

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 corporations, 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.

\$43,425,299
CITY of ALBANY
ALBANY COUNTY, NEW YORK

\$43,425,299 Bond Anticipation Notes, 2015
At an Interest Rate of 2.00% - To Yield 0.38%
CUSIP #012428 7F9

Dated: July 1, 2015

Due: July 1, 2016

(the "Notes")

The Notes are general obligations of the City of Albany, Albany County, New York, 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 limits. See "Tax Levy Limitation Law" herein.

The Notes will be issued as registered notes, and, when issued, 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. Payment of the principal of and interest on the Notes to the Beneficial Owner of the Notes will be made by DTC Participants and Indirect Participants in accordance with standing instructions and customary practices. Payment will be the responsibility of DTC, 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 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 in Jersey City, New Jersey on or about July 1, 2015.

June 23, 2015

THIS REVISED COVER SUPPLEMENTS THE OFFICIAL STATEMENT OF THE CITY DATED JUNE 16, 2015 RELATING TO THE OBLIGATIONS THEREOF DESCRIBED THEREIN AND HEREIN BY INCLUDING CERTAIN INFORMATION OMITTED FROM SUCH OFFICIAL STATEMENT IN ACCORDANCE WITH SECURITIES AND EXCHANGE COMMISSION RULE 15c2-12. OTHER THAN AS SET FORTH ON THE REVISED COVER AND THE REVISION OF THE DATED DATE ON PAGE 35, THERE HAVE BEEN NO REVISIONS TO SAID OFFICIAL STATEMENT.

BANK OF AMERICA MERRILL LYNCH

CITY of ALBANY
ALBANY COUNTY, NEW YORK



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MAYOR

DARIUS SHAHINFAR
TREASURER

LEIF C. ENGSTROM
CHIEF CITY AUDITOR

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FISCAL ADVISORS & MARKETING, INC.
Financial Advisor

No person has been authorized by the City of Albany 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 of Albany.

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OFFICIAL STATEMENT
of the
CITY of ALBANY

ALBANY COUNTY, NEW YORK

Relating to

\$43,425,299 Bond Anticipation Notes, 2015

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 \$43,425,299 Bond Anticipation Notes, 2015 (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.

INTRODUCTION

The City, the State capital, is a center of government, healthcare, higher education, business, culture and transportation. Albany's 2010 Census population is 97,856. The City continues to experience significant investment in many sectors including healthcare, business and higher education. Joint public and private development efforts have resulted in significant development throughout the City.

"The General Fund - Summary of Revenues, Expenditures, Fund Balance" (APPENDIX - A) has been prepared on a generally accepted accounting principles basis and shows the audited 2013 total General Fund balance as \$22,274,207 of which \$4,755,527 is unassigned. The City's audited year end results for 2013 are included in this Official Statement. The City's unaudited results for 2014 will not be available until June 30, 2015. Audited year end results for 2014 will be available by September 30, 2015.

The City's 2014 budget was adopted by the Common Council on December 2, 2013. The 2014 budget anticipates \$19,045,000 in PILOT payments which includes the State's 19-a payment of \$15,000,000. The 2014 budget seeks to control operating expenses and also reflects the City's continued savings realized from changes to its retiree healthcare plans.

The City's 2015 budget was adopted by the Common Council on December 1, 2014. The 2015 budget anticipates \$20,989,632 in PILOT payments which includes the State's 19-a payment of \$15,000,000. In 2015, the City anticipates approximately \$5.4 million in recurring savings and \$3.8 million in recurring revenue. To date, the City is performing on budget for the current fiscal year.

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 July 1, 2015 and will mature, without option of prior redemption, on July 1, 2016. The Notes may be issued as registered notes or as bearer notes, at the option of the successful bidder. If the Notes are issued in bearer form, principal of and interest on the Notes will be payable in Federal Funds at maturity at such bank or trust company authorized to do business in the State of New York as may be selected by the successful bidder. In such case, the Notes will be issued in bearer form 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 registered form, the Notes will be 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 requested. 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 Bond certificate will be issued for each maturity of the Bonds and will be deposited with DTC. One fully-registered Note certificate will be issued for 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 is the holding company for DTC, National Securities Clearing Corporation and fixed income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. 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”). DTC has Standard & Poor’s highest rating: AAA. 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 or Note (“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, bond and note certificates are required to be printed and delivered.

The City may decide to discontinue use of the system of book-entry transfers through DTC (or a successor securities depository). In that event, bond and/or note certificates will 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 OR REDEMPTION PREMIUM 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 OR REDEMPTION PREMIUM 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 bearer form in denominations of \$5,000 or integral multiples thereof, except for a necessary odd denomination. Principal of and interest on the Notes will be payable at a bank or trust company located and authorized to do business in the State of New York to be named by the City. The Notes will remain not subject to redemption prior to their stated maturity date.

Purposes 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 bonds and bond anticipation notes for various capital purchases and improvements.

The proceeds of the Notes, along with \$2,972,000 available funds of the City will redeem \$29,138,785 bond anticipation notes maturing on July 2, 2015 and provide \$17,258,514 new monies for the aforementioned purposes.

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 limits – see "Tax Levy Limitation Law" herein. 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 therefor.

THE CITY OF ALBANY

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.

General Information

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. According to the 2013 United States Census Bureau, the City's population is 98,424. Located in a region known as Tech Valley, Albany is home to the SUNY Polytechnic Institute's College of Nanoscale Science and Engineering ("CNSE"), a \$20 billion university driven research, development and technology deployment center.

The emergence of Albany as the hub of New York's Tech Valley was a deliberate and tactical economic strategy. Together with the surrounding counties and the Albany-Colonie Regional Chamber of Commerce, the area branded itself in name, as well as by dedicated action and investment, in order to attract world-wide business and research investment. The primary driver of Albany being the heart of Tech Valley is the development of the CNSE, which has been ranked the world's number one college for nanotechnology and microtechnology.

The CNSE complex comprises 1.3 million square feet of research and development space, including the world's first global 450mm wafer consortium. The facility, with over \$20 billion in investment, currently employs 3,500 scientists, researchers, engineers and support staff at the complex, many for some of CNSE's 300+ private and public partners.

This was a major attraction for the \$10 billion, 3 million square foot Global Foundries chip fabrication facility in nearby Malta (approximately 20 miles north of the CNSE campus). Global Foundries has been the largest construction project in North America, and it is now almost fully operational with 2,950 permanent and contract employees. It also created 3,000 construction jobs and is expected to create approximately 15,000 spinoff jobs in the Capital Region.

The City of Albany is a crossroads of all forms of transportation, including air, truck, bus, rail and water, making it a center of commerce and distribution for agricultural and manufactured products between western New York, New England, northeastern New York, Canada, New York City and points south. Northeast rail travel is provided by Amtrak with service at the Rensselaer Station, which is easily accessible from the City. Major bus lines operate in all directions from the Albany bus terminal. Truck traffic is facilitated by the New York State Thruway with two access points in the City. Other major highways serving the City are the Adirondack Northway (U.S. Interstate 87), U.S. Interstate 787, U.S. Routes 9W and 20, and New York State Routes 5, 32, 43, 85, 144, 378, and 443. The Albany International Airport, located nearby in the Town of Colonie, provides passenger and freight service and accommodates both general aviation and military services. Transportation by water service is provided through the Port of Albany, located on the Hudson River.

The City operates under a strong mayor form of government with 15 Council Members elected to four-year terms to the Common Council. Also serving four-year elected positions are the Mayor, the President of the Common Council, the City Treasurer and the Chief City Auditor. The Common Council is the legislative body of the City with power to pass ordinances, adopt resolutions, and approve the annual budget. The Mayor acts as the administrative head of the City. The Treasurer is the City's Chief Fiscal Officer.

As the capital of New York State, many of the State's agencies and departments are located in various office buildings within the City. The Empire State Plaza, a complex consisting of a 40-story office tower and several smaller office towers and buildings and situated in the City's downtown, is the location of many of the State's agencies and departments.

The City is a center for higher education and is home to the State University at Albany, CNSE, the College of Saint Rose, 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.

The Port of Albany is operated by the Albany Port District Commission and receives cargo originating in and being shipped to foreign countries and other cities in the United States. The Port of Albany recently completed Phase II of a major wharf improvement and replacement project, and is continuing other improvements, which represent approximately \$23 million invested in the maritime operations. This project replaced roughly 1,410 feet of wharf and extended 1,100 feet of rail lines for improved commerce activity. This major investment was largely due to federal support from American Recovery and Reinvestment Act funding. The wharf replacement project provides the Port with the ability to handle larger vessels and continue to maximize year-round access while enhancing its competitive advantage for attracting commerce.

In 2010, the City worked with the City School District of the City of Albany to participate in a real property tax program that is designed to attract new investment and project activity. The benefit maintains property taxes at the current level for a period of time for projects that invest in rehabbing vacant or underutilized commercial properties into mixed use or residential development. The program is designed to attract investment, decrease the commercial vacancy rate and increase the long term real property tax base in the City. This program, in conjunction with an improved economy, a new City administration and an active Industrial Development Agency has dramatically improved development opportunities and produced real results.

More than half a billion dollars is being invested in new project activity that is planned, underway and/or recently completed in Albany. In downtown Albany, the Albany Convention Center Authority has begun work on the \$65 million convention center located adjacent to the Times Union Center Arena and the Empire State Plaza with an opening anticipated in fall of 2016. In order to better compete for national and regional sporting and entertainment events, Albany County has announced plans to renovate the front of the Times Union Center at a cost of approximately \$15.7 million. It is important to note that the City has no obligation to finance the construction or operation of either proposed project.

Located adjacent to the new convention center, a half City block is currently being redeveloped. The \$62.5 redevelopment, expected to be complete in late fall of 2015, will include a 200 room Renaissance by Marriot Hotel, a parking garage, commercial office/retail space, and luxury apartments. This addition comes on the heels of the recent rebranding and \$16 million renovation of downtown's largest hotel to a Hilton.

Furthermore, over the past decade, downtown has begun to evolve into a true neighborhood as more people seek an urban lifestyle to live, work, learn, and play. During this period over \$30 million invested has created 180 market-rate residential units, while \$25 million is being invested in 150 additional units under construction and are expected to be completed in 2015. Furthermore, an additional \$50 million is slated for investment in 350 more units which are either currently seeking necessary approval or are in the predevelopment stage. Given that a recently updated downtown market potential study has shown that downtown can absorb approximately 100-200 units a year for the next decade, additional development is expected (but not yet proposed or planned).

The City is also home to several 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. These facilities have recently undergone major capital improvement projects, investing more than \$500 million dollars that will create over 1,000 jobs.

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 over \$630 million of investment over the past five years including the construction of: a three story mixed-use building; a five-story commercial office building; a 1,250 space parking garage; and the expansion of Albany Medical Center's patient tower. The area continues

to see investment as Albany Medical Center recently began a \$22 million renovation project of its facility. This investment is supplemented by the approximate \$110 million redevelopment of two City blocks adjacent to the hospital that broke ground in the fall of 2014. This development will contain a 135,000 square ft. medical office building as well as an 800 space parking garage, 268 market-rate apartments and 23,000 square feet of retail space along New Scotland Avenue. Furthermore, over \$30 million of additional private investment is expected to begin construction in 2015 in areas immediately adjacent to these important employment nodes.

The universities and colleges within the City also provide significant job opportunities and investment. Investment continues to flow into the campus of CNSE, as it plans to grow its educational offerings as well as foster public/private partnerships with industry leaders. An example of this continuous effort is the construction of \$191 million, 356,000 square foot ZEN Building, which is scheduled to open in summer of 2015 and expected to create over 1,500 jobs. Also, CNSE has made its first investment in downtown with the acquisition, renovation, and tenancing of the vacant, historic Kiernan Plaza with an estimated total investment of \$10 million.

The development of downtown and Park South is indicative of the larger effort in the City to appeal to the 21st century market for urban living to bring more taxpaying residents into the City to take advantage of the job opportunities that exist within City borders. Working with the new Administration and the City Industrial Development Agency, numerous developers are constructing and/or renovating buildings into modern apartment spaces to appeal to the demonstrated market. Over the past 5 years, over 950 market-rate residential rental units have either opened, are under construction, or have received the necessary approvals in all corners of the city from downtown to the areas proximate to Albany Medical Center, SUNY Albany, St. Peter's Hospital and elsewhere

Two significant future development opportunities also exist on State owned land, including the former convention center site in downtown Albany and the Harriman Campus located in close proximity to SUNY Polytechnic Institute and SUNY Albany. The State has released a RFP seeking development proposals for the 6.5 acre former Convention Center site from the private development community. This is a rare opportunity for large scale development in the heart of downtown and the State envisions a mix of uses here including commercial office, retail, and market-rate residential. At the Harriman Campus, the State has recently announced that it wants to provide approximately 30 acres for private development, similar to the privatization of State owned land at the Patroon Creek Corporate Center across from the Harriman Campus, where \$100 million in private investment built a number of commercial office buildings.

In addition to the business investments occurring in Albany, the City continues developing and implementing programs and initiatives, including the Park South Plan, the Midtown Homeownership Plan, the Arbor Hill Neighborhood Plan, the West Albany Plan and the Capital South Plan.

Long term development plans for the South End neighborhood call for the continued de-densification for Lincoln Square and re-use of the land surrounding it 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 will serve residents of the South End, Arbor Hill and beyond. Construction was completed in 2014 and program enrollment has begun.

The Arbor Hill Neighborhood Plan has resulted in millions of dollars of new investment, including the Swan Street Lofts or "Albany Barn", which houses artist studios and lofts for resident artists in a converted vacant 40,000 square foot building through a public/private partnership.

Finally, Albany 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, and the Egg. With seating capacity of between 6,000 and 17,500, the Times Union Center 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.

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, 11 major parks, three swimming pools, a municipal sports stadium and various other recreational and athletic programs. 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 ANSWERS 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, and \$11.8 million in 2014. The City is currently in the process of expanding the existing landfill. It is projected that, without the expansion, the landfill would have had a closure date of June 25, 2010. Phase I of the expansion is complete and is receiving solid waste. Phase II of the expansion started in April of 2012 and was completed on schedule in the third quarter of 2013. The expansion is expected to provide capacity through 2020. The additional capacity generates approximately \$9-11 million in annual revenue.

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 ANSWERS 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.

Wealth and Income Indicators

Per Capita Income and Median Family Income statistics are available for the City, County and State, and are listed below.

	<u>Per Capita Income</u>			<u>Median Family Income</u>		
	<u>1990</u>	<u>2000</u>	<u>2009-2013</u>	<u>1990</u>	<u>2000</u>	<u>2009-2013</u>
City of:						
Albany	\$ 13,742	\$ 18,281	\$ 23,860	\$ 34,493	\$ 30,041	\$ 59,326
County of						
Albany	16,363	23,345	32,328	41,670	56,724	81,846
State of:						
New York	16,501	23,389	32,382	39,741	51,691	70,670

Note: 2010-2014 5-Year American Community Survey estimates are not available as of the date of this Official Statement.

Source: U.S. Census Bureau, 1990, 2000, and 2009-2013 5-Year American Community Survey.

Population

According to U.S. Census data, the City had a 2010 population of 97,856. 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
2013	98,424	N/A	19,695,680	316,497,531

⁽¹⁾ Data compiled by the U.S. Department of Commerce, Bureau of the Census as of April 1 of each year based on the census for that year.

Real Property Tax Base

Approximately 58% 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. The City continues to seek additional special compensation from the State to offset this impairment of its real property tax base. State legislation enacted in 2000 and amended in 2005, 2006, 2012 and 2013 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. 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.

Building Permit**Dollar Value of Construction by Type**

	Residential	Apartments	Commercial And Industrial	Other	Total Dollar Value	Total Building Permits
1991	\$ 5,119,569	\$ 96,000	\$ 29,489,716	\$ 46,310,220	\$ 81,015,505	4,188
1992	4,022,200	75,000	13,455,266	41,590,534	59,143,000	3,866
1993	3,286,885	192,000	18,081,300	71,157,248	92,717,433	3,583
1994	1,316,445	-	41,722,946	66,706,368	109,745,759	3,532
1995	1,678,250	6,245,000	5,704,000	51,692,053	59,698,803	3,173
1996	627,100	4,400,000	13,729,675	47,727,564	66,484,339	3,173
1997	4,191,627	4,120,000	30,611,702	18,255,523	57,178,852	2,769
1998	5,146,580	3,351,057	26,326,048	26,798,477	61,622,162	1,509
1999	7,246,421	10,522,236	100,608,787	2,026,473	120,403,917	1,600
2000	18,647,272	51,052,882	34,305,146	20,311,694	124,316,994	1,772
2001	23,995,534	20,342,752	24,063,879	5,810,562	74,212,727	1,694
2002	10,706,826	1,237,891	50,660,198	29,370,351	92,370,351	1,807
2003	7,752,041	182,714	87,846,417	6,536,784	102,317,956	1,844
2004	15,857,832	491,245	55,082,116	107,085	71,538,288	2,045
2005	22,158,794	217,940	56,020,532	68,180	78,465,446	2,259
2006	13,980,630	1,740,161	98,251,751	308,297	114,340,339	2,412
2007	21,322,817	206,573	162,587,410	20,088,900	204,205,705	2,408
2008	19,978,206	143,373	99,431,646	6,968,279	126,521,504	2,397
2009	18,535,203	-	115,104,822	30,308,721	163,948,746	3,733
2010	24,529,757	245,203	268,348,020	13,647	293,136,627	4,798
2011	15,656,551	332,570	95,864,293	75,775	111,929,189	2,400
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 ⁽¹⁾	3,607,782	-	69,002,044	-	72,609,826	658

⁽¹⁾ As of May 31, 2015.

Source: City Officials.

Employment

A major portion of non-agricultural workers have historically been employed by federal, state, or local governments. This sector comprises approximately 26% 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>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
	(thousands)									
Mining & Construction	18.2	18.2	18.2	18.3	17.0	16.5	16.9	17.2	17.5	18.7
Manufacturing	23.1	23.3	23.1	22.5	20.7	20.3	21.5	22.7	23.9	24.1
Trade, Transportation & Public Utilities	79.8	79.0	77.5	76.2	73.4	72.2	72.3	73.1	73.8	74.5
Wholesale and Retail Trade	66.2	65.2	64.1	62.9	60.3	59.3	59.9	60.8	61.1	61.5
Financial Services	26.4	26.7	26.2	25.9	24.9	24.5	24.6	25.2	25.3	25.4
Education & Health Services	77.0	78.0	79.7	81.6	83.1	85.0	86.4	88.3	90.5	92.7
Government	107.3	106.8	107.8	108.9	108.4	105.9	102.1	101.2	101.3	101.0
Total	398.0	397.2	396.6	396.3	387.8	383.7	383.7	388.5	393.4	397.9

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

Ten Largest Employers in the City

Name	Type	Number of Employees
State of New York	Government	49,314
Albany Medical Center	Hospital	9,000
University at Albany	Education	5,000
St. Peter's Hospital	Hospital	5,800
Verizon Communications	Utility	3,000
United States	Government	2,799
Center for Disabled	Health Care	2,272
Empire Blue Cross	Insurance	1,848
Albany County	Government	1,600
City of Albany	Government	1,250

Source: Employers as listed above (2015).

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⁾

	City of Albany ⁽²⁾	Albany MSA	New York State	United States
1990	3.3%	3.6%	5.3%	5.5%
1991	5.5%	5.7%	7.3%	6.7%
1992	7.0%	6.0%	8.6%	7.4%
1993	5.8%	4.9%	7.9%	6.8%
1994	5.8%	4.8%	6.9%	6.1%
1995	5.9%	4.9%	6.4%	5.6%
1996	5.4%	4.6%	6.3%	5.4%
1997	4.7%	4.2%	6.5%	5.7%
1998	4.2%	3.6%	5.7%	4.5%
1999	4.1%	3.6%	5.2%	4.2%
2000	4.0%	3.4%	4.5%	4.0%
2001	3.7%	3.2%	4.9%	4.8%
2002	4.4%	3.8%	6.2%	5.8%
2003	5.0%	4.0%	6.4%	6.0%
2004	5.0%	4.2%	5.8%	5.5%
2005	4.6%	3.9%	5.0%	4.9%
2006	4.7%	3.7%	4.6%	4.6%
2007	4.7%	3.9%	4.6%	4.6%
2008	5.7%	4.9%	5.4%	5.8%
2009	8.1%	7.1%	8.3%	9.3%
2010	8.3%	7.3%	8.6%	9.6%
2011	8.3%	7.3%	8.2%	8.9%
2012	8.5%	7.5%	8.5%	8.1%
2013	7.2%	6.4%	7.7%	7.4%
2014	5.8%	5.1%	6.3%	6.2%
4/2015	4.9%	4.4%	5.5%	5.7%

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

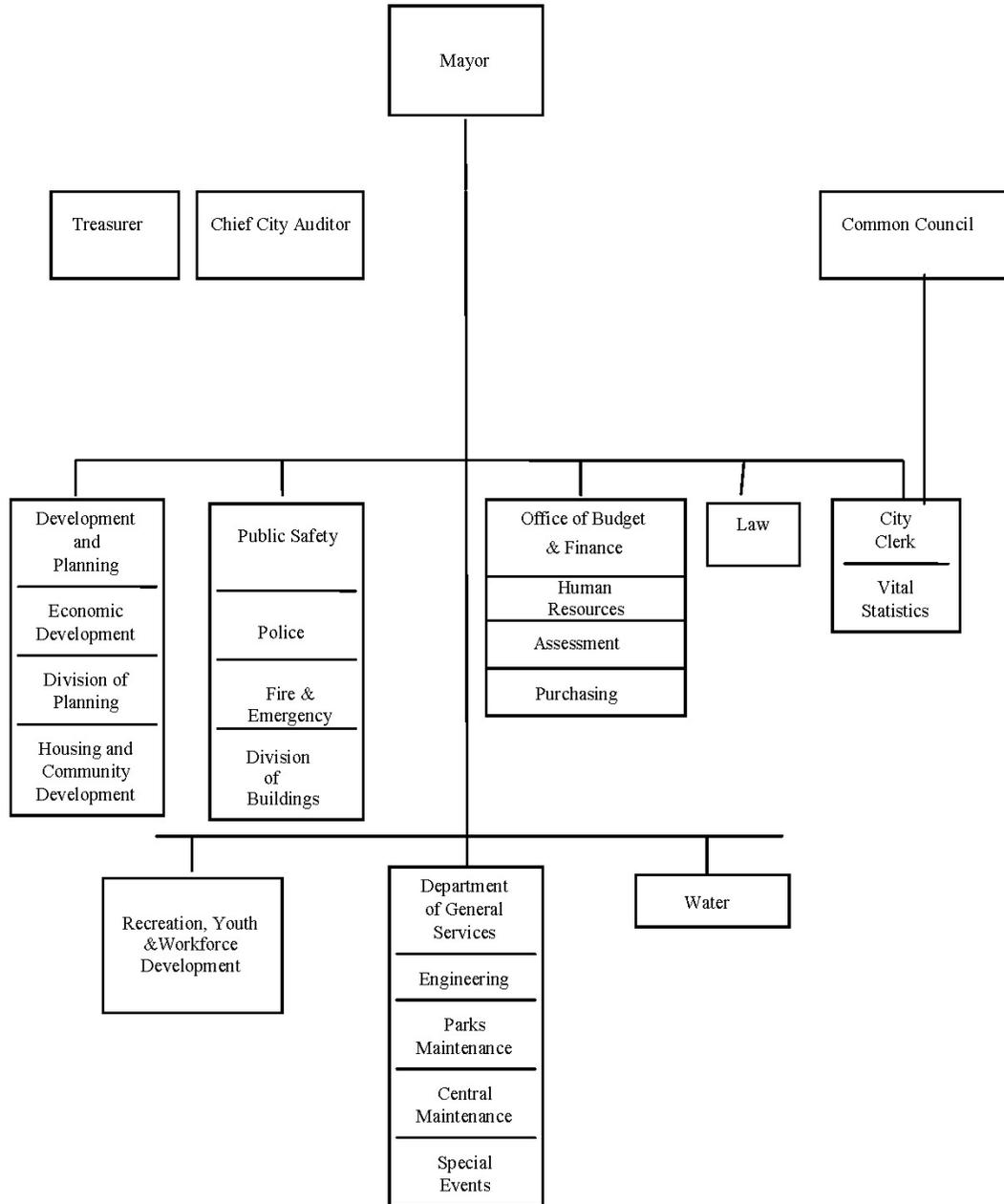
⁽²⁾ City unemployment rates are estimated by the New York State Department of Labor based on the relationship between City and County labor force statistics.

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

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.

**CITY OF ALBANY
ORGANIZATIONAL CHART
EXECUTIVE BRANCH**



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 in the City of Albany Organizational Chart on the previous page. Two elected officials, the Chief City Auditor and the Treasurer, and the appointed Budget Director 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.

Employees

The City provides services through approximately 1,250 regular employees. The following information is for the 961 unionized employees:

<u>Bargaining Unit</u>	<u>Approximate Number of Employees</u>	<u>Contract Expiration Date</u>
Albany Police Officers-Council 82 Sergeant & Lieutenant	281	December 31, 2013 ⁽¹⁾
Albany Firefighters-AFL-CIO	55	December 31, 2011 ⁽¹⁾
Albany Police Non-Sworn	234	December 31, 2013 ⁽¹⁾
Council 66-AFSCME-Local 1961	47	December 31, 2013 ⁽¹⁾
Communications Unit, Council 82	273	December 31, 2013 ⁽¹⁾
International Union of Operating Engineers	39	December 31, 2009 ⁽¹⁾
Teamsters Local 294	9	December 31, 2013 ⁽¹⁾
Albany DGS Supervisors, CSEA, AFSCME Local 1000	2	December 31, 2009 ⁽¹⁾
	21	New Union in Negotiations

While there has been litigation relative to certain union contracts in the past, there is no record of strikes against the City. Most of the City's employees are prohibited from participating in or encouraging a strike under New York law.

⁽¹⁾ Currently under negotiations.

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 Common Council approved the 2015 budget on December 1, 2014.

2015 Budget Summary

A summary of the 2015 Budget is outlined below:

<u>REVENUES</u>	<u>Budget 2015</u>
Real Property Taxes	\$ 56,827,890
Sales and Use Tax	31,972,673
Intergovernmental Revenues	874,095
State Aid	16,491,010 ⁽¹⁾
Charges for Services	14,707,631
Other Revenues	53,422,116
Appropriated Fund Balance	<u>2,000,000</u>
Total Revenues	\$ 176,295,415
<u>EXPENDITURES</u>	
Public Safety and Regulation	\$ 92,517,510
General Government	23,004,286
Employee Benefits	13,200,147
Debt Service	21,924,908
Other Expenditures	<u>25,648,564</u>
Total Expenditures	\$ 176,295,415

⁽¹⁾ State aid is lower in 2015 due to a change in the accounting for the pension amortization. Prior to the 2015 budget it was recognized as revenue. The Office of the State Comptroller recommended that the amortization should be recorded as a credit to the pension expenses.

Budgeted revenues include a grant of \$5.0 million from New York State's Financial Restructuring Board for Local Governments, to whom the City applied for assistance in 2014 (<http://www.frb.ny.gov/>). \$3.9 million of the grant is intended to "temporarily stabilize" the 2015 budget while \$1.1 million is restricted to fund improvements to the City's information technology systems. It is anticipated that the City can save up to \$2 million annually once these improvements become operational.

For additional detail of revenue and expenditures, the City's 2015 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. This allows the City to anticipate capital spending and borrowing needs in a manner that lends greater stability and predictability to its budget process. The following table contains a summary of the City's five-year capital plan included in its 2015 budget.

	2015	2016	2017	2018	2019	Total Cost
Department of General Services						
1 Small Pickups (2)	\$ 40,000	\$ 45,000	\$ 0	\$ 0	\$ 50,000	\$ 135,000
2 ¾ Ton Pickups	0	0	70,000	70,000	0	140,000
3 Street Sweeper	185,000	0	185,000	0	195,000	565,000
4 All Purpose Van	35,000	35,000	0	35,000	0	105,000
5 Packers – 20 yard	0	0	260,000	0	275,000	535,000
6 Medium Duty Dump Trucks	0	140,000	0	280,000	0	420,000
7 1 Ton Dumps (2)	120,000	0	120,000	0	0	240,000
8 One Ton Utility Truck (2)	120,000	0	120,000	0	0	240,000
9 Medium Rack Truck	0	0	100,000	0	0	100,000
10 Heavy Duty CDL Truck w/ wing plow, salter	0	225,000	0	0	230,000	455,000
11 One Ton Rack Truck	0	0	0	60,000	0	60,000
12 One Ton Flipper Truck (2)	0	0	0	0	120,000	120,000
13 Loader	0	190,000	195,000	195,000	0	580,000
14 Street Vacs (3)	0	0	80,000	0	0	80,000
15 Medium Duty High Lift Forrest Bucket	0	160,000	0	0	0	160,000
<i>Equipment</i>						
1 4-Wheel Drive Deck Mower (2)	140,000	0	0	140,000	0	280,000
2 Yard Tractor (2)	25,000	0	0	25,000	0	50,000
3 Rough Mower	40,000	0	0	0	0	40,000
4 Front Mount Deck Mowers (3)	0	45,000	0	0	45,000	90,000
5 Single Axle Trailers (6)	0	40,000	0	0	0	40,000
6 Loader Mounted Snow Blower	0	0	0	100,000	0	100,000
7 Larger Trailers (4)	0	0	0	100,000	0	100,000
8 Pothole Patcher	75,000	0	0	0	0	75,000
9 Bobcat with attachments	0	0	55,000	0	0	55,000
10 Green Mower (Golf course)	35,000	0	38,500	0	0	73,500
<i>Engineering, Street & Facility Improvements</i>						
1 Street Reconstruction	2,400,000	2,400,000	2,400,000	2,400,000	2,400,000	12,000,000
2 Street Reconstruction CDBG	26,061	26,061	26,061	26,061	26,061	130,305
3 Street Reconstruction CHIPS	1,554,106	1,554,106	1,554,106	1,554,106	1,554,106	7,770,530
4 Sidewalk Reconstruction	480,000	480,000	480,000	480,000	480,000	2,400,000
5 Sidewalk Reconstruction	104,135	104,135	104,135	104,135	104,135	520,675
6 A.D.A. Compliance	205,000	205,000	205,000	205,000	205,000	1,025,000
7 A.D.A. Compliance CDBG	26,061	26,061	26,061	26,061	26,061	130,305
8 Renovations to City Buildings	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
9 Bridge Improvements	250,000	250,000	250,000	250,000	250,000	1,250,000
10 Washington Park Improvements	150,000	150,000	150,000	150,000	150,000	750,000
11 Normanskill Improvements	150,000	150,000	150,000	150,000	150,000	750,000
12 Palace Theater Roof Restoration	250,000	0	0	0	0	250,000
13 City Hall Master Plan	0	200,000	0	0	0	200,000

	2015	2016	2017	2018	2019	Total Cost	
<i>Engineering, Street & Facility Improvements</i>							
15	TIP Pavement Preservation	\$ 1,500,000	\$ 0	\$ 0	\$ 0	\$ 1,500,000	
16	HJ Blvd TIP Preservation	0	2,000,000	0	0	2,000,000	
17	Riverfront Pedestrian Bridge Improvements	500,000	0	0	0	500,000	
18	Erosion Control Improvements	0	500,000	0	0	500,000	
19	Energy Conservation	100,000	100,000	100,000	100,000	500,000	
20	Asbestos Abatement	100,000	100,000	100,000	100,000	500,000	
21	City Hall Window Project	800,000	0	0	0	800,000	
<i>Landfill Operation and Restoration</i>							
1	Pinebush Restoration Project	1,770,000	0	0	5,000,000	11,770,000	
2	Engineering/Legal Fees	565,000	600,000	600,000	600,000	2,965,000	
3	Landfill Compactor (used)	700,000	0	0	0	700,000	
Planning Department							
1	Corning Preserve Transportation Construction	\$ 5,035,000	0	0	0	5,035,000	
2	ESD	750,000	0	0	0	750,000	
Police Department							
1	Vehicles	708,000	716,000	608,000	592,701	491,062	3,115,763
2	Special Use Vehicles	30,000	0	0	0	0	30,000
<i>Traffic Engineering</i>							
1	Traffic Signal Replacement	0	700,000	700,000	700,000	700,000	2,800,000
2	Replacement Vehicles (2)	0	0	110,000	0	0	110,000
3	Roadway Safety Program	250,000	0	250,000	0	250,000	750,000
Fire Department							
1	Aerial Ladder Truck	0	1,200,000	0	0	0	1,200,000
2	Firefighter Turnout Gear/SCBA	180,000	180,000	0	0	0	360,000
3	Firehouse Repairs	155,000	0	0	0	0	155,000
4	Pumper	0	525,000	0	535,000	0	1,060,000
Information Technology							
1	Technology Innovations	200,000	0	0	0	0	200,000
2	Asset & Fleet Management	85,000	0	0	0	0	85,000
3	Computer Aided Dispatch	750,000	0	0	0	0	750,000
Mobile Radios							
1	Police	1,055,314	1,055,314	1,055,314	0	0	3,165,942
2	Fire	565,200	565,200	565,200	0	0	1,695,600
Buildings & Codes							
1	One-Stop Shop Henry Johnson Blvd	250,000	0	0	0	0	250,000
Grand Total		\$ 23,458,877	\$ 15,666,877	\$ 11,657,377	\$ 14,978,064	\$ 14,501,425	\$ 80,262,620

Source: City of Albany 2015 Budget.

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 2003 through 2013 is derived from the City's audited financial statements.

Since 2004 the City's audited financial statements have been in compliance with Government Accounting Standards Board (GASB) Statement 34. Upon completion of the City's 2014 audited financial statements, it too will be in compliance with Government Accounting Standards Board (GASB) Statement 34.

The City's independent audit firm UHY LLP Certified Public Accountants, has not audited the City's financial information in this document relating to 2014. The City anticipates the financial audit to be completed by September 30, 2015.

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. APPENDIX - A to this Official Statement, sets forth the results of operations of the City's General Fund for fiscal years ending December 31, 2010, 2011, 2012, 2013, 2014 (unaudited) and amounts budgeted for 2015.

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.

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 33% of General Fund revenues budgeted for fiscal 2015 from real estate taxes, 34% from intergovernmental (including State Aid) and departmental charges (including the landfill), 18% from sales and use taxes and 15% from miscellaneous other sources.

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 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 \$25,974,566, \$19,233,420, \$27,191,038 and \$26,440,452 in 2010, 2011, 2012, and 2013 respectively. The budgeted PILOT payments in 2014 are \$19,045,000. The reduction in 2011 results from a reduction in payments for the Empire State Plaza complex, which is the source of the largest PILOT payment received by the City. The reduction in budgeted 2014 payments is due to a scheduled reduction of \$7,850,000 in the State’s 19-a payment to the City. The 2015 budget anticipates \$20,989,632 in PILOT payments.

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	15,000,000
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	7,150,000
2033	0	7,150,000

Beginning in 2011, the City has the ability to pledge the difference between the originally scheduled 19-a payments and the new amount as credit for the construction of a hotel in connection with the proposed Albany Convention Center. At this time, it is anticipated that the hotel will be privately funded, so no pledge from the City is contemplated at this time.

⁽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 Taxes

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 latest temporary increase expires on November 30, 2015.

The following table shows the City's sales tax receipts for the four years ended December 31, 2010 to 2014 and the amounts budgeted for 2015.

Sales Tax Receipts For Fiscal Year Ending December 31	
<u>Year</u>	<u>Amount</u>
2010	\$ 28,451,534
2011	29,679,430
2012	30,639,852
2013	30,972,673
2014 (Unaudited)	32,303,484
2015 (Budgeted)	31,972,673

The following table shows the City's utilities gross receipts tax revenues for the four years ended December 31, 2010 to 2014 and the amounts budgeted for 2015. 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.

Utilities Gross Receipts Tax Revenues For Fiscal Year Ending December 31	
<u>Year</u>	<u>Amount</u>
2010	\$ 1,891,561
2011	1,850,470
2012	1,531,931
2013	1,547,037
2014 (Unaudited)	1,569,748
2015 (Budgeted)	1,560,000

Intergovernmental Charges

The following table shows the City's receipts for intergovernmental charges for the four years ended December 31, 2010 to 2014 and budgeted amounts for 2015. 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.

Intergovernmental Charges For Fiscal Year Ending December 31	
<u>Year</u>	<u>Amount</u>
2010	\$1,253,522
2011	1,428,795
2012	1,238,224
2013	962,625
2014 (Unaudited)	1,017,167
2015 (Budgeted)	874,095

State Aid

From 2005 to 2014, State aid (excluding 19-a PILOT payments) constituted between 9.4% and 13.1% 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 2015 fiscal year, the City budgeted \$16,491,010, or 9.4% of General Fund Revenue in State Aid.

The following table sets forth the percentage of General Fund revenues of the City comprised of State Aid for each of the fiscal years 2005-2014 and budgeted amounts for 2015:

<u>State Aid Payments</u>				
<u>Fiscal Year Ending December 31</u>				
<u>Fiscal Year</u>		<u>General Fund</u> <u>Revenues</u>	<u>State</u> <u>Aid</u> ⁽¹⁾	<u>State Aid as a</u> <u>Percentage of</u> <u>General Fund Revenue</u>
2005	\$	146,069,049	\$ 15,833,188	10.8%
2006		153,271,848	17,234,612	11.2%
2007		152,239,618	18,452,110	12.1%
2008		157,821,291	20,760,558	13.1%
2009		155,570,456	18,045,461	11.6%
2010		159,739,794	17,326,865	10.8%
2011		155,469,966	16,824,315	10.8%
2012		168,832,044	19,178,604	11.4%
2013		163,637,956	18,310,161	11.2%
2014 (Unaudited)		157,811,170	17,052,018	10.8%
2015 ⁽²⁾		176,295,415	16,491,000	9.4%

⁽¹⁾ Includes amounts received from the New York State Mortgage Recording Tax.

⁽²⁾ Budgeted, not actual amounts.

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 2009-2015 as well as the amount actually applied for 2009-2014. In 2013, the City ended the year with an audited surplus of \$19,990,783.

<u>Fiscal Year</u>	<u>Fund Balance</u> <u>Appropriated in Budget</u>	<u>Actual Fund Bal.</u> <u>(Used) / * Surplus</u>	<u>Year End Total</u> <u>Un-appropriated</u> <u>Fund Balance</u>
2009	\$ (1,663,000)	\$ (3,805,821)	\$ 16,124,981
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 (Unaudited)	(9,801,000)	(9,772,179)	10,218,604
2015 (Budgeted)	(2,000,000)	N/A	N/A

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 2014, General Fund expenditures were budgeted at \$169,747,159 compared to actual expenditures of \$167,846,161. Of this amount, public safety constituted 35%, general government expenses constituted 11%, debt service constituted 12%, employee benefits constituted 31%, culture and recreation constituted 2%, transportation constituted 4%, community service constituted 4% and economic assistance and opportunity constituted less than 1%.

Debt Service

The General Fund debt service expenditures for the past five years as well as budgeted amounts for 2015 are as follows:

Debt Service	
<u>For Fiscal Year Ending December 31</u>	
<u>Year</u>	<u>Amount</u>
2010	\$ 16,725,695
2011	15,842,527
2012	16,495,223
2013	18,622,638
2014 (Unaudited)	21,316,373
2015 (Budgeted)	21,924,908

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 2004-2014 and budgeted payments in 2015.

City Payments
Fiscal Year Ending December 31:

<u>Year</u>	<u>Amount</u>
2004	\$16,448,062 ⁽¹⁾
2005	9,123,752
2006	9,871,479
2007	8,109,295
2008	8,491,029
2009	9,376,446
2010	11,531,207
2011	11,771,725 ⁽²⁾
2012	12,763,522 ⁽³⁾
2013	14,331,795 ⁽⁴⁾
2014 (Unaudited)	14,898,915 ⁽⁵⁾
2015 (Budgeted)	17,257,318

- ⁽¹⁾ Includes \$6.3 million buy-in for fire fighters pensions pursuant to Section 384e of the NYS Retirement and Social Security Law.
- ⁽²⁾ In 2011 the City under the Chapter 57, Laws of 2010 amortized \$1,699,524 of the total \$13,471,249 retirement contribution.
- ⁽³⁾ In 2012 the City under the Chapter 57, Laws of 2010 amortized \$3,935,771 of the total \$16,699,293 retirement contribution.
- ⁽⁴⁾ In 2013 the City under the Chapter 57, Laws of 2012 amortized \$6,005,734 of the total \$20,337,529 retirement contribution.
- ⁽⁵⁾ In 2014 the City under the Chapter 57, Laws of 2012 amortized \$3,564,870 of the total \$18,463,785 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 schedule of average ERS and PFRS rates as a percent of payroll (2010 to 2016) is shown below:

<u>Year</u>	<u>ERS</u>	<u>PFRS</u>
2010	7.4%	15.1%
2011	11.9	18.2
2012	16.3	21.6
2013	18.9	25.8
2014	20.9	28.9
2015	20.1	27.6
2016	18.2	24.7

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 County 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

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.

GASB 45 and OPEB. OPEB refers to "other post-employment benefits," meaning other than pension benefits. OPEB consist primarily of health care benefits, and may include other benefits such as disability benefits and life insurance. Until now, 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.

GASB 45 requires municipalities and school districts to account for OPEB liabilities much like they already account for pension liabilities, generally adopting the actuarial methodologies used for pensions, with adjustments for the different characteristics of OPEB and the fact that most municipalities and school districts have not set aside any funds against this liability. Unlike GASB 27, which covers accounting for pensions, GASB 45 does not require municipalities or school districts to report a net OPEB obligation at the start.

Under GASB 45, based on actuarial valuation, an annual required contribution ("ARC") is determined for each municipality or school district. The ARC is the sum of (a) the normal cost for the year (the present value of future benefits being earned by current employees) plus (b) amortization of the unfunded accrued liability (benefits already earned by current and former employees but not yet provided for), using an amortization period of not more than 30 years. If a municipality or school district contributes an amount less than the ARC, a net OPEB obligation will result, which is required to be recorded as a liability on its financial statements.

GASB 45 does not require that the unfunded liability actually be amortized nor that it be advance funded, only that the municipality or school district account for its unfunded accrued liability and compliance in meeting its ARC.

Actuarial Valuation is required every 2 years for OPEB plans with more than 200 members, every 3 years if there are less than 200 members.

As of December 31, 2014 the actuarial accrued liability (AAL), the portion of the actuarial present value of the total future benefits based on the employees' service rendered to the measurement date, was \$261,251,972. The actuarial value of the Plan's assets was \$0, resulting in an unfunded actuarial accrued liability (UAAL) of \$261,251,972. The UAAL is amortized over a fixed period and the City makes annual payments on a pay-as-you-go funding basis. The City's net OPEB obligation at the beginning of any year is the cumulative unfunded OPEB obligation since the fiscal year during which the GASB 45 was implemented. As of January 1, 2014, the City's net OPEB obligation was \$66,437,793. During fiscal year ending December 31, 2014, the City paid \$9,944,248 in OPEB obligations, resulting in a net OPEB obligation of \$69,862,766 as of December 31, 2014.

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 45.

Other Information

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

The fiscal year of the City ends December 31.

This Official Statement does not include the financial data of any political subdivision having power to levy taxes within the City.

TAX INFORMATION

Valuations

<u>Years Ending December 31:</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Assessed Valuation	\$ 4,939,599,657	\$ 4,879,126,215	\$ 4,808,007,415	\$ 4,758,844,296	\$ 4,754,839,169
State Equalization Rate	99.40%	102.00%	107.00%	111.71%	109.47%
Full Valuation	\$ 4,969,416,154	\$ 4,783,457,074	\$ 4,493,464,874	\$ 4,259,998,475	\$ 4,343,508,878

Tax Rate Per \$1,000 (Assessed)

<u>Years Ending December 31:</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Homestead Rate	\$ 9.97	\$ 9.95	\$10.28	\$ 10.29	\$ 10.82
Non –Homestead Rate	12.82	13.84	13.76	14.67	14.19

Tax Collection Record

<u>Years Ending December 31:</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
Total Tax Levy	\$ 53,148,000	\$ 54,148,000	\$ 55,148,000	\$ 55,148,000	\$ 56,048,000
Uncollected End of Year	3,426,304	4,438,523	4,308,701	3,713,434	3,237,534 ⁽¹⁾
% Uncollected End of Year ⁽²⁾	6.45%	8.20%	7.81%	6.73%	5.78%

Note: The 2015 Tax Levy is \$56,827,890.

⁽¹⁾ Unaudited

⁽²⁾ The City receives 100% of the Tax Levy (less any reductions in assessments), and uncollected amounts become the responsibility of the County.

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 - (2015 Tax Roll)

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

<u>Name</u>	<u>Type</u>	<u>Estimated Assessed Valuation</u>
National Grid	Utility	\$ 112,753,670
99 Washington Avenue	Office Building	43,200,000
The Spanos Corp	Commercial	30,000,000
Shelbourne Albany LLC	Office Building	22,764,900
Wal-Mart Stores	Commercial	21,750,000
Crossgate Commons	Commercial	21,629,947
HTA-Patroun Creek Blvd., LLC	Office Building	17,640,000
80 State Street Partners	Office Building	15,500,000
P.S. 30 Associates	Office Building	15,000,000
Chapel 25 Hotel Assoc.	Commercial	14,074,600

The largest taxpayers listed above have a total estimated assessed valuation of \$314,313,117 which represents approximately 6.62% of the tax base of the City.

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 2010-2014 and budgeted payments for 2015:

<u>Payments In Lieu of Taxes</u> <u>For Fiscal Year Ending December 31</u>	
<u>Year</u>	<u>Amount</u>
2010	\$ 25,974,566
2011	18,923,564
2012	27,191,038
2013	26,440,452
2014 (Unaudited)	19,475,487
2015 (Budgeted)	20,989,632

Constitutional Tax Margin

Computation of Constitutional Tax Margin for fiscal years ending December 31, 2011 through 2015:

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Five-Year Average Full Valuation	\$ 5,067,024,254	\$ 5,060,913,045	\$ 4,889,044,274	\$ 4,726,285,236	\$ 4,569,969,091
Tax Limit - 2% of Five-Year Average	101,340,485	101,218,261	97,780,885	94,525,705	91,399,382
Add: Exclusions From Tax Limit	<u>18,238,000</u>	<u>17,669,000</u>	<u>18,351,000</u>	<u>20,642,800</u>	<u>21,548,400</u>
Total Taxing Power	119,578,485	118,887,261	116,131,885	115,168,505	112,477,782
Less Total Levy	<u>54,148,000</u>	<u>55,148,000</u>	<u>55,148,000</u>	<u>56,048,000</u>	<u>56,827,890</u>
Tax Margin	<u>\$ 65,430,485</u>	<u>\$ 63,739,261</u>	<u>\$ 60,983,885</u>	<u>\$ 59,120,505</u>	<u>\$ 56,119,892</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 \$7,408 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 2011 Laws of New York 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). 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. It expires on June 15, 2016 unless extended. 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 (60%) vote of the total voting strength of such body, a local law (or 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 tax 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 provisions.

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 the Tax Levy Limitation Law, it is clear that no statute is able (a) to limit an issuer's pledge of its faith and credit to the payment of any of its general obligation indebtedness or (b) 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.

CITY 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:

Purpose and Pledge

Subject to certain enumerated exceptions, the City shall not give or loan any money or property to or in aid of any individual or private corporation or private undertaking or give or loan its credit to or in aid of any of the foregoing or any public corporation.

The City may contract indebtedness only for a City purpose and shall pledge its faith and credit for the payment of principal of and interest thereon.

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 or, in the alternative (in the use of level debt service described below), the weighted average period of probable usefulness of the several purposes, for which it is contracted and in no event may this period exceed forty years. No installment may be more than fifty per centum in excess of the smallest prior installment unless the City authorizes and determines to issue debt amortizing on the basis of substantially level or declining annual debt service. 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 bonds and bond anticipation 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 New York 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.

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 City Charter, the General City Law 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 ordinance is published with a statutory form of notice, the validity of the bonds 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 issued or renewed from time to time provided annual principal installments are made in reduction of the total amount of such bond anticipation notes outstanding, commencing no later than two years from the date of the first of such notes and provided that such notes or renewals do not exceed five years beyond the original date of borrowing. See "Payment and Maturity" under "Constitutional Requirements" herein.

The Local Finance Law contains provisions providing the City with power to issue certain other short-term general obligation indebtedness including budget and capital notes. The City Common Council has delegated to the City Treasurer, as permitted under the Local Finance Law, the power to authorize the issuance of revenue anticipation notes and tax anticipation notes.

Debt Outstanding End of Fiscal Year

<u>Fiscal Years Ending December 31:</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
Bonds	\$ 85,460,000	\$ 83,597,026	\$ 106,607,827	\$ 102,530,000	\$ 87,505,000
Bond Anticipation Notes	63,890,049	46,471,326	20,520,000	20,686,085	29,138,785
Revenue Anticipation Notes	0	0	0	0	0
Other Debt	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Totals	<u>\$ 149,350,049</u>	<u>\$ 130,068,352</u>	<u>\$ 127,127,827</u>	<u>\$ 123,216,085</u>	<u>\$ 116,643,785</u>

Details of Outstanding Indebtedness

The following table sets forth the indebtedness of the City evidenced by bonds and notes as of June 16, 2015:

<u>Type of Indebtedness</u>	<u>Maturity</u>	<u>Amount</u>
Bonds	2015-2025	\$ 84,985,000
Bond Anticipation Notes		
Various Capital Improvements	July 2, 2015	<u>\$ 29,138,785</u> ⁽¹⁾
	Total Indebtedness	<u>\$ 114,123,785</u>

⁽¹⁾ To be redeemed at maturity with proceeds of the current offering, plus City budgeted contribution.

Debt Statement Summary

Summary of Indebtedness, Debt Limit and Net Debt-Contracting Margin as of June 16, 2015:

Five-Year Average Full Valuation of Taxable Real Property	<u>\$ 4,569,969,091</u>
Debt Limit - 7% thereof	319,897,836
<u>Inclusions:</u>	
Bonds ⁽¹⁾	\$ 84,985,000
Bond Anticipation Notes.....	<u>29,138,785</u>
Total Inclusions	\$ 114,123,785
<u>Exclusions:</u>	
Appropriations	<u>\$ 12,720,000</u>
Total Exclusions	<u>\$ 12,720,000</u>
Total Net Indebtedness Subject to Debt Limit	<u>\$ 101,403,785</u>
Net Debt-Contracting Margin	<u>\$ 218,494,051</u>
Percent of Debt Contracting Power Exhausted	31.70%

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 requested and received accelerated payments of State Aid and Sales Tax to assist in meeting cash flow requirements. In light of greater uncertainty in 2009 than in past years as to the likelihood of receiving such accelerated payments, the City issued Revenue Anticipation Notes in the amount of \$12,500,000 on December 10, 2009, which notes matured on January 29, 2010. The City did not issue revenue anticipation notes or tax anticipation notes in 2014 and does not expect to issue such notes in 2015 at this time.

Bonded Debt Service

A schedule of Bonded Debt Service may be found attached hereto as APPENDIX - B of 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 as of the close of the 2013 fiscal year of the respective municipalities and is not adjusted to include subsequent bond issues, if any.

<u>Unit</u>	<u>Outstanding Indebtedness</u>	<u>Exclusions</u> ⁽¹⁾	<u>Net Indebtedness</u>	<u>Approx. % Applicable</u>	<u>Approx. Net Overlapping Indebtedness</u>
County of Albany	\$ 246,772,454	\$ 24,018,134 ⁽²⁾	\$ 222,754,320	19.45%	\$ 43,325,715
City School District of the City of Albany	153,811,220	122,126,109 ⁽³⁾	31,685,111	100.00%	<u>31,685,111</u>
					<u>\$ 75,010,826</u>

- ⁽¹⁾ Pursuant to applicable constitutional and statutory provisions, this indebtedness is deductible from gross indebtedness for debt limit purposes.
- ⁽²⁾ Sewer and water exclusions and budgeted appropriations.
- ⁽³⁾ Estimated State Building aid.

Source: New York State Comptroller’s Special Report on Municipal Affairs for fiscal years ending 2013.

Debt Ratios

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

**Debt Ratios
As of June 16, 2015**

	<u>Amount Indebtedness</u>	<u>Per Capita</u> ^(a)	<u>Percentage of Full Valuation</u> ^(b)
Net Indebtedness	\$ 101,403,785	\$1,030.27	2.22%
Net Indebtedness Plus Net Overlapping Indebtedness ^(c)	176,414,611	1,792.39	3.86%

- ^(a) The 2013 Census population of the City is 98,424.
- ^(b) The City’s five-year average full value of taxable real estate is \$4,569,969,091.
- ^(c) Estimated net overlapping indebtedness is \$75,010,826.

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").

MATERIAL EVENT NOTICES WITH RESPECT TO THE NOTES

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 Note:

- (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 Note, 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 Note, or other material events affecting the tax status of the Note
- (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 Note
- (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

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 Note.

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.

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 Note; 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 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 City acknowledges that its undertaking pursuant to the Rule described under this heading is intended to be for the benefit of the holders of the Note (including holders of beneficial interests in the Note). The right of holders of the Note 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 Note nor entitle any holder of the Note to recover monetary damages.

The City reserves the right to modify from time to time the specific types of information provided or the format of the presentation of such information, to the extent necessary or appropriate in the judgment of the City; provided that the City agrees that any such modification will be done in a manner consistent with the Rule.

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

Subject to the following, the City has in the previous five years complied, in all material respects, with any prior undertakings pursuant to the Rule. However, due to a clerical oversight the City failed to file audited financial statements for the fiscal year ending December 31, 2009 and December 31, 2010 under a previous continuing disclosure undertaking. Such information was filed on EMMA on June 13, 2014. The original annual information filing for the fiscal year ending December 31, 2011 was intended to be submitted on EMMA on June 15, 2012 but, instead, the annual information for the fiscal year ending December 31, 2010 was inadvertently filed. The correct document was filed on April 23, 2015. The City did not file material event notices with respect to rating changes for MBIA Insurance Corporation which insured the City's 2006 Bonds.

On March 17, 2011, the City issued refunding bonds, the proceeds of which were used to refund bonds issued in 1997, 2000 and 2001. The refunding escrow agreement was posted on EMMA in a timely manner, but no separate event notice was filed in connection with the refunding.

On June 28, 2012, the City issued refunding bonds, the proceeds of which were used to refund bonds issued in 2003. The refunding escrow agreement was posted on EMMA in a timely manner, but no separate event notice was filed in connection with the refunding.

The failure to file notice submitted on EMMA on June 13, 2014 was amended on April 24, 2015.

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.

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 Notes 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 and 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 Notes is taken into account in determining adjusted current earnings, 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. Bond Counsel will express no opinion as to any other tax consequences regarding the 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 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 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 Notes. The City has covenanted to take the actions required of it for the interest on the 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 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 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.

Current and future legislations, interpretations or rulings relating to the Code or judicial decisions may cause interest on the 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 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 Notes. Prospective purchasers of the 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 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 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 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. 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 his 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.

Standard & Poor's Credit Market Services has assigned its rating of "AA-" with a stable outlook to the City's outstanding serial bonds. Such ratings reflect only the view of such rating agency, and any desired explanation of the significance of such ratings should be obtained from Standard & Poor's Credit Market Services, 55 Water Street – 38th Floor, New York, New York 10041, (212) 438-7983. 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 such rating could have an adverse effect on the market price of the Notes and outstanding bonds. A securities rating is not a recommendation to buy, sell, or hold securities and may be subject to revision or withdrawal at any time.

MISCELLANEOUS

Any statements made in this Official Statement and indicated to involve matters of opinion, forecasts, projections or estimates are represented to be opinions, forecasts, projections or estimates in good faith. No assurance can be given, however, that the facts will materialize as so opined forecasted, projected or estimated. Neither this Official Statement nor any statement which may have been made verbally or in writing is to be construed as a contract with the holders of the Notes.

Roemer Wallens Gold & Mineaux LLP has not verified the accuracy, completeness or fairness of the factual information contained in this Official Statement, except with respect to the statements contained in this Official Statement under the caption "Description of the Bonds", "Description of the Notes" (not including information regarding the Book-Entry-Only System), "Tax Exemption", "Legal Matters", and accordingly, the firm's legal opinion will state that no opinion is expressed as to whether the City, in connection with the sale of the Notes, has made any untrue statement of a material fact, or omitted to reflect a material fact necessary in order to make any statements made, in light of the circumstances under which they were made, not misleading.

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.

If the purchaser(s) requests that the Notes be issued in registered form, the City will act as Paying Agent for the Notes. If the purchaser(s) requests that the Notes be issued in bearer form, the purchaser will select a bank or trust company located and authorized to do business in the State of New York to act as Paying Agent for the Notes. Paying agent fees, if any, shall be paid by the purchaser.

The City's contact information is as follows: Mr. Kenneth L. Bennett, Deputy Treasurer, City of Albany, 24 Eagle Street, Albany, New York 12207, Phone: (518) 434-5028, Telefax: (518) 434-5098, Email: kbennett@albanyny.gov.

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

CITY OF ALBANY

Dated: June 23, 2015

Honorable Darius Shahinfar
City Treasurer
and Chief Fiscal Officer

GENERAL FUND

Balance Sheets

Fiscal Years Ending December 31:	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u> Unaudited
ASSETS					
Cash on Hand	\$ 14,959,864	\$ 21,545,130	\$ 24,712,921	\$ 26,193,519	\$ 9,235,067
Investments					-
Receivables:					
Taxes - net	5,679,653	5,455,543	5,581,188	4,885,060	4,392,376
Landfill, net	1,031,024	924,343	1,231,518	782,537	1,144,337
Accounts Receivable	1,783,506	1,154,963	1,014,245	950,640	1,557,690
Other - net	-	-	-	-	-
State and Federal	2,470,097	2,884,177	3,047,892	4,188,316	1,789,566
Due from Other Funds	4,749,764	4,064,062	4,184,406	3,823,543	6,360,513
Due From Other Governments	10,407,227	8,883,075	10,586,433	8,706,645	15,224,148
Prepaid Expenses		-	-	-	-
Other Assets	3,346,226	3,581,335	3,719,099	4,223,823	4,227,095
TOTAL ASSETS	<u>\$ 44,427,361</u>	<u>\$ 48,492,628</u>	<u>\$ 54,077,702</u>	<u>\$ 53,754,083</u>	<u>\$ 43,930,792</u>
LIABILITIES AND FUND EQUITY					
Accounts Payable	\$ 6,192,186	\$ 7,295,027	\$ 6,814,834	\$ 5,594,368	\$ 6,917,682
Accrued Liabilities	-	-	-	-	-
Due to Component Units	3,855,220	7,202,007	10,417,660	7,235,326	11,045,544
Notes Payable (RAN's)	-	-	-	-	-
Other Liabilities	203,624	243,710	225,128	250,051	369,447
Due to Other Funds	815,551	960,617	1,184,832	1,143,892	390,309
Due to Other Governments	11,128,407	12,140,695	12,635,586	17,146,665	12,968,583
Deferred Revenue	71,813	105,400	41,650	109,574	-
Accrued Interest on CABs	-	-	-	-	-
TOTAL LIABILITIES	<u>22,266,801</u>	<u>27,947,456</u>	<u>31,319,690</u>	<u>31,479,876</u>	<u>31,691,565</u>
FUND EQUITY					
Nonspendable					
Prepayments:	\$ -	\$ 3,563,956	\$ 3,703,083	\$ 4,207,807	\$ 4,211,079
Restricted for:					
Debt Service	-	739,755	2,010,939	2,251,580	2,020,624
Landfill Postclosure	-	913,086	914,457	915,514	915,714
Reserve for Solid Waste Mgmt. Facility	-	-	101,341	342,779	610,928
Other Restricted Fund Balance	-	-	-	-	74,414
Assigned for:					
Fund Appropriations	-	5,635,000	4,269,789	9,801,000	2,000,000
Unassigned:	-	9,693,375	11,758,403	4,755,527	2,406,468
Reserved	6,091,809	-	-	-	-
Unreserved:					
Appropriated	-	-	-	-	-
Unappropriated	16,068,751	-	-	-	-
TOTAL FUND EQUITY	<u>22,160,560</u>	<u>20,545,172</u>	<u>22,758,012</u>	<u>22,274,207</u>	<u>12,239,227</u>
TOTAL LIABILITIES and FUND EQUITY	<u>\$ 44,427,361</u>	<u>\$ 48,492,628</u>	<u>\$ 54,077,702</u>	<u>\$ 53,754,083</u>	<u>\$ 43,930,792</u>

Note: Effective January 1, 2011, the City adopted GASB Statement No. 54 which redefines how fund balances of governmental funds are presented in financial statements. 2011 through 2014 data reflects the adoption of GASB Statement No. 54.

Source: 2010-2013 Audited and 2014 Annual 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:	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
REVENUES					Unaudited
Real Property Taxes	\$ 53,056,844	\$ 53,706,541	\$ 54,696,762	\$ 54,888,967	\$ 55,798,170
Real Property Tax Items	-	-	-	-	-
Sales and Use Tax	28,451,534	29,679,430	30,639,852	30,972,673	32,303,484
Other Taxes	3,426,539	3,383,715	3,071,076	3,063,041	3,385,673
Payments in Lieu of Taxes	25,974,566	18,923,704	27,191,038	26,440,452	19,475,487
Departmental Income					
Intergovernmental Revenues	20,234,841	19,701,516	23,610,779	21,322,935	20,975,402
Charges for Services	13,357,796	14,111,588	12,772,721	13,323,842	13,764,918
Fines, interest and penalties	6,507,569	5,735,266	5,102,697	5,327,258	4,054,866
Uses of money and properties	333,791	448,483	233,756	203,280	255,480
License and permits	2,323,870	2,523,951	2,596,426	2,192,543	2,851,219
Sale of Property and Compensation for Loss	-	-	-	-	-
Interfund Revenues	-	-	-	-	-
Miscellaneous	4,615,559	3,873,455	3,379,522	3,947,224	4,684,940
Total Revenues	\$ 158,282,909	\$ 152,087,649	\$ 163,294,629	\$ 161,682,215	\$ 157,549,639
EXPENDITURES					
Public Safety and Regulation	\$ 85,475,630	\$ 86,141,987	\$ 92,592,221	\$ 89,964,974	\$ 90,557,881
General Government	21,249,059	21,945,673	21,955,472	21,988,571	20,591,411
Health	-	-	-	-	-
Highway and Streets	6,693,113	6,884,215	6,308,779	6,735,712	6,946,790
Recreation and Culture	5,776,182	4,597,770	4,574,110	4,494,285	4,058,714
Community Service	9,900,779	8,750,978	9,439,586	8,902,696	8,340,571
Economic development and assistance	10,685	11,248	113,618	438	-
Employee Benefits	12,314,255	12,865,168	14,156,254	13,742,447	16,034,421
Debt Service	16,055,695	14,542,526	14,270,838	18,302,638	19,691,373
Total Expenditures	\$ 157,475,398	\$ 155,739,565	\$ 163,410,878	\$ 164,131,761	\$ 166,221,161
Excess of Revenues Over (Under) Expenditures	807,511	(3,651,916)	(116,249)	(2,449,546)	(8,671,522)
Other Financing Sources (Uses):					
Operating Transfers In	440,000	31,283	-	1,242,988	-
Operating Transfers to Other Funds	(670,000)	(1,300,000)	(2,224,385)	(320,000)	(1,625,000)
Proceeds from sale of property	244,100	1,206,200	-	98,721	-
Proceeds from general obligation bonds/notes	772,784	399,521	1,601,644	944,032	261,531
Proceeds from other debt	-	1,699,524	2,951,830	-	-
Other sources	-	-	-	-	-
Total Other Financing	786,884	2,036,528	2,329,089	1,965,741	(1,363,469)
Excess of Revenues and Other Sources Over (Under) Expenditures and Other Uses	1,594,395	(1,615,388)	2,212,840	(483,805)	(10,034,991)
FUND BALANCE					
Fund Balance - Beginning of Year	20,566,164	22,160,560	20,545,172	22,758,012	22,274,218
Residual Equity Transfers	-	-	-	-	-
Prior Period Adjustments (net)	-	-	-	-	-
Fund Balance - End of Year	\$ 22,160,559	\$ 20,545,172	\$ 22,758,012	\$ 22,274,207	\$ 12,239,227

Source: 2010-2013 Audited and 2014 Annual 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:	2011	2012	2013	2014	2015
	Adopted	Adopted	Adopted	Adopted	Adopted
	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>
REVENUES					
Real Property Taxes & Items	\$ 54,148,000	\$ 55,148,000	\$ 55,148,000	\$ 56,048,000	\$ 56,527,890
Sales & Use Tax	28,500,000	28,900,000	32,095,000	31,930,000	31,972,673
Other Taxes	3,539,000	3,529,000	3,445,000	3,430,000	3,097,500
Payments in Lieu of Taxes	18,917,000 ⁽¹⁾	26,942,000	26,032,000	19,045,000 ⁽¹⁾	20,989,632
Interest and Penalty on Taxes	275,000	260,000	260,000	260,000	236,000
Intergovernmental Revenues	1,085,000	1,100,000	1,020,000	1,115,000	874,095
Charges for Services	15,674,000	15,663,000	14,071,000	15,501,200	16,997,340
Traffic Violation Fines	5,305,000	5,287,000	5,076,000	5,115,000	7,016,400
Interest and Rental Income	1,322,000	255,000	257,000	290,000	5,393,318
Miscellaneous	5,658,000	4,778,500	4,700,066	4,493,200	12,929,775
State Aid	18,418,500	19,947,500	21,580,000	19,998,000	16,491,010
Federal Aid	958,500	840,500	1,645,000	1,515,400	204,404
Interfund Revenues	5,090,000	472,500	1,965,400	2,535,400	1,565,378
Total Revenues	<u>\$ 158,890,000</u>	<u>\$ 163,123,000</u>	<u>\$ 167,294,466</u>	<u>\$ 161,276,200</u>	<u>\$ 174,295,415</u>
EXPENDITURES					
Public Safety and Regulation	\$ 83,636,172	\$ 86,739,193	\$ 91,843,548	\$ 91,855,921	\$92,517,510
General Government	23,775,593	25,466,247	24,222,002	22,710,392	23,004,286
Highway and Streets	6,955,705	6,946,819	7,013,023	6,578,793	7,186,769
Recreation and Culture	4,497,343	4,653,400	4,726,066	4,512,017	4,318,776
Community Service	12,201,187	11,613,341	11,026,116	10,147,797	14,143,019
Employee Benefits	15,905,000	15,840,000	14,055,500	14,242,280	13,200,147
Miscellaneous	-	-	-	-	-
Debt Service	18,053,000	17,499,000	18,678,000	21,030,000	21,924,908
Total Expenditures	<u>\$ 165,024,000</u>	<u>\$ 168,758,000</u>	<u>\$ 171,564,255</u>	<u>\$ 171,077,200</u>	<u>\$ 176,295,415</u>
Excess of Revenues Over (Under)					
Expenditures	<u>(6,134,000)</u>	<u>(5,635,000)</u>	<u>(4,269,789)</u>	<u>(9,801,000)</u>	<u>(2,000,000)</u>
Other Financing Sources (Uses):					
Operating Transfers In	-	-	-	-	-
Operating Transfers to Other Funds	-	-	-	-	-
Operating Transfers to Component Unit	-	-	-	-	-
Proceeds from Obligation	-	-	-	-	-
Other Financing Source	-	-	-	-	-
Total Other Financing	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess of Revenues and Other					
Sources Over (Under) Expenditures					
and Other Uses	<u>(6,134,000)</u>	<u>(5,635,000)</u>	<u>(4,269,789)</u>	<u>(9,801,000)</u>	<u>(2,000,000)</u>
FUND BALANCE					
Fund Balance - Beginning of Year	6,134,000	5,635,000	4,269,789	9,801,000	2,000,000
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>

⁽¹⁾ Significant decrease from prior year due to a \$7,850,000 reduction in the annual payment received from the amendment to Section 19-A of the Public Lands Law of the State of New York.

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

BONDED DEBT SERVICE

Fiscal Year Ending December 31st	Principal	Interest	Total
2015	\$15,330,000	\$ 2,776,545.18	\$ 18,106,545.18
2016	13,560,000	2,386,878.51	15,946,878.51
2017	13,625,000	1,991,396.53	15,616,396.53
2018	13,740,000	1,542,108.55	15,282,108.55
2019	10,715,000	1,098,350.61	11,813,350.61
2020	11,055,000	752,894.47	11,807,894.47
2021	4,870,000	400,362.45	5,270,362.45
2022	2,235,000	204,011.95	2,439,011.95
2023	2,025,000	109,562.50	2,134,562.50
2024	215,000	22,000.00	237,000.00
2025	225,000	11,250.00	236,250.00
TOTALS	\$87,595,000	\$11,295,360.75	\$98,890,360.75

CITY OF ALBANY
ALBANY COUNTY, NEW YORK

AUDITED FINANCIAL STATEMENTS

AND SUPPLEMENTARY SCHEDULES

DECEMBER 31, 2013

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

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INDEPENDENT AUDITOR'S REPORT

Members of the City Council
City of Albany, New York

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 City of Albany, New York (the City), as of and for the year ended December 31, 2013, 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.

Management's Responsibility 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.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We did not audit the financial statements of the Albany Parking Authority, the Albany Water Board, the Albany Industrial Development Agency, and certain other components units which collectively represent approximately 62% and 86%, 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 entities, is based solely on the reports of the other auditors. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

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

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

Opinion

In our opinion, 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, 2013, 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.

Other Matters

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 3 through 16 and 54 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 18, 2014

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, 2013. 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, 2012.

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 governmental funds 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 Municipal Water Finance Authority, the Albany Parking Authority, the Albany Industrial Development Agency, the Albany Port Commission, Capitalize Albany Corporation, the three Business Improvement Districts and the City of Albany Capital Resource Corporation. Independent accounting firms separately audit these entities. Financial information from these entities, excluding two of the Business Improvement Districts, has been reported in the City's financial statements. The fiduciary funds consist of the City Trust and the payroll accounts. 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 funds 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*. Other long-term assets, such as receivables resulting from property transactions, are not reported as assets on the *Balance Sheet* but are reflected in the *Statement of Net Position*.

A more complete reconciliation between financial statements is presented in the financial statements.

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 2013 totaled \$161.7 million and were under the final budget by \$2.7 million. The General Fund expenses totaled \$164.1 million and were \$11.1 million lower than the final budget. While the 2013 City budget planned for a reduction in fund balance of \$4.3 million, the fund balance actually lost only \$484,000 for the year. The \$2.4 million deficiency of revenues over expenses is added to other financing sources of \$1.9 million which resulted in the fund balance ending the year at \$22.3 million.

Government-Wide Financial Statements

Statement of Net Position

Primary government total assets exceeded total liabilities by \$5.5 million – an increase of approximately \$4.2 million from 2012.

Total assets (\$297.5 million) increased from 2012 by \$0.9 million. The areas that increased are due from component units (increased by \$1.6 million), prepaid and other assets (increased by \$0.5 million) and capital assets, net (increased \$12.2 million). The areas that decreased are cash and cash equivalents (decreased by \$5.3 million), taxes receivable (decreased by \$0.7 million) and due from other governments (decreased by \$1.8 million). The increase in due from component units is related to an increase in the amount due from the Water Board. The increase in prepaid and other assets is related to an increase in the prepaid portion of the NYS retirement invoices. The increase in capital assets, net is the result of adding the completed capital projects to fixed assets. The decrease in cash and cash equivalents was primarily related to spending funds on infrastructure improvements and capital projects. The decrease in taxes receivable is result of an increase in tax payments and the decrease in due from other governments is the result of receiving funds for grants and projects that are reimbursed by the State and Federal governments.

Total Liabilities (\$292.0 million) decreased by \$3.3 million from 2012. The primary liabilities which decreased are bonds and loans payable (decreased by \$3.0 million), due to component units (decreased by \$3.2 million) and a decrease in judgments and claims (decreased by \$2.4 million). Some of the liabilities which increased were the Accrued Post-Employment Benefit Obligation (pursuant to GASB 45 increased by \$2.8 million), due to other governments (increased by \$4.5 million) and due to NYS Retirement System (increased by \$5.0 million).

Bonds and loans payable decreased as a result of converting a portion of the bond anticipation notes to bonds and paying the current debt expense. The decrease in due to component units is related to paying the Water Board for delinquent taxes collected on its behalf. Judgments and Claims decreased from a review and write off of prior claims performed by the City's third party worker's compensation administrator and paying current claims.

The increase in the City of Albany's large Post-Employment Benefit Actuarial Accrual liability (\$254.3 million) is driven by the health care plan which has traditionally been extended to retirees. The liability recognized in the Statement of Net Position is \$66.4 million. The increase in due to other governments is related an increase in the amount of property taxes collected on behalf of the County of Albany. Due to NYS Retirement System increased because the City amortized the maximum portion of the 2013 contribution to NYS.

Of the assets, \$101.9 million is net invested in capital assets, and \$2.6 million is restricted for program specific activities and for debt service, leaving a deficit balance in unrestricted net position of \$99.0 million – a increase to the deficit from 2012 by \$11.7 million. The total net position increased by \$4.2 million most of this increase is related to the increase in capital assets.

Total capital assets including property and equipment after depreciation are valued at \$209.6 million, with increases of approximately \$18.6 million of additions to capital assets. Approximately \$25.9 million of capital assets are not subject to depreciation, including approximately \$5.1 million of land, and \$20.8 million of construction in progress which is related to the City's landfill expansion project and 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, 2013
(in Millions)

	<u>2013</u>	<u>2012</u>	<u>Increase/ (Decrease)</u>
Total assets	\$297.5	\$296.6	\$0.9
Total liabilities	292.0	295.3	(3.3)
Excess of assets over liabilities	5.5	1.3	4.2
Net invested in capital assets	101.9	86.4	15.5
Restricted for debt service and program activities	2.6	2.2	0.4
Unrestricted (deficiency)	(99.0)	(87.3)	(11.7)
Total Net Position	<u>\$5.5</u>	<u>\$1.3</u>	<u>\$4.2</u>

Component Units

Total assets exceeded total liabilities and deferred inflows or resources by \$63.5 million – an increase of \$11.7 million from 2012. Total assets (\$149.3 million) increased by \$6.4 million. Net invested in capital assets increased by \$9.7 million.

Total liabilities (\$85.4 million) decreased by \$5.7 million as a result of reduction in bond and loans payable of \$5.9 million and a decrease of \$0.6 million in unearned revenue. The current maturities on long-term debt increased \$1.8 million and the OPEB obligation increased \$0.5 million. Unrestricted net position increased \$1.5 million from 2012 to 2013 due mostly to increases in the unreserved fund balances of the Water Board/Authority of \$1.4 million and the Albany Port District Commission of \$0.4 million.

Governmental Activities - Component Units **Net Assets at December 31, 2013** *(in Millions)*

	<u>2013</u>	<u>2012</u>	<u>Increase/ (Decrease)</u>
Total assets	\$149.3	\$142.9	\$6.4
Total liabilities and deferred inflows of resources	<u>85.8</u>	<u>91.1</u>	<u>(5.3)</u>
Excess of assets over liabilities and deferred inflows of resources	63.5	51.8	11.7
Net invested in capital assets	15.3	5.6	9.7
Restricted for debt service and program activities	5.0	4.5	0.5
Unrestricted	<u>43.2</u>	<u>41.7</u>	<u>1.5</u>
Total Net Position	<u>\$63.5</u>	<u>\$51.8</u>	<u>\$11.7</u>

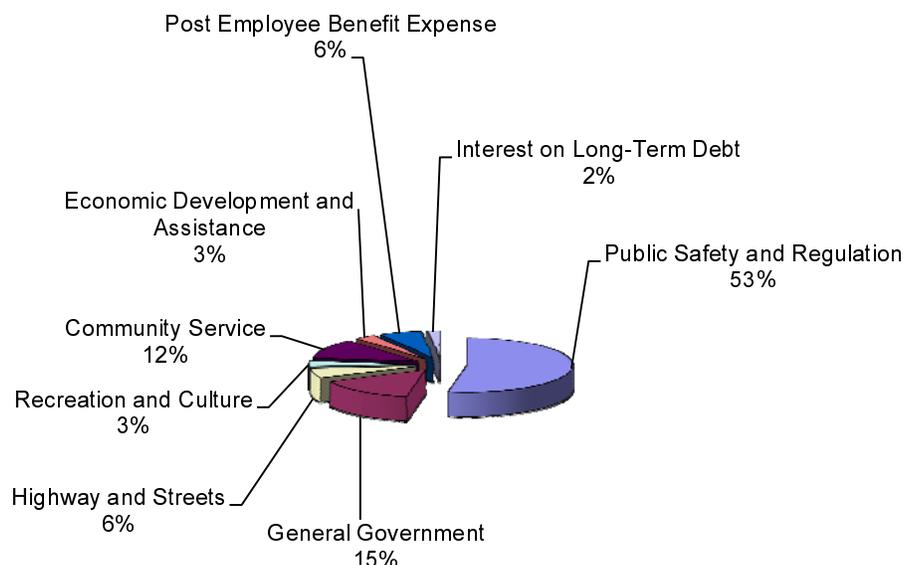
Statement of Activities

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 *(in Millions)*

<u>Governmental Functions</u>	<u>2013</u>	<u>2012</u>	<u>Increase/ (Decrease)</u>	<u>% of Change</u>
Public Safety and Regulation	\$95.1	\$96.7	(\$1.6)	-2%
General Government	27.0	34.1	(7.1)	-21%
Highway and Streets	10.7	10.7	0.0	0%
Recreation and Culture	5.9	5.7	0.2	4%
Community Service	20.9	19.9	1.0	5%
Economic Development and Assistance	5.7	3.7	2.0	54%
Post Employee Benefit Expense	11.5	12.3	(0.8)	-7%
Interest on Long-Term Debt	<u>3.2</u>	<u>4.6</u>	<u>(1.4)</u>	<u>-30%</u>
Total	<u>\$180.0</u>	<u>\$187.7</u>	<u>(\$7.7)</u>	<u>-4%</u>

Functional Expenses – Primary Government



Public Safety accounts for 53 percent of expenses, while General Government is at 15 percent and Community Services accounts for 12 percent. 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, accounts for 6 percent of expenses.

Expenses decreased from 2012 by \$7.7 million.

Public Safety expenses decreased by \$1.6 million, most of the departments that make up Public Safety ended the year at budget or below budget. Public Safety expenses of \$95.1 million are offset by \$10.1 million in charges for services and \$5.4 million in grant funds for COPS hiring, urban security, truancy, and motor vehicle theft prevention programs. General Government expenses of \$27.0 million decreased by \$7.1 million and are offset by \$2.6 million in charges for services most of which came from permit, license and inspection fees. Community Service expenses of \$20.9 million increased by \$1.0 million and are offset by \$3.2 million in grants related to the Albany Community Development Agency, Youth and Workforce Development Agency and \$11.4 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.

Revenues decreased from 2012 by \$5.3 million.

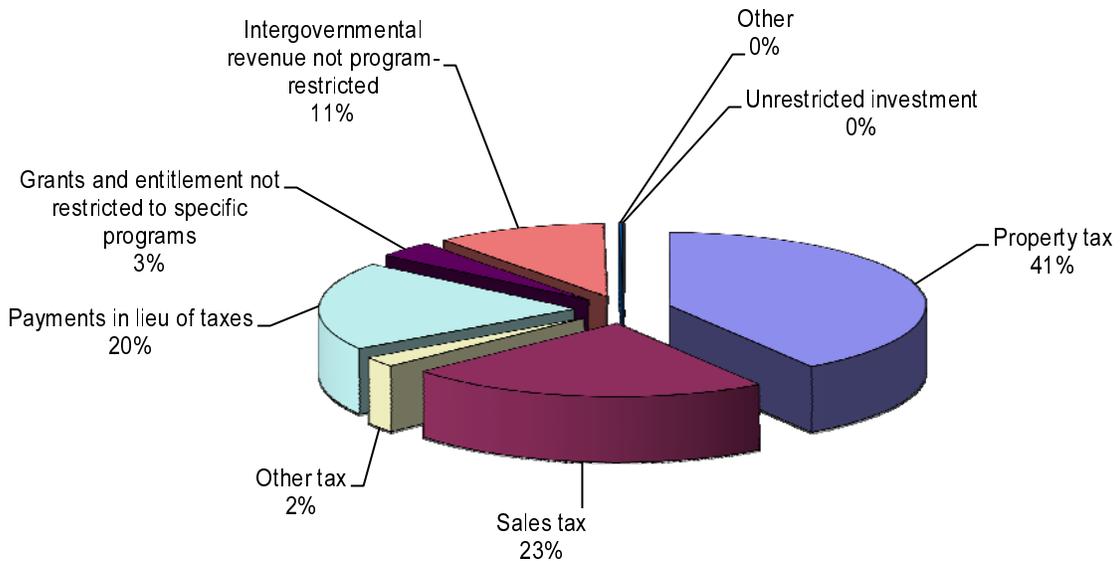
Total general revenues (\$135.0 million) decreased by \$5.3 million. Payments in lieu of taxes (\$26.4 million) decreased by \$0.8 million. Grants and entitlements not restricted to specific programs (\$4.8 million) decreased by \$1.9 million, intergovernmental revenue not program restricted (\$14.5 million) decreased by \$1.7 million and other revenues was \$1.5 million lower than in 2012. Property tax revenue (\$54.9 million) increased by \$0.2 million and sales tax revenue increased by \$0.4 million.

Governmental Activities - General Revenues
(in Millions)

Revenues	2013	2012	Increase/ (Decrease)	% of Change
Property tax	\$ 54.9	\$ 54.7	\$ 0.2	0%
Sales tax	31.0	30.6	0.4	1%
Other tax	3.1	3.1	-	0%
Payments in lieu of taxes	26.4	27.2	(0.8)	-3%
Grants and entitlement not restricted to specific programs	4.8	6.7	(1.9)	-28%
Intergovernmental revenue not program restricted	14.5	16.2	(1.7)	-10%
Other	0.2	1.7	(1.5)	-88%
Unrestricted investment earnings	0.1	0.1	-	0%
Total General Revenues	\$ 135.0	\$ 140.3	\$ (5.3)	-4%

The following chart indicates the relative percentages of general revenues:

Governmental Activities – General Revenues
(in \$ Millions)



Component Units

Revenues of the Component Units totaled \$54.2 million, which is an increase of \$5.4 million from 2012. The overall expenses of the Component Units totaled \$41.3 million – a decrease of \$1.9 million. The Water Board/Water Authority accounts for 70 percent of the overall 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 revenues for the component units:

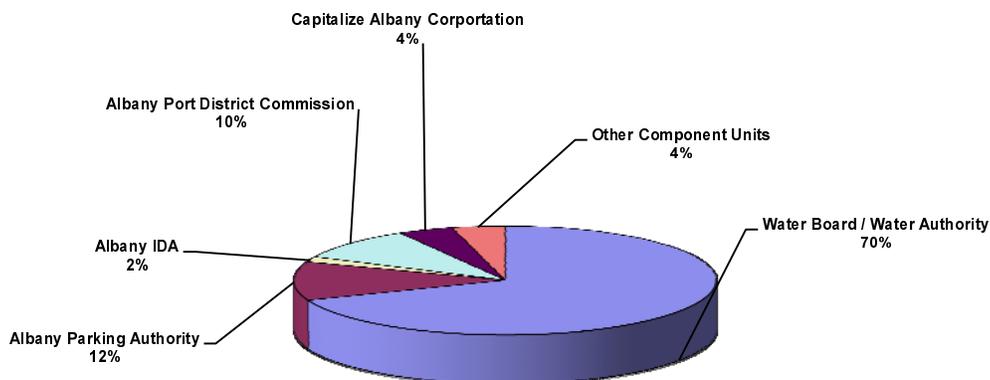
Component Units - Revenues				
<i>(in Millions)</i>				
Component Units	2013	2012	Increase / (Decrease)	% of Change
Water Board / Water Authority	\$35.3	\$34.6	\$0.7	2%
Albany Parking Authority	5.6	5.4	0.2	4%
Albany IDA	0.6	0.8	(0.2)	-25%
Albany Port District Commission	9.9	4.8	5.1	106%
Albany Local Development Corporation	1.9	1.8	0.1	6%
Other Component Units (BIDS)	0.9	1.4	(0.5)	-36%
Total	\$54.2	\$48.8	\$5.4	11%

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

Component Units - Expenses				
<i>(in Millions)</i>				
Component Units	2013	2012	Increase / (Decrease)	% of Change
Water Board / Water Authority	\$29.0	\$29.7	(\$0.7)	-2%
Albany Parking Authority	4.8	4.8	0.0	0%
Albany IDA	0.7	0.6	0.1	17%
Albany Port District Commission	4.1	4.8	(0.7)	-15%
Albany Local Development Corporation	1.8	1.6	0.2	13%
Other Component Units	0.9	1.7	(0.8)	-47%
Total	\$41.3	\$43.2	(\$1.9)	-4%

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

Component Units – 2013 Expenses



Governmental Funds Financial Statements

Governmental Funds Balance Sheet

Assets decreased by \$7.4 million. The largest decrease (\$5.3 million) is in cash and cash equivalents which is the result of spending on some of the larger capital projects as they get closer to completion. Due from federal and state governments decreased (\$1.0 million) which is related to a decrease in federal and state reimbursements on completed capital projects. Due from component units increased (\$1.6 million) most of this increase is funds due from the Water Board.

Liabilities decreased by \$0.2 million due to a decrease of \$0.7 million in accounts payable and accrued expenses from a decrease in capital project related expenses and a decrease of \$3.2 million in due to component units mostly as a result of paying the Water Board for prior year water tax collections. Due to other governments increased by \$4.5 million as a result of collecting additional taxes on the behalf of the County.

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 \$22.3 million. The non-spendable portion consists of \$4.2 million in prepayments, primarily to the state retirement plan. The restricted fund balance includes \$2.3 million for debt service, \$0.9 million for landfill post closure expenses and \$0.3 million for the solid waste management facility. The assigned fund balance of \$9.8 million is appropriated to the 2014 budget. The unassigned fund balance totals \$4.8 million.

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	55.2	55.2	54.9	(0.3)	0.0	0.0	0.0	0.0
Sales and use taxes	32.1	32.1	31.0	(1.1)	0.0	0.0	0.0	0.0
Other taxes	3.5	3.5	3.1	(0.4)	0.0	0.0	0.0	0.0
Payments in lieu of taxes	26.0	26.0	26.5	0.5	0.0	0.0	0.0	0.0
Intergovernmental revenue	18.5	22.7	21.3	(1.4)	2.7	2.8	2.5	(0.3)
Charges for services	11.7	11.7	13.3	1.6	0.0	0.0	0.0	0.0
Fines, interest and penalties	5.3	5.3	5.3	0.0	0.0	0.0	0.0	0.0
Use of money and properties	0.1	0.1	0.2	0.1	0.0	0.0	0.0	0.0
Licenses and permits	2.4	2.4	2.2	(0.2)	0.0	0.0	0.0	0.0
Other revenues	5.5	5.4	3.9	(1.5)	0.0	0.0	0.0	0.0
Total revenues	160.3	164.4	161.7	(2.7)	2.7	2.8	2.5	(0.3)
EXPENDITURES								
Public safety and regulation	91.8	94.8	90.0	(4.8)	0.0	0.0	0.0	0.0
General government	24.2	24.2	22.0	(2.2)	0.0	0.0	0.0	0.0
Highways and streets	7.0	7.0	6.7	(0.3)	0.0	0.0	0.0	0.0
Recreation and culture	4.8	4.8	4.5	(0.3)	0.0	0.0	0.0	0.0
Community service	9.7	9.9	8.9	(1.0)	0.0	0.0	0.0	0.0
Employee benefits	14.1	15.8	13.7	(2.1)	0.0	0.0	0.0	0.0
Economic development and assistance	0.0	0.0	0.0	0.0	2.7	2.8	2.5	(0.3)
Debt service	18.7	18.7	18.3	(0.4)	0.0	0.0	0.0	0.0
Total expenditures	170.3	175.2	164.1	(11.1)	2.7	2.8	2.5	(0.3)
Excess (deficiency) of revenues and appropriated fund balance over expenditures	(10.0)	(10.8)	(2.4)	8.4	0.0	0.0	0.0	0.0
OTHER FINANCING SOURCES (USES)								
General fund allocation	4.3	5.1	0.0	(5.1)	0.0	0.0	0.0	0.0
Transfers	0.0	0.0	0.9	0.9	0.0	0.0	0.0	0.0
Proceeds from the issuance of other debt	5.7	5.7	0.0	(5.7)	0.0	0.0	0.0	0.0
Premium on bond anticipation notes issued	0.0	0.0	0.9	0.9	0.0	0.0	0.0	0.0
Proceeds from sale of property	0.0	0.0	0.1	0.1	0.0	0.0	0.0	0.0
Total other financing sources (uses)	10.0	10.8	1.9	(8.9)	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	0.0	0.0	(0.5)	(0.5)	0.0	0.0	0.0	0.0

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 \$161.7 million, which were \$2.7 million less than the final adopted budget and \$1.6 million less than 2012. The most significant variances in revenue include the following:

Real property taxes were under budget by \$0.3 million which is the result of Supreme Court orders that reduced the actual amount payable. While property tax revenue came in under budget, the total tax levy yielded an additional \$0.2 million in revenue from last year.

Other taxes were \$0.4 million under budget and almost the same total as 2012. Utility gross receipts taxes ended the year at \$0.4 million under budget.

Sales and use taxes revenue was \$1.1 million under budget, however it was \$0.4 million higher than 2012 at almost \$31 million, which reflects some improvement in county-wide economic activity.

Payments in lieu of taxes finished the year higher than budget by \$0.4 million although it was \$0.7 million lower than 2012. The budget included a spinoff of the State's 19-a payment of \$7.85 million.

Intergovernmental revenue was \$1.4 million under budget and \$2.3 million less than 2012. The primary reason the revenue was lower is related to two large Federal public safety grants where not fully utilized by the end of 2013. These grants carried forward to the next year.

Charges for services were \$1.6 million over budget and \$0.5 million more than 2012. Most of this increase is related to higher landfill revenues.

Fines, interest and penalties ended the year almost at budget and \$0.2 million higher than 2012. Parking ticket revenue and police court fines were up from the prior year.

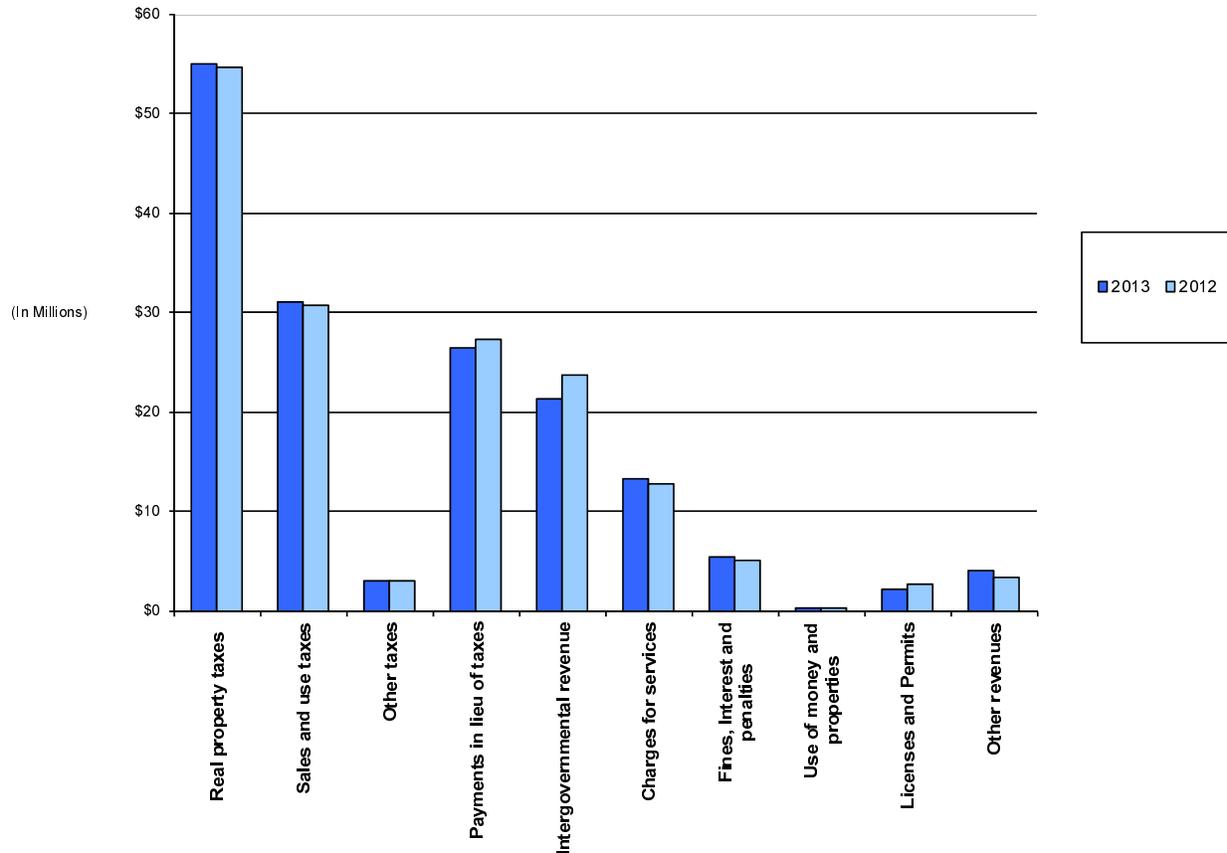
Use of money and properties was \$0.1 million over budget but slightly lower than 2012. This was the result of lower interest rates which reduced the amount of interest earned from money market accounts.

Licenses and permits finished the year \$0.2 million under budget and \$0.4 million lower than 2012. Revenues from vacant building fees, plumbing permits and electrical permits were lower than last year.

Other revenues was \$1.4 million under budget but \$0.5 million higher than 2012 total. Last year included \$1.0 million in demolition expenses added to the 2013 property tax bills compared to just \$0.5 million in 2012.

Governmental Funds - General Fund Revenues 2013 to 2012 Variance			
(In Millions)			
<u>Revenues</u>	<u>2013</u>	<u>2012</u>	<u>2013 Over/(Under) 2012</u>
Real property taxes	\$54.9	\$54.7	\$0.2
Sales and use taxes	31.0	30.6	0.4
Other taxes	3.1	3.1	0.0
Payments in lieu of taxes	26.5	27.2	(0.7)
Intergovernmental revenue	21.3	23.6	(2.3)
Charges for services	13.3	12.8	0.5
Fines, interest and penalties	5.3	5.1	0.2
Use of money and properties	0.2	0.2	0.0
Licenses and permits	2.2	2.6	(0.4)
Other revenues	3.9	3.4	0.5
Total revenues	<u>\$161.7</u>	<u>\$163.3</u>	<u>(\$1.6)</u>

Governmental Funds – General Fund Revenues 2013 to 2012 Variance



Expenses

Total expenditures of \$164.1 million were \$11.1 million less than the final budget but \$0.7 million higher than 2012.

Public safety and regulation spending (\$90.0 million) was \$4.8 million less than the final budget and \$2.6 million lower than 2012. State pension contributions were lower than budget for the Police and Fire Department by a combined total of \$2.8 million. Most of this savings was the result of crediting the amortized pension amounts to the retirement expenses as recommended by the Office of the State Comptroller.

General government spending (\$22.0 million) was \$2.2 million less than final budget and at the same total as 2012. Most of the departments in this category came in at or below budget.

Highway and streets spending (\$6.7 million) was \$0.3 million less than budgeted although it was \$0.4 million more than 2012. Most of the increase was the result of higher snow removal expenses.

Recreation and culture spending (\$4.5 million) was \$0.3 lower than final budget and \$0.1 million less than 2012. Most of the departments in this category came in at or below budget.

Community service spending (\$8.9 million) was \$1.0 million less than final budget and \$0.5 million lower than 2012. Most of the departments in this category came in at or below budget. In 2012, the Planning Department had a large amount of expenses related to a NYSEDA grant and fewer expenses in 2013. This is primarily the reason for the overall decrease in this category.

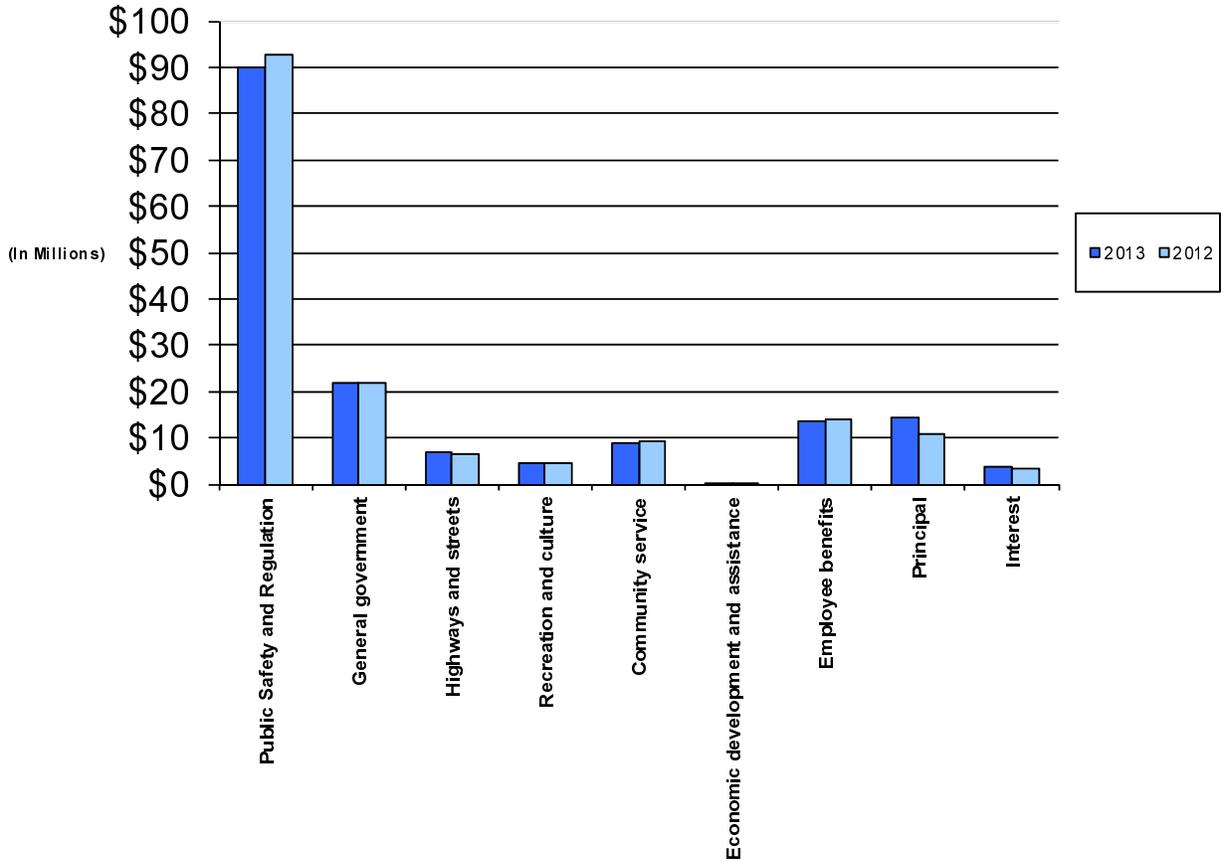
Employee benefits expense (\$13.7 million) was \$2.1 million under budget and \$0.4 million less in 2013. State pension costs decreased by \$1.5 million, which was the result of recording the amortized portion of the pension as a credit against the retirement expense, as recommended by the Office of the State Comptroller. The City is self-insured and pays the actual claims for employee in the Empire Blue Cross plan. Higher expenses related to these claims resulted in an increase of \$1.5 million in costs for 2013. NYS Unemployment Insurance and other expenses in this category came in under budget and lower than in 2012.

Debt service payments (\$18.3 million) increased by \$4.0 million from last year but was \$0.4 million below budget. Most of the increase is related to an aggressive pay down of landfill debt. The reason for the short amortization of the landfill debt is to pay it off by the time the landfill is no longer providing revenue to the City.

**Governmental Funds - General Fund Expense 2013 to 2012 Variance
(In Millions)**

<u>Expenditures</u>	<u>2013</u>	<u>2012</u>	<u>2013 Over/(Under) 2012</u>
Public safety and regulation	\$ 90.0	\$ 92.6	\$ (2.6)
General government	22.0	22.0	0.0
Highways and streets	6.7	6.3	0.4
Recreation and culture	4.5	4.6	(0.1)
Community service	8.9	9.4	(0.5)
Economic development and assistance	0.0	0.1	(0.1)
Employee benefits	13.7	14.1	(0.4)
Principal	14.4	10.8	3.6
Interest	3.9	3.5	0.4
Total expenditures	<u>\$164.1</u>	<u>\$163.4</u>	<u>\$0.7</u>
Excess of operating revenues over expenditures	<u>(\$2.4)</u>	<u>(\$0.1)</u>	<u>(\$2.3)</u>

General Government – General Fund Expenditures 2013 to 2012 Variance



DEBT

The City's long-term debt and short-term debt are described in detail in Notes 12-13.

In July 2013, the City issued \$9,890,000 of General Obligation Bonds. The bonds carry an interest rate ranging from 3.0% to 4.5%. The seven year amortization schedule starts in 2014 and ends in 2020.

In July 2013, the City issued various BANS of \$7,000,000 at an interest rate of 1.25% and \$13,686,085 at an interest rate of 1%, for a total of \$20,686,085.

The proceeds of the bonds and notes were used to redeem a portion of the \$20,520,000 BANS issued in July 2012 and matured on July 5, 2013 and to provide new funds for the expenses of current capital projects including the landfill expansion.

Capital Leases

The City entered into no new capital lease agreements in 2013.

Debt Ceiling

Of the outstanding indebtedness, approximately \$113,160,000 was subject to the statutory debt limit, using approximately 33% of the City's \$342,233,099 statutory debt limit.

CREDIT RATINGS AND BOND INSURANCE

The City of Albany currently has an outstanding credit rating from Standard & Poor's of AA- with a stable outlook for the bonds and SP-1+ for the notes. 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 2013, the City expended \$16.4 million on certain 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 some of the major sources of capital expenditures:

Capital Acquisition, Construction and Expenditures	
Street and Sidewalk Construction	\$ 5.9 Million
Vehicles and Equipment	\$ 2.4 Million
Landfill Equipment and Expansion	\$ 5.2 Million
Public Safety Equipment	\$ 0.8 Million
Local Economic Development	\$ 2.1 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, 2013

	<u>Primary Government</u>	<u>Component Units</u>
ASSETS		
Cash and cash equivalents	\$ 47,707,689	\$ 19,941,371
Cash and cash equivalents - restricted	3,167,124	2,936,151
Investments, restricted	-	12,592,143
Taxes receivable	4,885,060	-
Accounts receivable, net	1,733,177	13,253,312
Mortgage loans receivable	9,929,063	2,249,746
Due from primary government	-	6,046,190
Due from other governments	12,470,717	-
Due from other funds	164,568	-
Due from component units	2,678,620	-
Intangible assets, net	-	463,094
Prepaid and other assets	4,361,005	3,533,102
Property held for investment, lease or sale	523,663	3,358,704
Capital assets, net	<u>209,893,917</u>	<u>84,918,090</u>
Total assets	<u>\$ 297,514,603</u>	<u>\$ 149,291,903</u>
DEFERRED OUTFLOWS OF RESOURCES		
	<u>\$ -</u>	<u>\$ -</u>
LIABILITIES		
Accounts payable and accrued expenses	\$ 9,386,238	\$ 3,145,026
Accrued interest payable	1,553,718	2,430,704
Unearned revenue	10,456,278	1,162,452
Due to other governments	17,146,665	-
Due to primary government	-	231,477
Due to component units	7,235,326	-
Other liabilities	982,569	1,484,561
Bond and revenue anticipation notes payable	20,686,085	-
Bonds and loans payable	106,629,642	73,744,204
Accrued post employment benefit obligation	66,437,793	2,317,811
Compensated absences	19,830,989	-
Due to NYS Retirement System	9,504,500	-
Judgments and claims	12,708,007	-
Landfill post-closure costs	7,847,511	-
Capital lease obligations	<u>1,579,184</u>	<u>844,225</u>
Total liabilities	<u>\$ 291,984,505</u>	<u>\$ 85,360,460</u>
DEFERRED INFLOWS OF RESOURCES		
	<u>\$ -</u>	<u>\$ 484,384</u>
NET POSITION		
Net invested in capital assets	\$ 101,948,754	\$ 15,262,978
Restricted for:		
Program specific activities	342,779	4,458,449
Encumbrances	-	367,482
Debt service	2,251,580	171,401
Unrestricted (deficiency)	<u>(99,013,015)</u>	<u>43,186,749</u>
Total net position	<u>\$ 5,530,098</u>	<u>\$ 63,447,059</u>

See notes to financial statements.

CITY OF ALBANY, NEW YORK
STATEMENT OF ACTIVITIES
For the Year Ended December 31, 2013

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	\$ 95,087,418	\$ 10,057,676	\$ 5,374,286	-	\$ (79,655,456)	\$ -
General government	26,958,811	2,565,042	-	-	(24,393,769)	-
Highways and streets	10,719,366	53,699	-	6,725,952	(3,939,715)	-
Recreation and culture	5,854,103	1,638,190	-	-	(4,215,913)	-
Community service	20,922,649	11,375,122	3,197,183	-	(6,350,344)	-
Economic development and assistance	5,652,699	-	-	-	(5,652,699)	-
Post employment benefit expense	11,524,259	-	-	-	(11,524,259)	-
Interest on long-term debt	3,241,861	-	-	-	(3,241,861)	-
Total governmental activities	<u>179,961,166</u>	<u>25,689,729</u>	<u>8,571,469</u>	<u>6,725,952</u>	<u>(138,974,016)</u>	<u>-</u>
Component Units:						
Albany Water Board and Municipal Water Finance Authority	29,042,684	35,325,634	-	-	-	6,282,950
Albany Parking Authority	4,833,757	5,614,887	-	-	-	781,130
Albany Industrial Development Agency	669,983	596,232	-	-	-	(73,751)
Albany Port District Commission	4,043,043	4,815,555	5,075,131	-	-	5,847,643
Capitalize Albany Corporation	1,787,212	1,868,517	-	-	-	81,305
Other component units	957,751	922,830	-	-	-	(34,921)
Total component units	<u>\$ 41,334,430</u>	<u>\$ 49,143,655</u>	<u>\$ 5,075,131</u>	<u>\$ -</u>	<u>-</u>	<u>12,884,356</u>
General Revenues:						
Property tax					54,888,967	-
Sales tax					30,972,673	-
Other tax					3,063,041	-
Payments in lieu of taxes					26,440,452	-
Grants and entitlements not restricted to specific programs					4,811,362	-
Intergovernmental revenue not program-restricted					14,451,710	-
Gain on sale of capital assets					97,725	-
Other revenues					149,860	-
Unrestricted investment earnings					94,014	371,754
Total general revenues					<u>134,969,804</u>	<u>371,754</u>
Change in net position					<u>(4,004,212)</u>	<u>13,256,110</u>
Net position, beginning of year, as previously reported					1,266,559	51,354,589
Cumulative effect of adjustments relating to prior periods					8,267,751	(1,163,640)
Net position, beginning of year, adjusted					<u>9,534,310</u>	<u>50,190,949</u>
Net position, end of year					<u>\$ 5,530,098</u>	<u>\$ 63,447,059</u>

See notes to financial statements.

CITY OF ALBANY, NEW YORK
BALANCE SHEET - GOVERNMENTAL FUNDS
December 31, 2013

	<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	\$ 23,026,395	\$ 305,615	\$ 23,181,788	\$ 1,193,891	\$ 47,707,689
Cash and cash equivalents - restricted	3,167,124	-	-	-	3,167,124
Taxes receivable	4,885,060	-	-	-	4,885,060
Accounts receivable, net	950,640	-	-	-	950,640
Landfill receivable, net	782,537	-	-	-	782,537
Mortgage loans receivable	-	-	-	9,929,063	9,929,063
Due from other funds	3,823,543	-	-	252,666	4,076,209
Due from component units	2,678,620	-	-	-	2,678,620
Due from federal and state governments	1,509,696	113,350	1,490,309	650,717	3,764,072
Due from other governments	8,706,645	-	-	-	8,706,645
Other assets	4,223,823	56,831	-	80,351	4,361,005
Total assets	<u>53,754,083</u>	<u>475,796</u>	<u>24,672,097</u>	<u>12,106,688</u>	<u>91,008,664</u>
Deferred outflows of resources	-	-	-	-	-
Total assets plus deferred outflows of resources	<u>\$ 53,754,083</u>	<u>\$ 475,796</u>	<u>\$ 24,672,097</u>	<u>\$ 12,106,688</u>	<u>\$ 91,008,664</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES					
Liabilities					
Bond and revenue anticipation notes payable	\$ -	\$ -	\$ 20,686,085	\$ -	\$ 20,686,085
Accounts payable and accrued expenses	5,594,368	42,510	3,169,557	579,803	9,386,238
Due to other funds	1,143,892	454,705	1,824,740	488,304	3,911,641
Due to component units	7,235,326	-	-	-	7,235,326
Due to other governments	17,146,665	-	-	-	17,146,665
Unearned revenue	109,574	214,731	644,340	9,487,633	10,456,278
Other liabilities	250,051	-	409,331	323,187	982,569
Total liabilities	<u>31,479,876</u>	<u>711,946</u>	<u>26,734,053</u>	<u>10,878,927</u>	<u>69,804,802</u>
Deferred inflows of resources	-	-	-	-	-
Fund Balances					
Nonspendable:					
Prepayments	4,207,807	46,945	-	14,388	4,269,140
Restricted for:					
Debt Service	2,251,580	-	-	-	2,251,580
Landfill Postclosure	915,514	-	-	-	915,514
Solid Waste Management Facility	342,779	-	-	-	342,779
Committed for:					
Choose Albany Program	-	-	-	300,000	300,000
Blight to Betterment	-	-	-	350,000	350,000
Assigned for:					
Fund Appropriations	9,801,000	-	-	-	9,801,000
Other purposes	-	-	-	563,373	563,373
Unassigned (deficiency):	4,755,527	(283,095)	(2,061,956)	-	2,410,476
Total fund balances (deficiency)	<u>22,274,207</u>	<u>(236,150)</u>	<u>(2,061,956)</u>	<u>1,227,761</u>	<u>21,203,862</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 53,754,083</u>	<u>\$ 475,796</u>	<u>\$ 24,672,097</u>	<u>\$ 12,106,688</u>	<u>\$ 91,008,664</u>

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, 2013

	General	Special Revenue	Capital Projects	Other Governmental Fund	Total Governmental Funds
REVENUES					
Real property taxes	\$ 54,888,967	-	-	-	\$ 54,888,967
Sales and use taxes	30,972,673	-	-	-	30,972,673
Other taxes	3,063,041	-	-	-	3,063,041
Payments in lieu of taxes	26,440,452	-	-	-	26,440,452
Intergovernmental revenue	21,322,935	2,489,840	6,725,952	4,235,096	34,773,823
Charges for services	13,323,842	-	-	541,009	13,864,851
Fines, interest and penalties	5,327,258	-	-	-	5,327,258
Uses of money and properties	203,280	-	-	-	203,280
License and permits	2,192,543	-	-	-	2,192,543
Other revenues	3,947,224	-	-	37,257	3,984,481
Total revenues	<u>161,682,215</u>	<u>2,489,840</u>	<u>6,725,952</u>	<u>4,813,362</u>	<u>175,711,369</u>
EXPENDITURES					
Public safety and regulation	89,964,975	-	2,430,914	-	92,395,889
General government	21,988,571	-	3,273,109	-	25,261,680
Highways and streets	6,735,712	-	6,004,698	-	12,740,410
Recreation and culture	4,494,285	-	1,138,734	-	5,633,019
Community service	8,902,705	-	6,353,444	4,650,007	19,906,156
Economic development and assistance	438	2,537,395	3,139,517	-	5,677,350
Employee benefits	13,742,437	-	-	-	13,742,437
Debt service:					
Principal	14,442,049	-	-	349,345	14,791,394
Interest	3,860,589	-	-	82,935	3,943,524
Total expenditures	<u>164,131,761</u>	<u>2,537,395</u>	<u>22,340,416</u>	<u>5,082,287</u>	<u>194,091,859</u>
Deficiency of revenues over expenditures	<u>(2,449,546)</u>	<u>(47,555)</u>	<u>(15,614,464)</u>	<u>(268,925)</u>	<u>(18,380,490)</u>
OTHER FINANCING SOURCES (USES)					
Proceeds from sale of property	98,721	-	-	-	98,721
Proceeds from issuance of long-term debt	-	-	9,890,000	-	9,890,000
Premium on bond anticipation notes issued	944,032	-	-	-	944,032
Transfers in	1,242,988	-	320,000	-	1,562,988
Transfers out	(320,000)	-	(1,242,988)	-	(1,562,988)
Total other financing sources (uses)	<u>1,965,741</u>	<u>-</u>	<u>8,967,012</u>	<u>-</u>	<u>10,932,753</u>
Deficiency of revenues over expenditures and other financing sources	<u>(483,805)</u>	<u>(47,555)</u>	<u>(6,647,452)</u>	<u>(268,925)</u>	<u>(7,447,737)</u>
FUND BALANCE (DEFICIENCY), beginning of year	22,758,012	(188,595)	4,585,496	1,496,686	28,651,599
FUND BALANCE (DEFICIENCY), ending	<u>\$ 22,274,207</u>	<u>\$ (236,150)</u>	<u>\$ (2,061,956)</u>	<u>\$ 1,227,761</u>	<u>\$ 21,203,862</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, 2013

Total fund balance - governmental funds \$ 21,203,862

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.

Property held for sale is	\$ 523,663	
The cost of capital assets is	458,487,109	
Accumulated depreciation is	<u>(248,593,192)</u>	210,417,580

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	(103,191,719)	
Bond Premium	(3,437,923)	
Due to NYS Retirement System	(9,504,500)	
Accrued post employment benefit obligation	(66,437,793)	
Accrued interest on bonds	(1,553,718)	
Compensated absences	(19,830,989)	
Landfill closure and postclosure obligation	(7,847,511)	
Capital lease obligations	(1,579,184)	
Judgments and claims	<u>(12,708,007)</u>	<u>(226,091,344)</u>

Net position of governmental activities	<u>\$ 5,530,098</u>
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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, 2013

Total net change in fund balance - governmental funds \$ (7,447,737)

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	18,562,589	
Depreciation expense	(15,944,015)	
Loss on disposal of assets and other	<u>(996)</u>	2,617,578

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	916,561	
Landfill closure and postclosure costs	529,224	
Judgments and claims	<u>2,382,097</u>	3,827,882

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.

Bond proceeds	(9,890,000)	
Premiums on Bonds	(771,136)	
Amortization of Bond Premium	767,007	
Due to NYS retirement system	(5,488,244)	
Payment to NYS retirement system	491,894	
Principal repaid	<u>14,791,394</u>	(99,085)

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	(13,016,768)	
Post employment benefit contribution paid	<u>10,179,262</u>	(2,837,506)

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.

Change in net position of governmental activities \$ (4,004,212)

CITY OF ALBANY, NEW YORK
STATEMENT OF FIDUCIARY NET POSITION - FIDUCIARY FUNDS
December 31, 2013

	<u>Agency</u>
ASSETS	
Cash and equivalents	\$ 855,184
Cash and equivalents - restricted	848,763
Accounts receivable	127
Total assets	<u>\$ 1,704,074</u>
DEFERRED OUTFLOWS OF RESOURCES	<u>\$ -</u>
LIABILITIES	
Accounts payable	\$ 3,993
Seized forfeitures	848,763
Due to other funds	164,568
Other liabilities	686,750
Total liabilities	<u>\$ 1,704,074</u>
DEFERRED INFLOWS OF RESOURCES	<u>\$ -</u>
NET POSITION	<u><u>\$ -</u></u>

See notes to financial statements.

**CITY OF ALBANY
COMBINING STATEMENT OF NET POSITION – DISCRETELY PRESENTED COMPONENT UNITS
December 31, 2013**

	Albany Water Board and Municipal Water Finance Authority	Albany Parking Authority	City of Albany Industrial Development Agency	Albany Port District Commission	Capitalize Albany Corporation	Other Component Units	Totals
ASSETS							
Cash and cash equivalents	\$ 13,171,021	\$ 1,200,919	\$ 725,300	\$ 551,965	\$ 3,651,644	\$ 640,522	\$ 19,941,371
Cash and cash equivalents, restricted	-	2,487,168	-	-	448,983	-	2,936,151
Investments, restricted	4,685,910	1,832,171	-	3,216,668	2,857,394	-	12,592,143
Receivables, net:							
Accounts	10,623,994	32,018	-	1,743,057	-	-	12,399,069
Other	-	38,889	-	-	812,661	2,693	854,243
Mortgage loans and notes receivable	-	-	131,970	-	2,117,776	-	2,249,746
Due from primary government	5,891,025	-	-	-	-	155,165	6,046,190
Prepaid and other assets	1,405,280	46,058	-	236,913	1,838,880	5,971	3,533,102
Property held for investment, lease or sale	-	-	-	-	3,358,704	-	3,358,704
Intangible assets, net	-	463,094	-	-	-	-	463,094
Capital assets, net	33,005,459	15,742,667	-	35,647,925	428,063	93,976	84,918,090
Total assets	\$ 68,782,689	\$ 21,842,984	\$ 857,270	\$ 41,396,528	\$ 15,514,105	\$ 898,327	\$ 149,291,903
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEFERRED OUTFLOWS OF RESOURCES							
	\$ 2,230,317	\$ 226,811	\$ 74,408	\$ 375,566	\$ 192,740	\$ 45,184	\$ 3,145,026
Accounts payable and accrued expenses	4,185,000	885,777	-	1,001,036	1,218,590	-	7,290,403
Current maturities of long-term debt	-	-	-	35,000	-	-	35,000
OPEB obligation, current portion	-	188,954	-	-	-	-	188,954
Current installments of capital lease obligation	-	359,523	-	-	-	-	359,523
Accrued interest payable	-	625,701	-	-	-	-	625,701
Accrued interest, capital appreciation bonds	-	-	131,970	-	99,507	-	231,477
Due to primary government	-	133,685	-	26,150	1,002,617	-	1,162,452
Unearned revenues	-	-	-	-	702,248	-	702,248
Revolving loan fund	-	-	-	-	-	200,000	200,000
Other liabilities	-	-	-	582,313	-	-	582,313
Accrued interest on capital appreciation bonds, less maturities	-	1,445,480	-	-	-	-	1,445,480
OPEB obligation, net of current portion	-	852,238	-	1,430,573	-	-	2,282,811
Capital lease obligation, less current installments	-	655,271	-	-	-	-	655,271
Bonds and notes payable	47,269,105	16,534,696	-	-	2,650,000	-	66,453,801
Total liabilities	\$ 53,684,422	\$ 21,908,136	\$ 206,378	\$ 3,450,638	\$ 5,865,702	\$ 245,184	\$ 85,360,460
	\$ 484,384	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 484,384
DEFERRED INFLOWS OF RESOURCES							
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NET POSITION							
Restricted for							
Program specific activities	367,482	\$ 4,319,339	\$ -	\$ -	\$ 139,110	\$ -	\$ 4,458,449
Encumbrances	-	-	-	-	-	-	367,482
Debt service	-	-	-	-	171,401	-	171,401
Net invested in capital assets	(18,448,646)	(2,522,031)	-	34,646,889	1,586,766	-	15,262,978
Unrestricted (deficit)	32,695,047	(1,862,460)	650,892	3,299,001	7,751,126	653,143	43,186,749
Total net position	\$ 14,613,883	\$ (65,152)	\$ 650,892	\$ 37,945,890	\$ 9,648,403	\$ 653,143	\$ 63,447,059

See notes to financial statements.

CITY OF ALBANY
COMBINING STATEMENT OF ACTIVITIES – DISCRETELY PRESENTED COMPONENT UNITS
December 31, 2013

	Albany Water Board and Municipal Water Finance Authority	Albany Parking Authority	City of Albany Industrial Development Agency	Albany Port District Commission	Capitalize Albany Corporation	Other Component Units	Totals
Operating revenue	\$ 35,325,634	\$ 5,614,887	\$ 596,232	\$ 4,815,555	\$ 1,868,517	\$ 922,830	\$ 49,143,655
Operating expenses							
Costs of services		1,894,808	300,875	739,831	1,188,532	792,287	4,916,333
Source of supply and purification	3,499,188	-	-	-	-	-	3,499,188
Transmission and distribution	4,473,430	-	-	-	-	-	4,473,430
General and administrative	3,260,536	881,613	-	2,790,539	-	120,843	7,053,531
Real estate taxes paid to other governments	2,040,691	-	-	-	-	-	2,040,691
Sewer contract	8,913,999	-	-	-	-	-	8,913,999
Depreciation and amortization	3,105,177	682,470	-	1,407,378	211,756	44,621	5,451,402
Grants	-	-	369,108	-	-	-	369,108
Miscellaneous	-	341,860	-	-	300,258	-	642,118
Total operating expenses	25,293,021	3,800,751	669,983	4,937,748	1,700,546	957,751	37,359,800
Excess (deficiency) of operating revenue over expenses before nonoperating revenue (expenses)	10,032,613	1,814,136	(73,751)	(122,193)	167,971	(34,921)	11,783,855
Nonoperating revenue (expenses)							
Amortization of bond insurance premiums	-	(38,704)	-	-	-	-	(38,704)
Increase (decrease) in fair value of investments	367	(48,800)	-	(25,738)	-	-	(74,171)
Interest income	229,670	102,003	974	39,107	-	-	371,754
Interest expense	(2,164,521)	(946,502)	-	(38,937)	(86,666)	-	(3,236,626)
Other revenue	-	1,000	-	-	-	-	1,000
Increase in receivable reserve	(1,616,189)	-	-	-	-	-	(1,616,189)
Gain on sale of assets	30,680	-	-	-	-	-	30,680
Insurance recovery	-	-	-	1,300,000	-	-	1,300,000
Realized loss on sale of investments	-	-	-	-	-	-	-
Increase upon hedge termination	-	-	-	-	-	-	-
Waterfront development expenses	-	-	-	(340,620)	-	-	(340,620)
Net nonoperating expenses	(3,519,993)	(931,003)	974	933,812	(86,666)	-	(3,602,876)
Excess of revenue over expenses before transfers	6,512,620	883,133	(72,777)	811,619	81,305	(34,921)	8,180,979
Grant funding	-	-	-	5,075,131	-	-	5,075,131
Excess of revenue over expenses	6,512,620	883,133	(72,777)	5,886,750	81,305	(34,921)	13,256,110
NET POSITION, beginning of year, as previously reported	9,264,903	(948,285)	723,669	32,059,140	9,567,098	688,064	51,354,589
Cumulative effect of a Change in Accounting	(1,163,640)	-	-	-	-	-	(1,163,640)
NET POSITION, beginning of year, adjusted	8,101,263	(948,285)	723,669	32,059,140	9,567,098	688,064	50,190,949
NET POSITION, end of year	\$ 14,613,883	\$ (65,152)	\$ 650,892	\$ 37,945,890	\$ 9,648,403	\$ 653,143	\$ 63,447,059

See notes to financial statements.

CITY OF ALBANY
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

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
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

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
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

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 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.

CITY OF ALBANY
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

NOTE 1 — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

A. Reporting Entity (Continued)

Discretely Presented Component Units (Continued)

City of Albany Industrial Development Agency (Continued)

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 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.

Capitalize Albany Corporation

Capitalize Albany Corporation (CAC, formerly Albany Local Development Corporation), which commenced business on October 1, 1979 was formed under the Not-for-Profit Corporation Laws of the State of New York for the purposes of reducing adult unemployment and promoting the training of individuals to improve or develop job opportunities within certain areas of the City. CAC's mission is accomplished by encouraging the development and/or retention of business and industry primarily through the loaning of money to enterprises at below market interest rates. Additionally, CAC has invested in certain real estate, and leased such real estate to businesses, in order to further develop job opportunities and aid 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.

CITY OF ALBANY
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

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.

Since the most recent financial information is not available at the date of the financial statements issuance, the Association is not included in discretely presented component units in the City's 2013 financial statements. Management believes that the impact of this omission is not material to the City's 2013 financial statements.

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.

Since the most recent financial information is not available at the date of the financial statements issuance, the CBID is not included in discretely presented component units in the City's 2013 financial statements. Management believes that the impact of this omission is not material to the City's 2013 financial statements.

City of Albany Capital Resource Corporation

The City of Albany Capital Resource Corporation (CRC) a non-profit organization 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.

The BID and CRC have been combined for financial statement reporting purposes and are reported as "other component units" in the combining balance sheet, combining statement of revenues, expenditures and changes in equity and in the combining statement of cash flows.

CITY OF ALBANY
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

NOTE 1 — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

A. Reporting Entity (Continued)

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.

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 and fiduciary funds, even though fiduciary funds are excluded from the government-wide financial statements.

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

CITY OF ALBANY
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

NOTE 1 — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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, as are the fiduciary fund financial statements. 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. 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.

CITY OF ALBANY
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

NOTE 1 — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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

Governmental fund types (continued)

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.

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.

CITY OF ALBANY
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

NOTE 1 — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

D. *Assets, Liabilities and Net Position (Continued)*

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.

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	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.

CITY OF ALBANY
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

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.

E. *Cumulative Effect of Adjustments Relating to Prior Periods*

City

During 2013, the City identified certain funds previously expended for construction in process that were properly recognized in the governmental fund financial statements. However, these funds were not included in construction in process in the government-wide financial statements. The City increased the beginning balance of construction in process and beginning net position by \$9,589,147 in the Statement of Net Position. This amount is included in cumulative effect of adjustments relating to prior periods on the Statement of Activities.

During 2013, the City identified certain 2012 bond premiums that were properly recognized in the 2012 governmental fund financial statements. However, these premiums were not recognized as a liability in the government-wide financial statements. The City increased bonds and loans payable and decreased beginning net position by \$1,321,396 in the Statement of Net Position. This amount is included in cumulative effect of adjustments relating to prior periods on the Statement of Activities.

CITY OF ALBANY
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

NOTE 1 — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

E. *Cumulative Effect of Adjustments Relating to Prior Periods (Continued)*

Albany Water Board and Municipal Water Finance Authority

At December 31, 2013, the Albany Water Board and Municipal Water Finance Authority implemented GASB 65, *Items Previously Reported as Assets and Liabilities*, which was effective for financial statements for periods beginning after December 15, 2012. Other assets of \$1,163,640, consisting of bond issuance and insurance costs were previously amortized over the respective terms of the bonds prior to the implementation of this standard. This standard categorizes these other assets as current outflows (expenditures) and the costs of these other assets are now expensed in the period incurred rather than being recorded as assets within the combined statement of net position.

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:

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.

CITY OF ALBANY
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

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)

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. The total cost of postemployment benefits to be paid, as estimated in accordance with GASB Statement No. 45, *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions*, is being amortized over a thirty year period. The cost of retirement benefits earned within the reporting period, including that which is not expected to be paid with expendable available resources is reported in the government-wide financial statements as a liability and expensed in the statement of activities.

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.

CITY OF ALBANY
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

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

Budgetary Information (Continued)

At December 31, 2013, 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, 2013, 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 \$3,167,000 in cash and cash equivalents that have been restricted as follows:

General Fund		
Debt service	\$2,252,000	
Landfill postclosure	<u>915,000</u>	
		<u>\$3,167,000</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, 2013, the City had outstanding landfill receivables of approximately \$786,000.

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, 2013.

The taxable assessed value of real property, as adjusted by New York State, included in the tax levy of 2012 (revenue in 2013), was \$4,493,464,874. The effective tax rate on this value is \$10.28 per thousand for residential and \$13.76 per thousand for non-residential properties. The constitutional tax limit is 2% of the 5-year average of the full value assessment. The 2013 levy represents approximately 56% of the constitutional tax limit. The taxable assessed value of real property included in the tax levy of 2013 (revenue in 2014), was \$4,259,998,475. The effective tax rate on this value is \$10.29 per thousand for residential and \$14.67 per thousand for non-residential properties. The 2014 levy represents approximately 59% of the constitutional tax limit.

CITY OF ALBANY
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

NOTE 7 — CAPITAL ASSETS

Property and equipment is comprised of the following:

	Balance January 1 2013	Additions	Deletions and Reclassifications	Balance December 31, 2013
Capital assets not being depreciated:				
Land	\$ 5,064,074	-	(6,971)	\$ 5,057,103
Construction in process	23,048,867	14,011,434	(16,265,076)	20,795,225
	<u>28,112,941</u>	<u>14,011,434</u>	<u>(16,272,047)</u>	<u>25,852,328</u>
Capital assets being depreciated:				
Buildings, capital leases and improvements	48,345,901	24,020	1,623,262	49,993,183
Machinery and equipment	56,241,756	4,527,135	(823,516)	59,945,375
Infrastructure	308,054,409	-	14,641,814	322,696,223
	<u>440,755,007</u>	<u>18,562,589</u>	<u>(830,487)</u>	<u>458,487,109</u>
Less accumulated depreciation for:				
Buildings, capital leases and improvements	26,560,982	945,975	-	27,506,957
Machinery and equipment	46,088,046	3,019,924	(822,991)	48,284,979
Infrastructure	160,823,140	11,978,116	-	172,801,256
	<u>233,472,168</u>	<u>15,944,015</u>	<u>(822,991)</u>	<u>248,593,192</u>
Total capital assets, net	<u>\$ 207,282,839</u>			<u>\$ 209,893,917</u>

Depreciation expense was approximately \$15,944,000 for the year ended December 31, 2013. In the statement of activities, depreciation expense is allocated to each function as follows:

Function/Programs	Depreciation Expense
Public safety and regulation	\$ 1,832,017
General government	5,060,681
Highway and streets	3,733,630
Recreation and culture	422,268
Community service	4,887,515
Economic development and assistance	7,904
	<u>\$ 15,944,015</u>

NOTE 8 — MORTGAGE LOANS RECEIVABLE AND DEFERRED REVENUES

The City, through its blended component unit ACDA, lends monies received through Federal grants (principally HUD CDBG) 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.

CITY OF ALBANY
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

NOTE 8 — MORTGAGE LOANS RECEIVABLE AND DEFERRED REVENUES (Continued)

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.

Funds received from the NYSHTFC were used to establish loans with various not-for-profit organizations, for use in the acquisition and rehabilitation of low income housing. In accordance with applicable grant provisions, loan disbursements are reflected as Due to New York Housing Trust Fund Corporation (NYSHTFC). Funds disbursed to participants generally do not bear interest and are repayable over a period of 15 to 25 years. In accordance with loan agreements, annually, on the anniversary date of completion of the project, one fifteenth or twenty-fifth of the loan is 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 will be 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.

The balance of mortgage loans receivable, net of related allowances, is comprised of the following at December 31, 2013:

<u>Program</u>	<u>Balance</u>
HUD	\$ 6,663,490
HUD, forgivable grant loans	2,752,548
NYSHTFC	309,135
Choose Albany	203,890
	<u>\$ 9,929,063</u>

NOTE 9 — INTERFUND RECEIVABLES AND PAYABLES

A summary of interfund receivables and payables at December 31, 2013 is as follows:

<u>Fund</u>	<u>Due From Other Funds</u>	<u>Due To Other Funds</u>
General	\$ 3,823,543	\$ 1,143,892
Special Revenue	-	454,705
Capital Projects	-	1,824,740
Albany Community Development Agency	252,666	488,304
	<u>4,076,209</u>	<u>3,911,641</u>
Fiduciary Fund	-	164,568
	<u>\$ 4,076,209</u>	<u>\$ 4,076,209</u>

Fiduciary fund balances are not reported in the government wide financial statements or fund financial statements. Rather, they are reported separately in the statement of fiduciary net position – fiduciary funds.

CITY OF ALBANY
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

NOTE 10 — DUE FROM/TO COMPONENT UNITS

The City has reported approximately net \$4,557,000 as the amount due to the Component Units, net at December 31, 2013. The Component Units reported approximately net \$5,820,000 as the amount due from the primary government, net. The net difference as reported by the City and its Component Units is approximately \$1,263,000 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 11 — 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 NYRSSL, 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. The required contributions for the current year and two preceding years were:

	<u>ERS</u>	<u>PFRS</u>
2013	\$6,424,534	\$13,912,995
2012	\$5,449,165	\$11,250,128
2011	\$4,539,660	\$ 8,931,589

For 2013 and 2012, the City of Albany elected to amortize approximately \$6,006,000 and \$3,936,000 of its contributions, respectively, in accordance with the provisions of Chapter 57, laws of 2013 and Chapter 57, laws of 2010, respectively, related to payment of retirement contributions. The City's contributions made to the Systems were equal to 100 percent of the contributions required for 2011.

CITY OF ALBANY
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

NOTE 12 — NOTES PAYABLE

(a) Bond Anticipation Notes

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 July 2013, the City issued various BANs of \$7,000,000 at an interest rate of 1.25% and \$13,686,085 at an interest rate of 1%, for a total of \$20,686,085. The proceeds of the BANs, along with available funds and proceeds of the Bonds (see Note 13 – Indebtedness), were used to redeem part of the \$20,520,000 BANs issued in 2012 which matured in July 2013 and also provided new funds for the purchase of land, equipment and vehicles, as well as costs associated with the expansion of the City's landfill. These BANs were subsequently redeemed in July 2014 (see Note 15 – Subsequent Events).

Interest expense on BANs totaled approximately \$205,000 for the year ended December 31, 2013.

NOTE 13 — INDEBTEDNESS

Indebtedness of the City include loans, certain accruals, and serial and Environmental Facilities Corporation (EFC) 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, 2013:

	Balance January 1, 2013	New Issues/ Increase in Estimates	Payments/ Decrease in Estimates	Balance December 31, 2013
Bonds	\$ 106,666,651	\$ 9,890,000	\$ (14,026,651)	\$ 102,530,000
Premiums on Bonds	3,433,794	771,136	(767,007)	3,437,923
Loans payable (ACDA)	832,240	-	(170,521)	661,719
Post employment benefit obligation (Note 14)	63,600,287	13,016,768	(10,179,262)	66,437,793
Vacation/sick pay obligations	20,747,550	-	(916,561)	19,830,989
Due to NYS Retirement System	4,508,150	5,488,244	(491,894)	9,504,500
Litigation and contingent liabilities	15,090,104	1,801,632	(4,183,729)	12,708,007
Landfill closure and postclosure care costs	8,376,735	-	(529,224)	7,847,511
Capital lease obligations	2,173,406	-	(594,222)	1,579,184
Total	\$ 225,428,917	\$ 30,967,780	\$ (31,859,071)	\$ 224,537,626

Of the total outstanding indebtedness of the City at December 31, 2013, approximately \$110,511,000 was subject to the statutory debt limit. Amounts subject to the statutory debt limit include bonds and notes payable. This represents approximately 47% of the City's \$236,314,000 statutory debt limit.

CITY OF ALBANY
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

NOTE 13 — INDEBTEDNESS (Continued)

(a) Bonds

Serial and New York State Environmental Facilities (EFC) bonds, the proceeds of which have been used primarily to provide funds for various capital projects, consists of the following at December 31, 2013:

<u>Interest Rate</u>	<u>Date Issued</u>	<u>Maturity Date</u>	<u>Amount of Original Issue</u>	<u>Outstanding December 31, 2013</u>	<u>Annual Principal Installments (Range)</u>
Serial Bonds					
3.50 - 5.00%	2001	2014	\$ 6,675,000	\$ 435,000	\$410,000-435,000
4.00 - 4.125%	2006	2018	15,500,000	7,410,000	1,305,000-1,610,000
5.25%	2006	2020	10,095,000	5,985,000	685,000- 1,000,000
3.62%	2009	2023	19,974,950	15,345,000	1,225,000-1,825,000
3.00 - 5.00%	2011	2025	11,075,000	8,565,000	225,000-1,375,000
3.00 - 5.00%	2011	2017	1,700,000	1,040,000	240,000-275,000
1.50 - 3.00%	2011	2021	7,922,026	6,500,000	720,000 - 890,000
2%	2012	2020	24,027,579	21,265,000	2,762,579-3,230,000
3.00-4.00%	2012	2021	10,010,248	9,015,000	995,248-1,240,000
2.00-5.00%	2012	2018	12,590,000	11,175,000	155,000 -1,770,000
3.00-4.50%	2013	2020	9,890,000	9,890,000	1,260,000-1,595,000
EFC Bonds					
1.014%	2011	2016	1,380,000	705,000	230,000-235,000
0.807%	2011	2020	3,995,000	2,915,000	370,000- 445,000
4.132 - 5.002%	2012	2022	2,730,000	<u>2,285,000</u>	225,000-285,000
				\$ 102,530,000	
Add: Unamortized Premiums				<u>3,437,923</u>	
				<u>\$ 105,967,923</u>	

The following are details of bonds outstanding at December 31, 2013:

During 2001, the City issued \$6,675,000 in General Obligation Refunding Bonds with an average interest rate of 4.45% to advance refund \$6,210,000 of outstanding 1994 General Obligation Bonds with an average interest rate of 6.10%. The net proceeds were deposited in an irrevocable trust with an escrow agent. The escrow agent subsequently purchased non-callable direct obligations of the United States of America ("Governmental Obligations"). The principal of and investment income on the portfolio of Government Obligations together with other available cash on deposit in the irrevocable trust are expected to provide for all future debt service payments on the aforementioned bonds. As a result, the 1994 bonds are considered to be defeased.

During 2006, the City issued \$25,595,000 in General Obligation Bonds. The issue included \$15,500,000 in tax exempt bonds to be used for ongoing and additional capital projects and \$10,095,000 in federally taxable bonds used to convert the federally taxable BANs originally issued in 2004 to finance additional retirement participation costs of City employees participating in the New York State Retirement System.

CITY OF ALBANY
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

NOTE 13 — INDEBTEDNESS (Continued)

(a) Bonds (continued)

The 2006 tax exempt bonds bear interest rates from 4.00% to 4.125%. The issue matures in 2018. The 2006 taxable bonds bear interest of 5.25% and mature in 2020.

During 2009, the City issued \$19,974,950 in General Obligation Bonds. The proceeds, along with \$2,462,000 in available funds, were used to redeem \$28,525,600 Bond Anticipation Notes of 2008, originally issued for various capital projects.

In March 2011, the City issued \$12,775,000 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 are 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 July 2011, the City issued \$7,922,026 in General Obligation Bonds. The Bonds carry interest rates ranging from 1.50% to 3.00%. The final bond issue matures on July 1, 2021.

In July 2012, the City issued \$34,037,827 in General Obligation Bonds. The Bonds carry interest rates ranging from 2.00% to 4.00%. The final bond issue matures on July 1, 2021.

The proceeds of the Bonds, along with available funds, were used to redeem part of the \$46,471,326 BANs issued in 2011 and matured July 6, 2012 and also provided new funds for the purchase of land, equipment and vehicle purchases as well as costs associated with the expansion of the City's landfill.

In July 2012, the City issued \$12,590,000 in General Obligation Refunding Bonds. The Bonds carry interest rates ranging from 2.00% to 5.00%. The final bond issue matures on July 15, 2018.

The proceeds of the Bonds are to advance refund \$10,240,000 of outstanding 2003 General Obligation Bonds with interest rates ranging from 4.0% to 4.25% and \$3,155,000 of outstanding 2004 General Obligation Bonds, with interest rate of 4.00%.

In July 2013, the City issued \$9,890,000 in General Obligation Bonds. The Bonds carry interest rates ranging from 3.00% to 4.50%. The final bond matures on July 1, 2020.

In March of 2011, EFC completed a refinancing initiative on behalf of the City of Albany that initially financed projects through the State Clean Water and Drinking Water Revolving Funds (SRF) Series 1997C. The EFC refunding reduced the City's future interest cost on the SRF financing that was funded through the Series 1997C bonds. This resulted in refunded principal in the amount of \$1,380,000 from EFC with interest rate of 1.014% maturing in 2016.

CITY OF ALBANY
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

NOTE 13 — INDEBTEDNESS (Continued)

(a) Bonds (continued)

In March of 2011, EFC completed a refinancing initiative on behalf of the City of Albany that initially financed projects through the State Clean Water and Drinking Water Revolving Funds (SRF) Series 2000B. The EFC refunding reduced the City's future interest cost on the SRF financing that was funded through the Series 2000B bonds. This resulted in refunded principal in the amount of \$3,995,000 from EFC with interest rate of 0.807% maturing in 2020.

In June of 2012, EFC completed a refinancing initiative on behalf of the City of Albany that initially financed projects through the State Clean Water and Drinking Water Revolving Funds (SRF) Series 2002A. The EFC refunding reduced the City's future interest cost on the SRF financing that was funded through the Series 2002A bonds. This resulted in refunded principal in the amount of \$2,730,000 from EFC with interest rates ranging from 4.132% to 5.002% maturing in 2022.

Future maturities of general long-term debt as of December 31, 2013 are as follows:

<u>Year Ending December 31</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2014	\$ 15,025,000	\$ 3,613,608	\$ 18,638,608
2015	15,140,000	3,116,781	18,256,781
2016	13,500,000	2,593,613	16,093,613
2017	13,630,000	2,133,512	15,763,512
2018	13,800,000	1,634,589	15,434,589
2019-2023	30,995,000	2,636,747	33,631,747
2024-2025	440,000	33,250	473,250
	<u>\$ 102,530,000</u>	<u>\$ 15,762,100</u>	<u>\$ 118,292,100</u>

Interest expense for bonds and loans payable was approximately \$3,549,000 for the year ended December 31, 2013.

(b) Loans payable

Loans payable are further broken down as follows:

	<u>Balance January 1, 2013</u>	<u>New Issues/ Increase in Estimates</u>	<u>Retirement/ Decrease in Estimates</u>	<u>Balance December 31, 2013</u>
Note payable (1)	\$100,000	\$ -	\$(100,000)	\$ -
Note payable (2)	135,000	-	(21,000)	114,000
Note payable (3)	132,086	-	(9,358)	122,728
Note payable (4)	465,154	-	(40,163)	424,991
	<u>\$832,240</u>	<u>\$ -</u>	<u>\$(170,521)</u>	<u>\$661,719</u>

CITY OF ALBANY
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

NOTE 13 — INDEBTEDNESS (Continued)

(b) Loans payable (continued)

- (1) During 2002, the Agency borrowed the sum of \$100,000 from the Capitalize Albany Corporation (former Albany Local Development Corporation, CAC) to establish a fund for collateral for the Albany Down Payment Assistance Program. The proceeds of this note are required to be maintained in a segregated bank account until note maturity. The term of the note was the length of the City of Albany Down Payment Assistance Program but was to be no longer than August 9, 2013. The Agency paid the note as scheduled, including interest earned on the secured funds.
- (2) As part of the capitalized lease obligation, described in (C) above, the Agency executed a note payable to CAC to pay for all previously unreimbursed tenant expenses. The note has a sixteen year term and the agreement requires the Agency to remit semi-annual payments to CAC through 2018.
- (3) Note payable from CAC to fund improvements made to one of the Agency's properties located at 388 Clinton Avenue. The note is collateralized by a mortgage agreement on the building located at 388 Clinton Avenue. The note is being amortized over a period of twenty years, with monthly principal and interest payments. The interest rate for the first five years of the note is fixed at 4%, and is subject to every five years thereafter to prime plus 1%.
- (4) During 2011, the Agency borrowed the sum of \$500,000 from the Capitalize Albany Corporation to purchase property at 25 Delaware Avenue. The note is collateralized by a mortgage agreement on the property located at 25 Delaware Avenue. The note is being paid over a period of ten years, with monthly principal and interest payments. The balance is due in full at the time of sale or change in ownership of the property. The interest rate is 5.75%. The property acquired was recorded as property held for sale and included in other assets in the statement of net position.

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

During 2013 and 2012, 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 3% - 3.76%. The total amount due NYSLRS at December 31, 2013 was \$9,504,000.

A summary of future NYSLRS payment obligations as of December 31, 2013 is as follows:

<u>Year Ending December 31</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2014	\$ -	\$ -	\$ -
2015	811,686	329,926	1,141,612
2016	839,503	302,109	1,141,612
2017	868,285	273,328	1,141,613
2018	898,064	243,550	1,141,614
2019-2023	4,767,553	733,576	5,501,129
2024-2026	1,319,409	100,439	1,419,848
	<u>\$ 9,504,500</u>	<u>\$ 1,982,928</u>	<u>\$ 11,487,428</u>

CITY OF ALBANY
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

NOTE 13 — INDEBTEDNESS (Continued)

(d) Litigation and contingent liabilities

(1) Judgments and Claims

There are various suits and claims pending against the City. In the opinion of City officials and Corporation Counsel, there are no proceedings against the City in which the likelihood the City will be held liable is probable and the amount of claims relating to such proceedings are reasonably estimable. The City has recognized an accrued liability of approximately \$432,000 related to future claims on certain other matters.

(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, 2013 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 2013 are as follows:

	Balance as of January 1 2013	Current Year Claims and Changes in Estimates	Claim Payments	Balance as of December 31, 2013
Workers' compensation liability	<u>\$ 14,762,422</u>	<u>\$ 1,499,231</u>	<u>\$ (3,986,048)</u>	<u>\$ 12,275,605</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
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

NOTE 13 — INDEBTEDNESS (Continued)

(d) *Litigation and contingent liabilities (continued)*

(3) *Grant Programs (Continued)*

ACDA (Continued)

During 2012, the Agency was audited by the U.S. Department of Housing and Urban Development (HUD), Office of Inspector General (OIG) for the Community Development Block Grant Recovery Act program (CDBG-R program). An audit report was issued in December 2012 and reissued in February 2013 by the OIG recommending that the Director of HUD's Buffalo Office of Community Planning and Development instruct the management to (1) repay from non-Federal funds the ineligible costs of \$5,291 and (2) submit documentation to justify the unsupported costs of \$740,682 so that HUD can make an eligibility determination. In February 2013, the Agency timely submitted documentation to justify the unsupported costs and provided additional information and documentation for the ineligible costs. Management believes that sufficient documentation has been provided for HUD to determine the eligibility for all project costs that were in question.

As of the date of issuance of the financial statements, the Agency's HUD Buffalo representative has reviewed and submitted the Agency's response to the OIG and is awaiting the OIG's decision. Based on facts currently available, management believes that the ultimate outcome of this matter will not have a material adverse effect on the Agency's financial statements as a whole. Accordingly, no adjustments have been made to the Agency's financial statements for the year ended December 31, 2013.

(e) *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, 2013. In June 2009, 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 2019.

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 \$7,848,000 at December 31, 2013, represent the cumulative amount reported to date based on the use of 100 percent of the estimated capacity of all previously closed landfills and 66 percent of the estimated capacity of the AIL as determined by an independent engineer. The estimated remaining life of the AIL is approximately 7 years. The City will recognize the remaining estimated cost of closure and post closure care of \$3,932,000 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 2013. Actual cost may be higher due to inflation, changes in technology, or changes in regulations.

The City currently has restricted cash of approximately \$916,000 for payment of closure and post closure care costs.

CITY OF ALBANY
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

NOTE 13 — INDEBTEDNESS (Continued)

(f) Capital lease obligations

City

The City has a master equipment lease/purchase agreement (the “agreement”) with a bank. The agreement provided capital for the City to use to purchase certain equipment from various vendors to be used by the City in executing day to day delivery of general government services to its constituency.

The total acquisition cost is deferred in the lease/purchase schedules and bear interest ranging from 3.30% to 3.65%. The purchases qualify as capital leases. The interest portion of the future minimum lease payments approximate \$69,000 and the net present value of the lease payments approximate \$859,000. Payments of interest and principal are semi-annual and are made in accordance with each subordinate agreement payment schedule.

ACDA

ACDA amended its lease for office space at a facility located at 200 Henry Johnson Boulevard. The amended lease has a sixteen year term and the agreement requires ACDA to remit semi-annual payments to the Capitalize Albany Corporation (“CAC”) through 2018. The agreement qualifies as a capital lease. The interest portion of future minimum lease payments approximate \$108,000 and the net present value at December 31, 2013 approximates \$720,000.

A summary of future minimum lease payments and future minimum maturities of the capital lease obligations as of December 31, 2013 is as follows:

<u>Year Ending December 31</u>	<u>City</u>	<u>ACDA</u>	<u>Total</u>
2014	\$ 517,159	\$ 167,663	\$ 684,822
2015	376,431	165,044	541,475
2016	-	166,994	166,994
2017	-	163,513	163,513
2018	-	164,600	164,600
Total minimum lease payments	893,590	827,814	1,721,404
Less amounts representing interest	<u>(34,406)</u>	<u>(107,814)</u>	<u>(142,220)</u>
Total principal	<u>\$ 859,184</u>	<u>\$ 720,000</u>	<u>\$ 1,579,184</u>

NOTE 14 — OTHER POSTEMPLOYMENT BENEFITS

City

In addition to providing pension benefits (see Note 11), 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.

CITY OF ALBANY
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

NOTE 14 — OTHER POSTEMPLOYMENT BENEFITS (Continued)

City (Continued)

The City follows GASB Statement No. 45, *Accounting and Financial Reporting by Employers 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.

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. 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. For 2013, the City contributed approximately \$10,925,000 for current costs. The costs of administering the plan are paid by the City.

Funded Status and Funding Progress

The schedule of funding progress presents multi-year (when available) trend information that is useful in determining whether the actuarial value of Plan assets, if any, is increasing or decreasing over time relative to the actuarial accrued liability. The following table sets forth the actuarial accrued liability and funded status of the Plan as of December 31, 2013 based on January 1, 2013 valuation date.

<u>Actuarial Accrued Liability (AAL)</u>	
Currently retired	\$ 185,030,641
Actives eligible to retire	20,833,509
Actives not yet eligible to retire	48,443,189
Actuarial accrued liability	<u>254,307,339</u>
Actuarial value of plan assets	-
Unfunded actuarial accrued liability (UAAL)	<u>\$ 254,307,339</u>
Funded ratio	<u>0%</u>
2013 normal cost	<u>\$ 4,211,542</u>

CITY OF ALBANY
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

NOTE 14 — OTHER POSTEMPLOYMENT BENEFITS (Continued)

Funded Status and Funding Progress (Continued)

The following table summarizes the amortization calculation of the UAAL (level annual payment method) as of the latest valuation date:

UAAL	\$ 248,123,372
Amortization period (years)	30
Amortization discount rate	5%
2013 UAAL amortization amount	\$ 8,397,830

Annual OPEB Cost and Net OPEB Obligation

The City's annual OPEB cost (expense) is calculated based on the annual required contribution of the employer (ARC), an amount actuarially determined in accordance with the parameters of GASB Statement 45. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover normal cost each year and amortize any unfunded actuarial liabilities over a period not to exceed thirty years. The following table shows the components of the City's annual OPEB cost for 2013:

Normal cost	\$ 4,211,542
Amortization of UAAL	8,397,830
Interest	419,892
ARC	13,029,264
Interest on OPEB obligation	3,180,014
Adjustment to ARC	(3,192,510)
OPEB expense	<u>\$ 13,016,768</u>

The City's OPEB obligation for the current year was as follows:

	<u>2013</u>
Net OPEB obligation at beginning of year	\$ 63,600,287
OPEB expense	13,016,768
OPEB contributions	(10,179,262)
Net OPEB obligation at end of year	66,437,793
Less: estimated current portion of OPEB obligation	9,944,248
Estimated long-term portion of OPEB obligation	<u>\$ 56,493,545</u>
Percentage of expense contributed	<u>78.2%</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.

CITY OF ALBANY
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

NOTE 14 — OTHER POSTEMPLOYMENT BENEFITS (Continued)

Actuarial Methods and Assumptions (Continued)

The actuarial cost method used to calculate the costs of the Plan for age, disability, vested and surviving spouse's benefits is the Projected Unit Credit Actuarial Cost Method. Under this method, each participant's projected benefit is calculated at all possible ages based on the Plan provisions as well as the initial data and actuarial assumptions. For active participants, the AAL is determined by pro-rating the projected benefit based upon service accrued to the valuation date divided by service projected to be accrued at the first age of benefit eligibility. The normal cost is determined by dividing the projected benefit by service projected to be accrued at the first age of benefit eligibility.

The valuation date for the calculation was January 1, 2013 and the discount rate utilized was 5%. No salary increases were assumed since benefits are not based on compensation. Health care costs for governmental activities were assumed to increase as follows:

<u>Year</u>	<u>Trend</u>
2014	11.8%
2015	9.0%
2016	8.5%
2017	8.0%
2018	7.5%
Thereafter	7.0% - 5.0%

NOTE 15 — OTHER MATTERS

The City of Albany, by the Albany Water Board, entered into a Memorandum of Agreement (the Agreement) with various communities in June 2013. The Agreement is in support of the communities anticipated entry into an order consent with the New York State Department of Environmental Conservation to resolve claims made by NYSDEC. The claims relate to alleged violations by the communities of requirements under the Federal Clean Water Act and the communities individual state Pollutant Discharge Elimination System permits governing combined sewer overflows. The order on consent requires the communities to enter into an Inter-Municipal Agreement to facilitate the implementation of the Albany Pool CSO Long-Term Control Plan. The Albany Water Board paid \$408,871 in related costs during 2013 that are included in prepaid expenses on the Combining Statement of Net Position – Discretely Presented Component Units. In January 2014, another Memorandum of Agreement was signed between the Albany Water Board and the Capital District Regional Planning Commission. The Agreement summarized cost allocations, project implementation, and a resolution for initial funding support. The communities agreed to create a not-for-profit corporation necessary to carry out all actions necessary and appropriate for implementation of the combined sewer overflow Long-Term Control Plan in accordance with the Inter-Municipal Agreement. The total estimated project costs for legal support associated with creating a 501(c)(3) (operation bond counsel, and financial advisors) amounted to \$1,000,000. Total construction costs are estimated to be \$90,820,000 of which 58.68% (\$53,000,000) are the Albany Water Board and Albany Municipal Water Finance Authority's responsibility. The Albany Water Board was allocated to pay 58% of the total estimated costs or \$586,800, which was paid in March 2014.

CITY OF ALBANY
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

NOTE 16 — SUBSEQUENT EVENTS

In July 2014, the City issued \$29,138,785 in Bond Anticipation Notes (BANs). The BANs are due July 2, 2015 and carry interest rate of 1.00%.

The proceeds of the Bonds and the BANs were used to redeem part of the \$20,686,085 BANs issued in 2013 and matured July 3, 2014, and also provided new funds for various capital purchases.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF ALBANY, NEW YORK
SCHEDULE OF REVENUES, EXPENDITURES AND MODIFIED BUDGET AND ACTUAL –
GENERAL AND SPECIAL REVENUE FUNDS
For the Year Ended December 31, 2013

	General Fund			Special Revenue Funds				
	Original Budget	Final Adopted Budget	Actual	Actual Over (Under) Final Budget	Original Budget	Final Adopted Budget	Actual	Actual Over (Under) Final Budget
REVENUES								
Real property taxes	\$ 55,148,000	\$ 55,148,000	\$ 54,888,967	\$ (259,033)	-	-	\$ -	-
Sales and use taxes	32,095,000	32,095,000	30,972,673	(1,122,327)	-	-	-	-
Other taxes	3,445,000	3,445,000	3,063,041	(381,959)	-	-	-	-
Payments in lieu of taxes	26,032,000	26,032,000	26,440,452	408,452	-	-	-	-
Intergovernmental revenue	18,463,000	22,725,576	21,322,935	(1,402,641)	2,730,702	2,828,669	2,489,840	(338,829)
Charges for services	11,686,000	11,696,286	13,323,842	1,627,556	-	-	-	-
Fines, interest and penalties	5,336,000	5,336,000	5,327,258	(8,742)	-	-	-	-
Use of money and properties	145,000	145,000	203,280	58,280	-	-	-	-
Licenses and permits	2,385,000	2,385,000	2,192,543	(192,457)	-	-	-	-
Other revenues	5,517,433	5,370,027	3,947,224	(1,422,803)	-	-	-	-
Total revenues	160,252,433	164,377,889	161,682,215	(2,695,674)	2,730,702	2,828,669	2,489,840	(338,829)
EXPENDITURES								
Public safety and regulation	91,843,548	94,823,641	89,964,975	(4,858,666)	-	-	-	-
General government	24,222,002	24,188,140	21,988,571	(2,199,569)	-	-	-	-
Highways and streets	7,013,023	7,013,023	6,735,712	(277,311)	-	-	-	-
Recreation and culture	4,726,066	4,731,001	4,494,285	(236,716)	-	-	-	-
Community service	9,685,645	9,936,617	8,902,705	(1,033,912)	-	-	-	-
Employee benefits	14,055,500	15,830,500	13,742,437	(2,088,063)	-	-	-	-
Economic development and assistance	438	438	438	-	2,730,702	2,828,669	2,537,395	(291,274)
Debt service	18,678,000	18,678,000	18,302,638	(375,362)	-	-	-	-
Total expenditures	170,224,222	175,201,360	164,131,761	(11,069,599)	2,730,702	2,828,669	2,537,395	(291,274)
Excess (deficiency) of revenues and appropriated fund balance over expenditures	(9,971,789)	(10,823,471)	(2,449,546)	8,373,925	-	-	(47,555)	(47,555)
OTHER FINANCING SOURCES (USES)								
General fund allocation	4,269,789	5,121,471	-	(5,121,471)	-	-	-	-
Transfers	-	-	922,988	922,988	-	-	-	-
Proceeds from issuance of long-term debt	5,702,000	5,702,000	-	(5,702,000)	-	-	-	-
Premium on bond anticipation notes issued	-	-	944,032	944,032	-	-	-	-
Proceeds from sale of property	-	-	98,721	98,721	-	-	-	-
Total other financing sources (uses)	9,971,789	10,823,471	1,965,741	(8,857,730)	-	-	-	-
Excess (deficiency) of revenues, appropriated fund balance and other financing sources over expenditures and other financing uses	\$ -	\$ -	\$ (483,805)	\$ (483,805)	\$ -	\$ -	\$ (47,555)	\$ (47,555)