued post-employment benefit obligation (OPEB). A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. Deferred outflows of resources related to net pension liability and OPEB are detailed in Note 12 and 15, respectively.

CITY OF ALBANY, NEW YORK
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 1 — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

D. Assets, Liabilities and Net Position (Continued)

Deferred Outflows/Inflows of Resources (Continued)

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position or fund balance that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. In the government-wide financial statements, the City has deferred inflows related to the net pension liability (see Note 12). The City also has one type of item which arises only under a modified accrual basis of accounting that qualifies for reporting in this category. Accordingly, this item, unavailable revenue, is reported only in the governmental funds balance sheet.

E. Tax Abatements

The City has several real property tax abatement agreements with various entities that generally follow along two methods from two different enabling sources which are used for two different general purposes, with a few agreements that overlap the categories. These agreements all call for a form of Payment In Lieu of Taxes (PILOT) in return for a 100% abatement of real property taxes.

Generally the tax abatements are issued under the NYS Private Housing Finance Law (PHFL) or the City of Albany Industrial Development Agency (CAIDA), incorporated pursuant to State Law. There are also separate PILOT agreements with NYS (19-a PILOTs) that are not included for the purposes of GASB 77, *Tax Abatement Disclosures*.

PILOT agreements are in place under both categories, with shelter rents (a percentage of the rents from the housing) being the predominant PILOT method for PHFL agreements, and payments of a percentage of taxable assessed value being the predominant PILOT method for IDA agreements. The PHFL properties are mostly organized under the Albany Housing Authority, which is a separate, but component unit of the City of Albany. These properties contain almost exclusively “affordable housing” units. The IDA properties are commercial properties comprised of a mix of hotel, office, retail, and both market rate and affordable apartment units.

The total assessed value of all shelter rent properties, including the IDA shelter rent properties, is approximately \$327,000,000 for the Property Tax Year, with a taxable assessed value of approximately \$44,000,000. The total PILOT payments on these properties to date was approximately \$706,000 to the City and County combined. This value is an expression of what the total value of collected shelter rents would be if they were collected and apportioned as taxes. This constitutes approximately a \$5,000,000 abatement of County/City property taxes. For the school district, there is also \$372,000,000 in property value but an assessed value of \$37,000,000 based on \$1,000,000 in PILOT payments, with \$10,000,000 abated of County/City taxes.

CITY OF ALBANY, NEW YORK
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 1 — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

E. Tax Abatements (Continued)

The total assessed value of Commercial (almost exclusively IDA) properties is approximately \$319,000,000 for the Property Tax Year and approximately \$378,000,000 for the School Tax Year, with taxable assessed values of approximately \$102,000,000 and \$98,000,000 respectively. The total PILOT payments on these properties to date were approximately \$1,000,000, \$427,000, \$2,000,000 and \$159,000 to the City, County, School and Library Districts respectively. This constitutes approximately a \$3,500,000 abatement of County/City property taxes and a \$7,000,000 abatement of school/library taxes.

Copies of the agreements may be obtained from the Darius Shahinfar, Albany City Treasurer, City Hall, 24 Eagle St., Rm. 109, Albany, NY 12207, dshahinfar@albanyny.gov.

F. Change in Accounting Principle

During the year ended December 31, 2024, the City implemented GASB Statement No.101, *Compensated Absences*, which clarifies the recognition, measurement, and financial reporting requirements for compensated absences. This statement establishes a uniform methodology for recognizing liabilities related to leave benefits earned but not yet taken. As part of implementation, the City updated certain internal policies to align with the standard. The resulting change in the liability was not material, and the implementation did not have a material impact on the City's financial statements or related disclosures.

NOTE 2 — EXPLANATION OF CERTAIN DIFFERENCES BETWEEN GOVERNMENT-WIDE STATEMENTS AND GOVERNMENTAL FUND FINANCIAL STATEMENTS

Due to the differences in the measurement focus and basis of accounting used in the governmental fund statements and the government-wide statements, certain financial transactions are treated differently. The basic financial statements contain a full reconciliation of these items. The differences result primarily from the economic focus of the statement of activities, compared with the current financial resources focus of the governmental funds.

A. Total Fund Balances of Governmental Funds vs. Net Position of Governmental Activities

Total fund balances of the City's governmental funds differ from "net position" of governmental activities reported in the statement of net position. This difference primarily results from the additional long-term economic focus of the statement of net position versus the solely current financial resources focus of the governmental fund balance sheets.

B. Statement of Revenues, Expenditures and Changes in Fund Balance vs. Statement of Activities

Differences between the governmental funds statement of revenues, expenditures and changes in fund balance and the statement of activities fall into one of three broad categories. The amounts shown below represent:

CITY OF ALBANY, NEW YORK
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 2 — EXPLANATION OF CERTAIN DIFFERENCES BETWEEN GOVERNMENT-WIDE STATEMENTS AND GOVERNMENTAL FUND FINANCIAL STATEMENTS (Continued)

B. Statement of Revenues, Expenditures and Changes in Fund Balance vs. Statement of Activities (Continued)

i. Long-term revenue and expense differences:

Long-term revenue differences arise because governmental funds report revenues only when they are considered “available,” whereas the statement of activities reports revenues when earned. Differences in long-term expenses arise because governmental funds report on a modified accrual basis, whereas the accrual basis of accounting is used on the statement of activities.

ii. Capital related differences:

Capital related differences include the difference between proceeds for the sale of capital assets reported on governmental fund statements and the gain or loss on the sale of assets as reported on the statement of activities, and the difference between recording an expenditure for the purchase of capital items in the governmental fund statements and depreciation expense on those items as recorded in the statement of activities.

iii. Long-term liability transaction differences:

Long-term liability transaction differences relate principally to bonds, post-employment benefits and accrued compensated absences. Both interest and principal payments on bonds and other long-term debt are recorded as expenditures in the governmental fund statements, whereas interest payments are recorded in the statement of activities as incurred, and principal payments are recorded as a reduction of liabilities in the statement of net position.

Employees earn vacation and sick leave as they provide service. They may accumulate (subject to certain limitations) unused time earned and, upon retirement, termination or death, may be compensated for such accumulated time. The cost of vacation pay and sick time are recognized in the statement of revenues, expenditures and changes in fund balance when the expenditures are paid. The cost of vacation and sick time earned within the reporting period, including that which is not expected to be paid with expendable available financial resources, is reported in the government-wide financial statements as a liability and expensed in the statement of activities.

Employees earn retirement benefits as they provide service. The benefit is based on factors such as the applicable employee agreement, the employees’ hiring date and the number of years of service to the City. The costs of retirement benefits are recognized in the statement of revenues, expenditures and changes in fund balance when the expenditures are paid. Pension benefits are accounted for in accordance with GASB Statement No. 68, *Accounting and Financial Reporting for Pensions* and are reported in the government-wide financial statements as a liability/asset, deferred outflows of resources/deferred inflows of resources and expensed in the statement of activities accordingly. Other postemployment benefits are accounted for in accordance with GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions* and are reported in the government-wide financial statements as a liability and expensed in the statement of activities accordingly.

CITY OF ALBANY, NEW YORK
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 3 — STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Information

Pursuant to Article 6 of the Second Class Cities Law of the State of New York and its own charter, the City legally adopts calendar year budgets for the General and Special Revenue Funds. Any amendments to the original budget during the year require the approval of the Board of Estimate and Apportionment.

The appropriated budget is prepared by fund, function and department, encumbrance accounting is employed in governmental funds. Encumbrances (such as purchase orders) outstanding at year end are reported as reservations of fund balances and do not constitute expenditures or liabilities because the commitments will be reappropriated and honored during the subsequent year.

NOTE 4 — CASH AND CASH EQUIVALENTS AND CASH AND CASH EQUIVALENTS - RESTRICTED

At December 31, 2024, cash and cash equivalents and cash and cash equivalents - restricted are comprised of interest bearing and non-interest bearing deposits in various financial institutions.

It is the City's policy for all deposits to be secured by collateral valued at market or par, whichever is lower, less the amount of Federal Deposit Insurance Corporation (FDIC) insurance. At December 31, 2024, all cash and cash equivalents, as well as restricted cash and cash equivalents in excess of FDIC insurance, were fully collateralized by securities in the name of the financial institution held in a separate account.

The City has approximately \$3,673,000 in cash and cash equivalents that have been restricted as follows:

General Fund	
Debt service	\$2,720,000
Landfill postclosure	<u>953,000</u>
	<u><u>\$3,673,000</u></u>

The City's investment policy attempts to limit exposure to losses arising from interest rate risk, credit risk, custodial risk, and concentration of credit risk. Further, statutes authorize the City to invest in obligations of New York State, the United States Government and its agencies, and repurchase agreements collateralized by U.S. obligations.

NOTE 5 — LANDFILL RECEIVABLE

The City currently has one landfill accepting waste from various public and private entities. These entities are billed monthly based on the tonnage deposited at the landfill for the previous month. At December 31, 2024, the City had outstanding landfill receivables of approximately \$347,000, with an allowance of approximately \$113,000.

CITY OF ALBANY, NEW YORK
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 6 — PROPERTY TAXES

Property taxes are levied and payable in January. Any property taxes not paid by the following December 31 are purchased without recourse by the County of Albany. Accordingly, the total levy is considered measurable and available, and there is no allowance for uncollectible property taxes at December 31, 2024.

The taxable assessed value of real property, as adjusted by New York State, included in the tax levy of 2023 (revenue in 2024), was \$4,882,376,508. The effective tax rate on this value is \$11.71 per thousand for residential and \$14.14 per thousand for non-residential properties. The constitutional tax limit is 2% of the 5-year average of the full value assessment. The 2023 levy represents approximately 55% of the constitutional tax limit. The taxable assessed value of real property included in the tax levy of 2024 (revenue in 2025), was \$7,428,612,445. The effective tax rate on this value is \$7.31 per thousand for residential and \$10.42 per thousand for non-residential properties. The 2024 levy represents approximately 52% of the constitutional tax limit.

NOTE 7 — CAPITAL ASSETS

Property and equipment is comprised of the following:

	Balance January 1, 2024	Additions and Reclassifications	Deletions and Reclassifications	Balance December 31, 2024
Capital assets not being depreciated:				
Land and land improvements	\$ 1,860,528	\$ -	\$ -	\$ 1,860,528
Construction in process	9,727,064	45,303,701	(29,734,552)	25,296,213
	<u>11,587,592</u>	<u>45,303,701</u>	<u>(29,734,552)</u>	<u>27,156,741</u>
Capital assets being depreciated:				
Buildings, capital leases, and improvements	60,765,611	1,766,181	-	62,531,792
Machinery and equipment	106,479,119	5,878,156	(25,738)	112,331,537
Infrastructure	486,396,628	28,376,242	-	514,772,870
	<u>653,641,358</u>	<u>36,020,579</u>	<u>(25,738)</u>	<u>689,636,199</u>
Less accumulated depreciation for:				
Buildings, capital leases, and improvements	39,058,607	1,524,043	-	40,582,650
Machinery and equipment	82,688,280	6,455,378	(25,738)	89,117,920
Infrastructure	290,842,100	12,996,128	-	303,838,228
	<u>412,588,987</u>	<u>20,975,549</u>	<u>(25,738)</u>	<u>433,538,798</u>
Total capital assets, net	<u>\$252,639,963</u>			<u>\$283,254,142</u>

Depreciation expense was approximately \$20,976,000 for the year ended December 31, 2024. In the statement of activities, depreciation expense is allocated to each function as follows:

Function/Programs	Depreciation Expense
Public safety and regulation	\$ 4,142,000
General government	7,606,000
Highway and streets	6,664,000
Recreation and culture	928,000
Community service	1,004,000
Economic development and assistance	632,000
	<u>\$20,976,000</u>

CITY OF ALBANY, NEW YORK
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 8 — NOTES RECEIVABLE

Notes receivable of \$575,000 reported in the fund financial statements and the government-wide financial statements as of December 31, 2024 represent a term note with The Palace Performing Arts Center, Inc. The repayment terms require annual payments of \$25,000.

In the fund financial statements, the above amount has been reflected as deferred inflows of resources since the amounts apply to a future period and so will not be recognized as an inflow of resources until that time.

NOTE 9 — MORTGAGE LOANS RECEIVABLE AND DEFERRED REVENUES

The City, through its blended component unit ACDA, lends monies received through Federal grants (principally HUD, CDBG, and HOME) to individuals, businesses, and non-profit agencies at low interest rates to fund the acquisition and rehabilitation of low-income housing and other community development projects in the City. Loan disbursements are recorded as grant expenditures and loan repayments are recorded as program income. Mortgage loans receivable and the related deferred revenue account consist of principal to be collected in future periods or principal amounts that are forgiven annually in accordance with grant provisions.

Interest rates and loan periods are determined using criteria established by the granting agency. Interest rates on these loans range between 0% and 8% and loan periods are either for a period of up to 15 years or deferred and forgiven as long as the beneficiary is in compliance with the loan agreement.

In 2011, the Agency initiated a Choose Albany revolving loan fund utilizing general funds. The revolving loan fund promotes home ownership in Albany and was for 8% of the purchase price up to \$15,000. The loan can be utilized for down payment assistance or closing costs. The loans have a ten year term with zero percent interest. In 2019, the Choose Albany program was changed for new loans to be 5% of the purchase price up to \$8,500 and forgiven over the term of the loan as long as the beneficiary is in compliance with the loan agreement.

The balance of mortgage loans receivable, net of related allowances, is comprised of the following at December 31, 2024:

<u>Program</u>	<u>Balance</u>
HUD, net of allowance	\$ 3,880,167
HUD, forgivable grant loans, net of allowance	7,957,450
Choose Albany, net of allowance	53,634
	<u>\$ 11,891,251</u>

NOTE 10 — INTERFUND RECEIVABLES AND PAYABLES

A summary of interfund receivables and payables at December 31, 2024 is as follows:

<u>Fund</u>	<u>Due From Other Funds</u>	<u>Due To Other Funds</u>
General	\$ 17,389,173	\$ 130
Special Revenue	130	766,688
Capital Projects	-	16,113,448
Albany Community Development Agency	9,965	519,002
	<u>\$ 17,399,268</u>	<u>\$ 17,399,268</u>

CITY OF ALBANY, NEW YORK
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 11 — DUE FROM/TO COMPONENT UNITS

The City has reported approximately \$912,000 as the amount due from the Component Units, net at December 31, 2024. The Component Units reported approximately net \$3,736,000 as the amount due from the primary government, net. The net difference as reported by the City and its Component Units is approximately \$4,648,000 which is primarily caused by timing difference related to the recording of tax assessment adjustments. Other activity giving rise to difference in amounts due between the City and the Component Units relates to payroll, benefits, grant reimbursements and other administrative costs paid for by the City and reimbursed to the City by the Component Units or paid for by the Component Units and reimbursed by the City.

NOTE 12 — PENSION PLANS

The City of Albany participates in the New York State and Local Employees' Retirement System (ERS), the New York State and Local Police and Fire Retirement System (PFRS) and the Public Employees' Group Life Insurance Plan (collectively, the Systems). These are cost-sharing multi-employer retirement systems. The Systems provide retirement benefits as well as death and disability benefits. Obligations of employers and employees to contribute and benefits to employees are governed by the New York State Retirement and Social Security Law (NYSRSSL). As set forth in the NYSRSSL, the Comptroller of the State of New York (Comptroller) serves as sole trustee and administrative head of the Systems. The Comptroller shall adopt and may amend rules and regulations for the administration and transaction of the business of the Systems and for the custody and control of their funds. The Systems issue a publicly available financial report that includes financial statements and required supplementary information. That report may be obtained by writing to the New York State and Local Retirement Systems, NYS Comptroller State Office Building, 110 State Street, Albany, NY 12207.

The Systems are contributory at a rate of 3% of salary, except for employees who joined before July 27, 1976 and Tier 3 and 4 members with ten or more years of membership, or ten years of credited service for whom no contribution is required. Employee contributions are deducted from their salaries and remitted on a current basis to the Systems. Employer contributions are actuarially determined for the Systems.

The City of Albany is required to contribute at an actuarially determined rate. Since 2012, the City of Albany has elected to amortize a portion of its retirement contributions in accordance with the provisions of Chapter 57, laws of 2013 and Chapter 57, laws of 2010. The City's contributions made to the Systems were equal to 100 percent of the minimum required contributions. At December 31, 2024, approximately \$11,154,000 was deferred and recorded as due to New York State Retirement System in the statement of net position (Note 14(b)).

Net Pension Liability, Pension Expense, and Deferred Outflows and Deferred Inflows of Resources

At December 31, 2024, the City reported the following liability for its proportionate share of the net pension liability for each of the plans.

	<u>PFRS</u>	<u>ERS</u>
Actuarial Valuation Date	April 1, 2023	April 1, 2023
Net Pension Liability	\$ 69,300,068	\$ 18,918,881
Proportionate Share of the Plan's		
Total Net Pension Liability	1.4611560%	0.1284897%
Proportionate Share of Pension Expense	\$ 23,067,883	\$ 7,939,385

CITY OF ALBANY, NEW YORK
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 12 — PENSION PLANS

The PFRS and ERS net pension liability was measured as of March 31, 2024, and the total pension liability was determined by an actuarial valuation as of April 1, 2023. The City's proportion of the net pension liability was based on the ratio of its actuarially determined employer contribution to PFRS's and ERS's total actuarially determined employer contribution for the fiscal year ended on the measurement date.

Net Pension Liability, Pension Expense, and Deferred Outflows and Deferred Inflows of Resources (Continued)

At December 31, 2024, the City reported deferred outflows and deferred inflows of resources as follows:

	PFRS		ERS	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 21,350,423	\$ -	\$ 6,093,757	\$ 515,868
Net difference between projected and actual earnings on pension plan investments	-	18,811,623	-	9,241,773
Changes in assumptions	26,140,045	-	7,152,804	-
Changes in proportion and differences between City contributions and proportionate share of contributions	3,246,048	7,350,585	854,578	975,546
City contributions subsequent to the measurement date	-	-	-	-
	<u>\$ 50,736,516</u>	<u>\$ 26,162,208</u>	<u>\$ 14,101,139</u>	<u>\$ 10,733,187</u>

Contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended March 31, 2024 for PFRS and ERS. Other amounts reported as deferred outflows and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended March 31,	PFRS	ERS
2025	\$ (6,157,615)	\$ (3,620,607)
2026	19,716,044	3,527,142
2027	11,042,586	5,518,182
2028	(2,297,555)	(2,056,765)
2029	2,270,848	-
	<u>\$ 24,574,308</u>	<u>\$ 3,367,952</u>

Actuarial Assumptions

The total pension liability for the March 31, 2024 measurement date was determined by using an actuarial valuation as of April 1, 2023. These actuarial valuations for both ERS and PFRS used the following actuarial assumptions:

CITY OF ALBANY, NEW YORK
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 12 — PENSION PLANS (Continued)

Actuarial Assumptions (Continued)

Actuarial cost method – Entry age normal

Inflation – 2.9%

Salary increases – 4.4% in ERS, 6.2% in PFRS, indexed by service

Investment rate of return – 5.9% compounded annually, net of investment expense, including inflation

Cost of living adjustments – 1.5% annually

Mortality – Based on the plan’s experience from April 1, 2015 – March 31, 2020 with adjustments for mortality improvements based on the Society of Actuaries’ Scale MP-2021

Discount rate – 5.9%

The long-term expected rate of return on the Systems’ pension plan investments was determined using a building-block method in accordance with Actuarial Standard of Practice No. 27, Selection of Economic Assumptions for Measuring Pension Obligations. Consideration was given to expected future real rates of return (expected returns, net of pension plan investment expense and inflation) for each major asset class as well as historical investment data and plan performance.

Investment Asset Allocation

Best estimates of arithmetic real rates of return for each major asset class included in the target asset allocations as of the applicable valuation dates are summarized as follows:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Domestic equities	32%	4.00%
International equities	15%	6.65%
Private equities	10%	7.25%
Real estate	9%	4.60%
Opportunistic / ARS portfolio	3%	5.25%
Credit	4%	5.40%
Real assets	3%	5.79%
Fixed income	23%	1.50%
Cash	1%	0.25%
	<u>100%</u>	

Discount Rate

The discount rate projection of cash flows assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on those assumptions, the Systems’ fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

CITY OF ALBANY, NEW YORK
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 12 — PENSION PLANS (Continued)

Discount Rate (Continued)

The following presents the City's proportionate share of its net pension liability calculated using the discount rate of 5.9% (ERS and PFRS) and the impact of using a discount rate that is 1% lower or higher than the current rate.

	<u>1.0%</u> <u>Decrease</u>	<u>Discount</u> <u>Rate</u>	<u>1.0%</u> <u>Increase</u>
City's proportionate share of the PFRS net pension liability (asset)	<u>\$ 161,970,513</u>	<u>\$ 69,300,068</u>	<u>\$ (7,259,262)</u>
City's proportionate share of the ERS net pension liability (asset)	<u>\$ 59,482,895</u>	<u>\$ 18,918,881</u>	<u>\$ (14,960,486)</u>

NOTE 13 — NOTES PAYABLE

The City may issue Bond Anticipation Notes (BANs), in anticipation of proceeds from the subsequent sale of bonds. These notes are recorded as current liabilities of the funds that will actually receive the proceeds from the issuance of bonds. State law requires that BANs issued for capital purposes be converted to long-term financing within five years.

In March 2024, the City issued approximately \$43,103,000 in BANs. The BANs are due March 21, 2025. The BANs carry an interest rate of 4.00%. The proceeds of the BANs, along with \$860,000 of available funds, were used to partially redeem and renew approximately \$13,661,000 BANs that were issued in 2023 and matured March 22, 2024 and provided approximately \$30,302,000 new funds for various capital purchases and improvements.

In July 2024, the City issued \$6,719,000 in BANs. The BANs are due March 21, 2025. The BANs carry an interest rate of 4.50%. The proceeds of the BANs provided new funds for various capital purchases and improvements.

Interest expense on BANs totaled approximately \$613,000 for the year ended December 31, 2024.

NOTE 14 — INDEBTEDNESS

Indebtedness of the City include loans, certain accruals, and serial bonds. Bonds are guaranteed by the full faith and credit of the City. The following is a summary of certain long-term liability transactions of the City for the year ended December 31, 2024:

	<u>Balance</u> <u>January 1,</u> <u>2024</u>	<u>New Issues/</u> <u>Increase in</u> <u>Estimates</u>	<u>Payments/</u> <u>Decrease in</u> <u>Estimates</u>	<u>Balance</u> <u>December 31,</u> <u>2024</u>
Bonds	\$ 87,365,000	\$ -	\$ (10,680,000)	\$ 76,685,000
Premiums on debt issuance	5,064,157	306,127	(1,370,229)	4,000,055
Loans payable (ACDA)	3,672	-	(3,672)	-
Post employment benefit obligation (Note 15)	321,150,959	16,066,949	(28,508,052)	308,709,856
Vacation/sick pay obligations	19,252,383	3,975,214	-	23,227,597
Due to NYS Retirement System	10,721,651	432,357	-	11,154,008
Net pension liability (Note 12)	113,934,539	31,010,473	(56,726,063)	88,218,949
Lease liability (Note 16)	570,211	-	(162,250)	407,961
Subscription liability (Note 17)	483,367	-	(228,520)	254,847
Litigation and contingent liabilities	32,085,532	6,693,567	(11,959,927)	26,819,172
Landfill closure and postclosure care costs	11,357,633	427,024	-	11,784,657
Retainage payable on long-term contracts	531,330	587,355	-	1,118,685
Total	<u>\$602,520,434</u>	<u>\$ 59,499,066</u>	<u>\$ (109,638,713)</u>	<u>\$ 552,380,787</u>

CITY OF ALBANY, NEW YORK
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 14 — INDEBTEDNESS (Continued)

Of the total outstanding indebtedness of the City at December 31, 2024, approximately \$126,507,000 was subject to the statutory debt limit. Amounts subject to the statutory debt limit include bonds and bond anticipation notes payable. This represents approximately 37% of the City's \$341,270,796 statutory debt limit.

(a) Bonds

Serial bonds, the proceeds of which have been used primarily to provide funds for various capital projects, consists of the following at December 31, 2024:

<u>Interest Rate</u>	<u>Date Issued</u>	<u>Maturity Date</u>	<u>Amount of Original Issue</u>	<u>Outstanding December 31, 2024</u>	<u>Annual Principal Installments (Range)</u>
Serial Bonds					
5.00%	2011	2025	\$ 11,075,000	\$ 225,000	\$225,000
2.00%	2016	2025	13,474,579	1,310,000	\$1,310,000
4.00%	2018	2028	33,310,417	14,185,000	\$3,480,000 - 3,725,000
3.00%	2019	2034	26,000,000	18,970,000	\$1,685,000 - 2,185,000
4.00%	2022	2032	50,645,000	41,995,000	\$4,740,000 - 6,000,000
				\$ 76,685,000	
	Add: Unamortized Premiums			4,000,055	
				\$ 80,685,055	

The following are details of bonds outstanding at December 31, 2024:

In March 2011, the City issued \$11,075,000 in General Obligation Refunding Bonds. The Bonds carry interest rates ranging from 3.00% to 5.00% and a premium of \$1,017,305. The final bond issue matures on August 1, 2025. The proceeds of the Bonds were to advance refund \$1,735,000 of outstanding 1997 General Obligation Bonds with interest rates ranging from 4.8% to 5.0%, \$5,565,000 of outstanding 2000 General Obligation Bonds, with interest rates ranging from 5.00% to 5.50%, and \$5,955,000 of outstanding 2001 General Obligation Bonds with interest rates ranging from 4.125% to 5.000%.

In June 2016, the City issued \$13,474,579 in General Obligation Serial Bonds. The Bonds carry an interest rate of 2.00%. The Bonds have maturity dates ranging from June 15, 2017 through June 15, 2025. The proceeds of the Bonds, along with available funds, were used to redeem \$16,089,085 of the \$43,425,299 BANs that were issued in 2015 and matured July 1, 2016.

In June 2018, the City issued \$33,310,417 in General Obligation Serial Bonds. The Bonds carry an interest rate of 4.00%. The Bonds have maturity dates ranging from June 15, 2019 through June 15, 2028. The proceeds of the Bonds, along with available funds, were used to redeem \$39,390,417 of the \$44,596,417 BANs that were issued in 2017 and matured June 29, 2018.

CITY OF ALBANY, NEW YORK
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 14 — INDEBTEDNESS (Continued)

(a) Bonds (continued)

In January 2019, the City issued \$26,000,000 in General Obligation Serial Bonds. The Bonds carry an interest rate of 3.0%, with a premium of \$376,109. The Bonds have maturity dates ranging from January 15, 2020 through January 15, 2034. The proceeds of the Bonds provided new monies for the purchase of streetlights and conversion to LED.

In March 2022, the City issued \$50,645,000 in General Obligation Serial Bonds. The Bonds carry an interest rate of 4.0%, with a premium of \$5,555,316. The Bonds have maturity dates ranging from March 15, 2023 through March 15, 2032. The proceeds of the Bonds, along with available funds, were used to redeem \$51,543,785 of the \$59,304,275 BANs that were issued in 2021 and matured March 25, 2022.

Future maturities of general long-term debt as of December 31, 2024 are as follows:

<u>Year Ending December 31</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 11,075,000	\$ 2,658,000	\$ 13,733,000
2026	9,905,000	2,261,325	12,166,325
2027	10,300,000	1,874,350	12,174,350
2028	10,650,000	1,473,050	12,123,050
2029	7,190,000	1,134,550	8,324,550
2030-2034	27,565,000	1,845,725	29,410,725
	<u>\$ 76,685,000</u>	<u>\$ 11,247,000</u>	<u>\$ 87,932,000</u>

Interest expense for bonds was approximately \$3,053,000 for the year ended December 31, 2024.

(b) Due to New York State and Local Retirement System

Each year from 2011 through 2023, the City elected to defer part of their New York State Pension contributions. The deferred portions of the contributions are amortized over twelve or ten years, depending on the year of deferral, at rates of 1.60% - 5.10%.

A summary of future NYSLRS payment obligations as of December 31, 2024 is as follows:

<u>Year Ending December 31</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 2,036,794	\$ 283,467	\$ 2,320,261
2026	1,886,763	226,520	2,113,283
2027	1,320,405	167,624	1,488,029
2028	994,773	130,436	1,125,209
2029	937,400	104,960	1,042,360
2030-2034	3,429,347	235,192	3,664,539
2035-2036	548,526	6,493	555,019
	<u>\$ 11,154,008</u>	<u>\$ 1,154,692</u>	<u>\$ 12,308,700</u>

CITY OF ALBANY, NEW YORK
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 14 — INDEBTEDNESS (Continued)

(c) *Litigation and contingent liabilities*

(1) *Judgments and Claims*

There are various suits and claims pending against the City during its normal course of business. In the aggregate, these claims seek monetary damages in significant amounts. The City has recognized an accrued liability of approximately \$3,388,000 related to judgments and claims where the outcome of such litigation has been determined to result in probable loss to the City. Litigation where loss to the City is reasonably possible has not been accrued. The outcome of the remaining claims cannot be determined at this time.

(2) *Workers' Compensation Claims*

The City self-insures workers' compensation claims. The City and its component units, with the exception of the BID, the Association, and the CBID, all participate in the self-insurance program.

Under the program, the City utilizes a program administrator to process claims as they occur. A liability for unpaid claims based upon individual case estimates for claims incurred as well as claims incurred but not reported (IBNR) at December 31, 2024 has been recorded in the caption "Judgments and Claims." This liability is the City's best estimate based on available information. Changes in the reported liability for 2024 are as follows:

	Balance as of January 1 2024	Current Year Claims and Changes in Estimates	Claim Payments	Balance as of December 31, 2024
Workers' compensation liability	<u>\$21,007,829</u>	<u>\$ 6,693,570</u>	<u>\$(4,269,727)</u>	<u>\$23,431,672</u>

(3) *Grant Programs*

City

The City participates in a number of grant programs. These programs are subject to financial and compliance audits by the grantors or their representatives. The audits of these programs may be conducted periodically in accordance with grantor requirements. Accordingly, the City's compliance with applicable grant requirements will be established at some future date. The amounts of expenditures that may be disallowed by the granting agencies cannot be determined at this time, although the City believes, based upon its review of current activity and prior experience, the amount of such disallowances, if any, will be minimal.

ACDA

The Agency receives a major portion of its annual revenues through Federal and New York State grants. Any significant reduction in grant funding levels could have a negative impact on the Agency and the services it offers. The Agency's grant funding is typically awarded for specific programs or purposes and is subject to review and audit by the grantor agencies or their designee. Such audits could lead to a request for reimbursement to the grantor agency for expenditures disallowed under terms of the applicable grant. Management believes that all grant funds were expended in accordance with applicable terms and does not expect any significant disallowance claims will be made by grantor agencies.

CITY OF ALBANY, NEW YORK
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 14 — INDEBTEDNESS (Continued)

(d) Landfill closure and post closure care costs

The City has four landfills, three of which stopped accepting waste prior to December 1993. The fourth, Albany Interim Landfill (AIL), together with its expansions added in 2010 and 2012, is still accepting waste at December 31, 2024. In June 2019, the New York State Department of Environmental Conservation (NYSDEC) issued a renewal permit to the City to continue operations of the existing landfill through June 2024. The City applied for an extension for this permit, which is currently under review by the NYSDEC. The existing permit does not expire until the NYSDEC has made a final decision on the renewal application.

State and federal laws and regulations require the City to place a final cover on its landfill when it stops accepting waste and to perform certain maintenance and monitoring functions at the site for thirty years after closure. Closure and post closure care costs will be paid only near or after the date that the landfill stops accepting waste. The City reports closure and post closure care costs based on landfill capacity used as of each balance sheet date.

Accrued landfill closure and post closure care costs of approximately \$11,785,000 at December 31, 2024, represent the cumulative amount reported to date based on the use of 100 percent of the estimated capacity of all previously closed landfills and 94 percent of the estimated capacity of the AIL as determined by an independent engineer. The estimated remaining life of the AIL is approximately 3.6 years. The City will recognize the remaining estimated cost of closure and post closure care of approximately \$723,000 as the remaining AIL capacity is filled. These amounts are based on what it would cost to perform all closure and post closure care in 2024. Actual cost may be higher due to inflation, changes in technology, or changes in regulations.

The City currently has restricted cash of approximately \$953,000 for payment of closure and post closure care costs.

NOTE 15 — OTHER POSTEMPLOYMENT BENEFITS

City

In addition to providing pension benefits (see Note 12), the City also provides health care benefits for retired employees, their dependents and certain survivors. Substantially all of the City's employees, as well as employees of the Albany Water Board, may become eligible for those benefits if they reach normal retirement age while working for the City.

The City follows GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*. This statement establishes standards for the recognition, measurement, and display of other postemployment benefits (retiree health insurance) expenses and related liabilities and note disclosure.

Plan Description

The City administers its Retiree Medical Plan (the Plan) as a single-employer defined benefit other postemployment benefit (OPEB) plan. The Plan provides for the continuation of medical benefits to certain qualifying retirees of the City and the Albany Water Board, and their dependents and certain survivors and can be amended by action of the City. The Plan does not currently issue a stand-alone financial report since there are no assets legally segregated for the sole purpose of paying benefits under the Plan.

CITY OF ALBANY, NEW YORK
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 15 — OTHER POSTEMPLOYMENT BENEFITS (Continued)

Funding Policy

The obligations of the Plan members, employers and other entities are established by the City. The required contribution rates of the employer and the members vary depending on the retiree’s hiring date and number of years of service to the City. There are no assets accumulated in a trust that meet all of the criteria of GASB 75, paragraph 4, to pay benefits. The City currently contributes enough money to the Plan to satisfy current obligations on a pay-as-you-go basis, with the possibility of prefunding additional benefits if so determined by the City. The costs of administering the plan are paid by the City.

Employees Covered by Benefit Terms

Inactive employees or beneficiaries currently receiving benefit payments	1,169
Inactive employees or beneficiaries entitled to but not yet receiving benefit payments	-
Active employees	<u>1,174</u>
	<u><u>2,343</u></u>

Actuarial Methods and Assumptions

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. Projections of benefits for financial reporting purposes are based on the substantive plan and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs (if any) between the employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

The City’s total OPEB liability, as of December 31, 2024, was measured as of December 31, 2024 and was determined by an actuarial valuation as of January 1, 2024.

The following actuarial assumptions applied to all periods included in the measurement, unless otherwise specified:

- Discount rate 12/31/2024 – 4.22%**
- Discount rate 12/31/2023 – 3.88%**
- Healthcare cost trend rates: 7.00% decreasing to an ultimate rate of 4.50% by 2036.**

The discount rate was based on an average of the Fidelity General Obligation 20-Year AA Municipal Bond Index and S&P Municipal Bond 20 Year High Grade Rate Index.

Mortality rates were based on the Society of Actuaries’ Pub–2010 mortality tables with adjustments for mortality improvements based on the most current Society of Actuaries Mortality Improvement Scale MP-2021.

CITY OF ALBANY, NEW YORK
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 15 — OTHER POSTEMPLOYMENT BENEFITS (Continued)

Changes in the Total OPEB Liability

Beginning balance	<u>\$ 321,150,959</u>
Changes for the year:	
Service cost	2,866,226
Interest	13,200,723
Changes of benefit terms	-
Differences between expected and actual experience	-
Changes of assumptions or other inputs	(11,832,824)
Benefit payments	<u>(16,675,228)</u>
Net changes	<u>\$ (12,441,103)</u>
Ending balance	<u><u>\$ 308,709,856</u></u>

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate and Healthcare Cost Trend Rates

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate and healthcare cost trend rates that are 1-percentage-point lower or 1-percentage-point higher than the current discount rate and healthcare cost trend rates:

	<u>1.0% Decrease</u>	<u>Current Discount Rate</u>	<u>1.0% Increase</u>
Total OPEB Liability	<u>\$ 355,853,712</u>	<u>\$ 308,709,856</u>	<u>\$ 272,436,880</u>
	<u>1.0% Decrease</u>	<u>Current Healthcare Trend Rates</u>	<u>1.0% Increase</u>
Total OPEB Liability	<u>\$ 270,768,543</u>	<u>\$ 308,709,856</u>	<u>\$ 357,872,631</u>

OPEB (Benefit) Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to OPEB

For the year ended December 31, 2024, the City recognized an OPEB (benefit) expense of approximately (\$6,519,000). At December 31, 2024, the City reported deferred outflows and deferred inflows of resources related to OPEB as follows:

Deferred Outflows of Resources	
Differences between expected and actual experience	\$ -
Changes of assumptions or other inputs	<u>38,892,232</u>
Total deferred outflows of resources	<u><u>\$ 38,892,232</u></u>
Deferred Inflows	
Differences between expected and actual experience	\$ -
Changes of assumptions or other inputs	<u>186,213,397</u>
Total deferred inflows	<u><u>\$ 186,213,397</u></u>

CITY OF ALBANY, NEW YORK
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 15 — OTHER POSTEMPLOYMENT BENEFITS (Continued)

OPEB Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to OPEB (Continued)

Amounts reported as deferred outflows of resources and deferred inflows of resources will be recognized in OPEB expense as follows:

<u>Year Ended</u>	
2025	\$ (22,585,453)
2026	(22,585,453)
2027	(36,239,757)
2028	(23,178,899)
2029	(22,526,861)
Thereafter	<u>(20,204,742)</u>
	<u><u>\$(147,321,165)</u></u>

NOTE 16 — LEASES

Lease receivable and deferred inflows of resources

The City recorded a lease receivable of approximately \$384,100 on the balance sheet – governmental fund and the statement of net position at December 31, 2024. This lease receivable is related to various agreements. Terms of these agreements range from three to ten years. The lease receivable was recognized at present value utilizing discount rates ranging from 1.74% and 2.33%.

Future receipts are expected to be applied as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total Receipts</u>
2025	\$ 63,191	\$ 7,438	\$ 70,629
2026	64,512	6,171	70,683
2027	72,169	4,815	76,984
2028	74,441	3,348	77,789
2029	38,105	2,114	40,219
2030-2032	<u>71,704</u>	<u>1,753</u>	<u>73,457</u>
Total future receipts	<u><u>\$ 384,122</u></u>	<u><u>\$25,639</u></u>	<u><u>\$409,761</u></u>

Deferred inflows of resources of approximately \$371,700 was recorded at December 31, 2024 related to these leases. The deferred inflows of resources will be recognized as lease revenue over the terms of the lease agreements on a straight-line basis.

CITY OF ALBANY, NEW YORK
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 16 — LEASES (Continued)

Lease related revenues for the year ended December 31, 2024 are as follows:

Lease Revenue	
Cell Tower	\$ 67,767
Office Space	<u>-</u>
Total Lease Revenue	\$ 67,767
Interest Revenue	<u>8,622</u>
Total	<u>\$ 76,389</u>

Right-to-use lease assets and lease liabilities

The City leases building space and equipment under various leases, containing various terms and renewal options which extend through February 2028. These lease agreements have been recorded at the present value of the future minimum lease payments as of the inception date of the agreements or as of January 1, 2022, the implementation date of GASB 87, *Leases*, as applicable. Annual lease payments for these agreements range from approximately \$39,000 to \$163,000. The lease liability is measured at rates ranging from 2.25% to 4.99%.

The following is a summary of lease assets and liabilities:

	Primary Government			Amounts Due Within One Year
	Balance January 1	Additions	Deletions	
Lease Assets				
Building	\$ 701,359	\$ -	\$ -	\$ 701,359
Equipment	220,293	-	-	220,293
	<u>921,652</u>	<u>-</u>	<u>-</u>	<u>921,652</u>
Less: Accumulated Amortization				
Building	280,360	144,343	-	424,703
Equipment	70,371	36,715	-	107,086
	<u>350,731</u>	<u>181,058</u>	<u>-</u>	<u>531,789</u>
Total Lease Assets, net	<u>\$ 570,921</u>	<u>\$ 181,058</u>	<u>\$ -</u>	<u>\$ 389,863</u>
Lease Liabilities	<u>\$ 570,211</u>	<u>\$ -</u>	<u>\$ 162,250</u>	<u>\$ 407,961</u> <u>\$ 187,509</u>

The following table summarizes minimum future payment requirements as of December 31, 2024 under these leases:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total Payments</u>
2025	\$ 187,509	\$ 13,905	\$ 201,414
2026	182,505	5,359	187,864
2027	37,947	863	38,810
Total future payments	<u>\$ 407,961</u>	<u>\$ 20,127</u>	<u>\$ 428,088</u>

CITY OF ALBANY, NEW YORK
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 16 — LEASES (Continued)

Lease related expenses for the year ended December 31, 2024 are as follows:

Lease Expense	
Amortization expense by class of underlying asset	
Equipment	\$ 36,715
Building	<u>144,343</u>
Total amortization expense	\$181,058
Interest on lease liabilities	<u>20,362</u>
Total	<u><u>\$201,420</u></u>

NOTE 17 — SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENTS

Right-to-use subscription asset and subscription liability

The City has entered into a long-term subscription-based information technology arrangement (SBITA).

This SBITA has been recorded at the present value of the future minimum subscription payments as of the inception date of the agreement or as of January 1, 2023, the implementation date of GASB 96, as applicable. Annual payments for this arrangement range from approximately \$224,000 to \$267,000. The subscription liability is measured at a rate of 4.82%. The following is a summary of the subscription liability:

	Primary Government				Amounts Due Within One Year
	Balance January 1	Additions	Deletions	Balance December 31	
Subscription Asset - SBITA	\$ 693,335	\$ -	\$ -	\$ 693,335	
Less: Accumulated Amortization - SBITA	<u>202,927</u>	<u>202,927</u>	-	<u>405,854</u>	
Total Subscription Asset, net	<u>\$ 490,408</u>	<u>\$ (202,927)</u>	<u>\$ -</u>	<u>\$ 287,481</u>	
Subscription Liability	<u>\$ 483,367</u>	<u>\$ -</u>	<u>\$ 228,520</u>	<u>\$ 254,847</u>	<u>\$ 254,847</u>

As of December 31, 2024, future maturities relating to the subscription arrangement includes the following principal and interest payments:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total Payments</u>
2025	<u>\$254,847</u>	<u>\$ 12,559</u>	<u>\$ 267,406</u>
Total future payments	<u><u>\$254,847</u></u>	<u><u>\$ 12,559</u></u>	<u><u>\$ 267,406</u></u>

CITY OF ALBANY, NEW YORK
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 17 — SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENTS
(Continued)

Subscription related expenses for the year ended December 31, 2024 are as follows:

Subscription Expense	
Amortization expense by class of underlying asset	
SBITA	<u>\$202,927</u>
Total amortization expense	\$202,927
Interest on subscription liability	<u>17,317</u>
Total	<u><u>\$220,244</u></u>

NOTE 18 — SUBSEQUENT EVENTS

Subsequent events have been evaluated through September 30, 2025, which is the date the financial statements were available to be issued.

In March 2025, the City issued approximately \$106,312,000 in BANs. The BANs are due March 20, 2026. The BANs carry an interest rate of 4.25%. The proceeds of the BANs, along with \$1,225,000 of available funds, will partially redeem and renew BANs of approximately \$43,103,000 and \$6,719,000 which are set to mature on March 21, 2025, and provide new funds for various capital purposes and improvements.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF ALBANY, NEW YORK
SCHEDULE OF REVENUES, EXPENDITURES AND MODIFIED BUDGET AND ACTUAL –
GENERAL AND SPECIAL REVENUE FUND
For the Year Ended December 31, 2024

	General Fund				Special Revenue Fund			
	Original Budget	Final Amended Budget	Actual	Actual Over (Under) Final Budget	Original Budget	Final Amended Budget	Actual	Actual Over (Under) Final Budget
REVENUES								
Real property taxes	\$ 61,497,000	\$ 61,497,750	\$ 61,667,390	\$ 169,640	\$ -	\$ -	\$ -	\$ -
Sales and use taxes	48,629,000	48,629,000	46,685,814	(1,943,186)	-	-	-	-
Other taxes	3,601,000	3,601,000	3,020,251	(580,749)	-	-	-	-
Payments in lieu of taxes	19,496,000	19,496,000	19,083,064	(412,936)	-	-	-	-
Intergovernmental revenue	60,782,268	62,416,403	57,617,972	(4,798,431)	3,321,411	3,914,873	3,185,481	(729,392)
Charges for services	9,436,700	9,436,700	10,456,052	1,019,352	-	-	-	-
Fines, interest and penalties	5,882,000	5,892,250	5,680,755	(211,495)	-	-	-	-
Use of money and properties	2,758,238	2,758,238	2,774,776	16,538	-	-	-	-
Licenses and permits	4,634,000	5,732,366	5,258,909	(473,457)	-	-	-	-
Other revenues	4,906,060	4,906,060	2,436,504	(2,469,556)	-	-	-	-
Total revenues	<u>221,622,266</u>	<u>224,365,767</u>	<u>214,681,487</u>	<u>(9,684,280)</u>	<u>3,321,411</u>	<u>3,914,873</u>	<u>3,185,481</u>	<u>(729,392)</u>
EXPENDITURES								
Public safety and regulation	114,483,667	117,061,845	117,059,305	(2,540)	-	-	-	-
General government	49,759,615	50,540,665	41,702,750	(8,837,915)	-	-	-	-
Highways and streets	7,533,890	7,651,890	7,673,137	21,247	-	-	-	-
Recreation and culture	5,115,777	5,058,277	5,118,060	59,783	-	-	-	-
Community service	9,041,660	9,021,660	8,589,745	(431,915)	-	-	-	-
Economic development and assistance	2,026,533	2,077,306	1,926,658	(150,648)	3,321,411	3,914,873	3,304,200	(610,673)
Employee benefits	18,535,000	17,828,000	18,515,846	687,846	-	-	-	-
Debt service	15,540,124	15,540,124	15,116,343	(423,781)	-	-	-	-
Interfund transfer	1,770,000	1,770,000	1,695,000	(75,000)	-	-	-	-
Total expenditures	<u>223,806,266</u>	<u>226,549,767</u>	<u>217,396,844</u>	<u>(9,152,923)</u>	<u>3,321,411</u>	<u>3,914,873</u>	<u>3,304,200</u>	<u>(610,673)</u>
Excess (deficiency) of revenues and appropriated fund balance over expenditures	<u>(2,184,000)</u>	<u>(2,184,000)</u>	<u>(2,715,357)</u>	<u>(531,357)</u>	<u>-</u>	<u>-</u>	<u>(118,719)</u>	<u>(118,719)</u>
OTHER FINANCING (USES) SOURCES								
Transfers	2,184,000	2,184,000	(206,706)	(2,390,706)	-	-	-	-
Lease and subscription financing	-	-	-	-	-	-	-	-
Premium on debt issuance	-	-	306,127	306,127	-	-	-	-
Total other financing (uses) sources	<u>2,184,000</u>	<u>2,184,000</u>	<u>99,421</u>	<u>(2,084,579)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
(Deficiency) excess of revenues, appropriated fund balance and other financing sources over expenditures and other financing uses	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (2,615,936)</u>	<u>\$ (2,615,936)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (118,719)</u>	<u>\$ (118,719)</u>

CITY OF ALBANY, NEW YORK
SCHEDULE OF THE CITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
NEW YORK STATE POLICE AND FIRE RETIREMENT SYSTEM

<u>As of the measurement date of March 31,</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
City's proportion of the net pension liability	1.461156%	1.586751%	1.383681%	1.289406%	1.375324%	1.389398%	1.369718%	1.454527%	1.408760%	1.465709%
City's proportionate share of the net pension liability	\$ (69,300,068)	\$ (87,437,485)	\$ (7,859,924)	\$ (22,387,643)	\$ (73,510,222)	\$ (23,301,086)	\$ (13,844,521)	\$ (30,147,273)	\$ (41,710,392)	\$ (4,034,505)
City's covered-employee payroll	\$ 56,401,747	\$ 60,492,673	\$ 50,665,670	\$ 49,506,858	\$ 49,687,812	\$ 47,463,780	\$ 47,463,780	\$ 49,618,689	\$ 45,463,467	\$ 48,692,865
City's proportionate share of the net pension liability as a percentage of its covered-employee payroll	122.87%	144.54%	15.51%	45.22%	147.94%	49.09%	29.17%	60.76%	91.74%	8.29%
Plan fiduciary net position as a percentage of the total pension liability	<u>89.72%</u>	<u>87.43%</u>	<u>98.66%</u>	<u>95.79%</u>	<u>84.86%</u>	<u>95.09%</u>	<u>96.93%</u>	<u>93.50%</u>	<u>90.20%</u>	<u>97.90%</u>

The following is a summary of assumption changes:

	<u>2024-2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018-2016</u>	<u>2015</u>
Inflation	2.9%	2.7%	2.7%	2.5%	2.5%	2.5%	2.7%
Salary increases	6.2%	6.2%	6.2%	5.0%	5.0%	4.5%	6.0%
Cost of living adjustments	1.5%	1.4%	1.4%	1.3%	1.3%	1.3%	1.4%
Investment rate of return	5.9%	5.9%	5.9%	6.8%	7.0%	7.0%	7.5%
Discount rate	5.9%	5.9%	5.9%	6.8%	7.0%	7.0%	7.5%

CITY OF ALBANY, NEW YORK
SCHEDULE OF CONTRIBUTIONS
NEW YORK STATE POLICE AND FIRE RETIREMENT SYSTEM
(LAST 10 FISCAL YEARS)

<u>March 31,</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Contractually required contribution	\$ 15,028,974	\$ 15,468,543	\$ 13,586,250	\$ 11,311,924	\$ 10,821,054	\$ 10,855,351	\$ 10,718,641	\$ 12,145,867	\$ 10,552,391	\$ 12,094,801
Contribution in relation to the contractually required contribution	<u>(15,028,974)</u>	<u>(15,468,543)</u>	<u>(13,586,250)</u>	<u>(11,311,924)</u>	<u>(10,821,054)</u>	<u>(10,855,351)</u>	<u>(10,718,641)</u>	<u>(12,145,867)</u>	<u>(10,552,391)</u>	<u>(12,094,801)</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
City's covered-employee payroll	\$ 56,401,747	\$ 60,492,673	\$ 50,665,670	\$ 49,506,858	\$ 49,687,812	\$ 50,033,104	\$ 47,463,780	\$ 49,618,689	\$ 45,463,467	\$ 48,692,865
Contributions as a percentage of covered-employee payroll	<u>26.65%</u>	<u>25.57%</u>	<u>26.82%</u>	<u>22.85%</u>	<u>21.78%</u>	<u>21.70%</u>	<u>24.48%</u>	<u>23.21%</u>	<u>24.84%</u>	<u>27.96%</u>

CITY OF ALBANY, NEW YORK
SCHEDULE OF THE CITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
NEW YORK STATE AND LOCAL EMPLOYEES' RETIREMENT SYSTEM

<u>As of the measurement date of March 31,</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
City's proportion of the net pension liability	0.128490%	0.123564%	0.109142%	0.110288%	0.109737%	0.112003%	0.112700%	0.113703%	0.119550%	0.132978%
City's proportionate share of the net pension (liability) asset	\$(18,918,881)	\$(26,497,054)	\$ 8,921,872	\$ (109,818)	\$(29,058,918)	\$ (7,935,785)	\$ (3,637,344)	\$ (10,683,797)	\$ (19,188,066)	\$ (4,492,317)
City's covered-employee payroll	\$ 38,014,783	\$ 35,215,724	\$ 30,458,590	\$ 31,030,542	\$ 29,446,468	\$ 28,973,481	\$ 28,245,346	\$ 27,923,236	\$ 27,697,230	\$ 31,518,901
City's proportionate share of the net pension liability as a percentage of its covered-employee payroll	49.77%	75.24%	29.29%	0.35%	98.68%	27.39%	12.88%	38.26%	69.28%	14.25%
Plan fiduciary net position as a percentage of the total pension liability	<u>93.88%</u>	<u>90.78%</u>	<u>103.65%</u>	<u>99.95%</u>	<u>86.39%</u>	<u>96.27%</u>	<u>98.24%</u>	<u>94.70%</u>	<u>90.70%</u>	<u>99.00%</u>

The following is a summary of assumption changes:

	<u>2024-2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018-2016</u>	<u>2015</u>
Inflation	2.9%	2.7%	2.7%	2.5%	2.5%	2.5%	2.7%
Salary increases	4.4%	4.4%	4.4%	4.2%	4.2%	3.8%	4.9%
Cost of living adjustments	1.5%	1.4%	1.4%	1.3%	1.3%	1.3%	1.4%
Investment rate of return	5.9%	5.9%	5.9%	6.8%	7.0%	7.0%	7.5%
Discount rate	5.9%	5.9%	5.9%	6.8%	7.0%	7.0%	7.5%

CITY OF ALBANY, NEW YORK
SCHEDULE OF CONTRIBUTIONS
NEW YORK STATE AND LOCAL EMPLOYEES' RETIREMENT SYSTEM
(LAST 10 FISCAL YEARS)

<u>March 31,</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Contractually required contribution	\$ 4,819,311	\$ 4,569,904	\$ 4,416,571	\$ 4,110,264	\$ 3,924,727	\$ 3,968,528	\$ 3,982,586	\$ 4,880,229	\$ 4,859,954	\$ 6,368,984
Contribution in relation to the contractually required contribution	<u>(4,819,311)</u>	<u>(4,569,904)</u>	<u>(4,416,571)</u>	<u>(4,110,264)</u>	<u>(3,924,727)</u>	<u>(3,968,528)</u>	<u>(3,982,586)</u>	<u>(4,880,229)</u>	<u>(4,859,954)</u>	<u>(6,368,984)</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
City's covered-employee payroll	\$ 38,014,783	\$ 35,215,724	\$ 30,458,590	\$ 31,030,542	\$ 29,446,468	\$ 28,973,481	\$ 28,245,346	\$ 27,923,236	\$ 27,697,230	\$ 31,518,901
Contributions as a percentage of covered-employee payroll	<u>12.68%</u>	<u>12.98%</u>	<u>14.50%</u>	<u>13.25%</u>	<u>13.33%</u>	<u>13.70%</u>	<u>14.10%</u>	<u>17.48%</u>	<u>17.55%</u>	<u>20.21%</u>

CITY OF ALBANY, NEW YORK
SCHEDULE OF CHANGES IN THE CITY'S TOTAL OPEB LIABILITY AND RELATED RATIOS

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Total OPEB liability							
Service cost	\$ 2,866,226	\$ 2,873,548	\$ 2,569,300	\$ 6,946,141	\$ 6,872,668	\$ 5,092,227	\$ 4,083,647
Interest	13,200,723	11,661,399	20,645,280	10,148,029	12,144,139	17,248,279	18,084,292
Changes of benefit terms	-	-	-	-	-	-	-
Differences between expected and actual experience	-	-	-	-	-	-	-
Changes of assumptions or other inputs	(11,832,824)	13,885,655	(201,293,228)	(3,108,159)	(109,166,262)	111,742,345	-
Benefit payments	<u>(16,675,228)</u>	<u>(15,642,337)</u>	<u>(14,909,764)</u>	<u>(15,301,430)</u>	<u>(16,738,048)</u>	<u>(15,089,450)</u>	<u>(14,999,483)</u>
Net changes in total OPEB liability	\$ (12,441,103)	\$ 12,778,265	\$ (192,988,412)	\$ (1,315,419)	\$ (106,887,503)	\$ 118,993,401	\$ 7,168,456
Total OPEB liability - beginning	<u>\$ 321,150,959</u>	<u>\$ 308,372,694</u>	<u>\$ 501,361,106</u>	<u>\$ 502,676,525</u>	<u>\$ 609,564,028</u>	<u>\$ 490,570,627</u>	<u>\$ 483,402,171</u>
Total OPEB liability - ending	<u>\$ 308,709,856</u>	<u>\$ 321,150,959</u>	<u>\$ 308,372,694</u>	<u>\$ 501,361,106</u>	<u>\$ 502,676,525</u>	<u>\$ 609,564,028</u>	<u>\$ 490,570,627</u>

Data prior to 2018 is unavailable.

The following is a summary of assumption changes:

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Discount rate	4.22%	3.88%	4.18%	2.05%	2.02%	2.90%	3.80%