

PRELIMINARY OFFICIAL STATEMENT DATED APRIL 9, 2026

**NEW AND RENEWAL ISSUE
BOND ANTICIPATION NOTES**

RATINGS: (See “RATINGS” herein)

In the opinion of Harris Beach Murtha Cullina PLLC, Bond Counsel to the City, under existing statutes, regulations, administrative rulings, and court decisions, and assuming continuing compliance by the City with its covenants relating to certain requirements contained in the Internal Revenue Code of 1986, as amended (the “Code”), and the accuracy of certain representations made by the City, interest on the Notes is excluded from gross income of the owners thereof for Federal income tax purposes and is not an “item of tax preference” for purposes of the Federal alternative minimum tax imposed on individuals. However, interest on the Notes held by certain corporations that are subject to the Federal corporate alternative minimum tax is included in the computation of “adjusted financial statement income” for purposes of the Federal alternative minimum tax imposed on such corporations. Bond Counsel is also of the opinion that under existing statutes interest on the Notes is exempt from personal income taxes imposed by the State of New York and any political subdivision thereof (including The City of New York). No opinion is expressed regarding other Federal or State tax consequences arising with respect to the Notes. See “TAX MATTERS” herein.

The Notes will NOT be designated by the City as “qualified tax-exempt obligations” pursuant to Section 265(b)(3) of the Code.

**CITY OF LONG BEACH
NASSAU COUNTY, NEW YORK**

\$10,710,000

**BOND ANTICIPATION NOTES – 2026 SERIES A
(the “Notes”)**

Date of Issue: May 5, 2026

Maturity Date: May 5, 2027

The Notes are general obligations of the City of Long Beach, Nassau County, New York (the “City”) and will contain a pledge of the faith and credit of the City for the payment of the principal thereof and interest thereon and, unless paid from other sources, the Notes are payable from ad valorem taxes which may be levied upon all the taxable real property within the City, subject to certain applicable statutory limitations imposed by Chapter 97 of the New York Laws of 2011, as amended (see “TAX INFORMATION – Tax Levy Limitation Law” in Appendix A hereto).

The Notes are dated their Date of Issue and bear interest from that date until the Maturity Date, at the annual rate(s) as specified by the purchaser(s) of the Notes. The Notes will not be subject to redemption prior to maturity.

At the option of the purchaser, the Notes will be issued in (i) registered form registered in the name of the successful bidder(s) or (ii) registered book-entry form registered to Cede & Co., as the partnership nominee for The Depository Trust Company (“DTC”).

If the Notes are issued registered in the name of the successful bidder(s), a single note certificate will be issued for those Notes bearing the same rate of interest in the aggregate principal amount awarded to such purchaser at such interest rate. Principal of and interest on such Notes will be payable in Federal Funds by the City, at such bank or trust company located and authorized to do business in the State of New York as selected by the successful bidder(s).

DTC will act as Securities Depository for those Notes issued as book-entry notes registered to Cede & Co. Individual purchases may be made in book-entry form only, in principal amounts of \$5,000 or integral multiples thereof. Purchasers will not receive certificates representing their ownership interests in those Notes issued as book-entry-only notes. Payment of the principal of and interest on such Notes will be made by the City to DTC, which will in turn remit such principal and interest to its participants for subsequent disbursement to the beneficial owners of such Notes as described herein. (See “Book-Entry-Only System” herein.)

The Notes are offered when, as and if issued by the City subject to the receipt of the final approving opinion of Harris Beach Murtha Cullina PLLC, New York, New York, Bond Counsel to the City, and certain other conditions. Capital Markets Advisors, LLC has served as Municipal Advisor to the City in connection with the issuance of the Notes. It is expected that delivery of the Notes will be made on or about May 5, 2026.

THIS PRELIMINARY OFFICIAL STATEMENT IS IN A FORM DEEMED FINAL BY THE CITY FOR PURPOSES OF SECURITIES AND EXCHANGE COMMISSION RULE 15c2-12 (THE “RULE”). FOR A DESCRIPTION OF THE CITY’S AGREEMENT TO PROVIDE CONTINUING DISCLOSURE FOR THE NOTES AS DESCRIBED IN THE RULE, SEE “DISCLOSURE UNDERTAKINGS” HEREIN.

Dated: April __, 2026

**CITY OF LONG BEACH
NASSAU COUNTY, NEW YORK**

CITY MANAGER

DANIEL CREIGHTON

CITY COUNCIL

BRENDAN FINN..... PRESIDENT

CHRIS FIUMARA VICE PRESIDENT

GEORGE ENNIS..... MEMBER

TRACEY JOHNSON MEMBER

MICHAEL REINHART MEMBER

INNA REZNIK..... COMPTROLLER

DAVID FRASER..... CITY CLERK

GREG KALNITSKY, ESQ. CORPORATION COUNSEL

BOND COUNSEL



HARRIS BEACH MURTHA CULLINA PLLC
New York, New York

MUNICIPAL ADVISOR



CAPITAL MARKETS ADVISORS, LLC
*Long Island * Western New York*
(516) 487-9818

No dealer, broker, salesman or other person has been authorized by the City to give any information or to make any representations, other than those contained in this Official Statement and if given or made, such other information or representations must not be relied upon as having been authorized by the City. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Notes by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information set forth herein has been obtained by the City from sources which are believed to be reliable but it is not guaranteed as to accuracy or completeness. The information 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 since the date hereof.

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OFFICIAL STATEMENT
CITY OF LONG BEACH
NASSAU COUNTY, NEW YORK

Relating to
\$10,710,000
BOND ANTICIPATION NOTES – 2026 SERIES A

This Official Statement including the cover page and appendices hereto, has been prepared by the City of Long Beach, Nassau County, New York, (the “City”, “County”, and “State”, respectively) and presents certain information relating to the City’s \$10,710,000 Bond Anticipation Notes – 2026 Series A (the “Notes”).

All quotations from and summaries and explanations of provisions of the Constitution and laws of the State 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.

THE NOTES

Description of the Notes

The Notes will be dated and will mature as stated on the cover page hereof. The Notes will not be subject to redemption prior to maturity.

At the option of the purchaser(s), the Notes will be issued in registered form (i) registered in the name of the successful bidder(s) or (ii) book-entry form registered to Cede & Co., as the partnership nominee for DTC.

If the Notes are issued in registered form registered in the name of the successful bidder(s), a single note certificate will be issued for those Notes bearing the same rate of interest in the aggregate principal amount awarded to such purchaser at such interest rate. Principal of and interest on such Notes will be payable in Federal Funds by the City, as Paying Agent, at such bank(s) or trust company(ies) located and authorized to do business in the State of New York as selected by the successful bidder(s).

If the Notes are issued in registered book-entry form, such notes (“DTC Notes”) will be delivered to DTC, which will act as securities depository for the DTC Notes. Beneficial owners will not receive certificates representing their interest in the DTC Notes. Individual purchases may be made in denominations of \$5,000 or integral multiples thereof. A single note certificate will be issued for those DTC Notes bearing the same rate of interest and CUSIP number in the aggregate principal amount awarded to such purchaser(s) at such interest rate. Principal of and interest on said DTC Notes will be paid in Federal Funds by the Paying Agent to Cede & Co., as nominee for DTC, which will in turn remit such principal and interest to its participants for subsequent distribution to the beneficial owners of the DTC Notes as described herein. Transfer of principal and interest payments to beneficial owners by participants of DTC will be the responsibility of such participants and other nominees of beneficial owners. The City will not be responsible or liable for payments by DTC to its participants or by DTC participants to beneficial owners or for maintaining, supervising or reviewing the records maintained by DTC, its participants or persons acting through such participants. See “Book-Entry-Only System” herein.

The City will act as Paying Agent for the Notes. The City’s contact information is as follows: Inna Reznik, City Comptroller, 1 West Chester Street, Long Beach, NY 11561, Phone: (516) 705-7225, Fax: (516) 431-1730.

Authorization for and Purpose of the Notes

The Notes are being issued pursuant to the Constitution and laws of the State, including among others, the City Charter, the Local Finance Law and various bond ordinances duly adopted by the City Council on their respective dates. A portion of the proceeds from the sale of the Notes in the amount of \$5,000,000 will be used to redeem the City’s Bond Anticipation Notes – 2025 Series A maturing on May 6, 2026. The remaining proceeds in the amount of \$5,710,000 will be used to provide original financing for various capital purposes in and for the City as shown in the table below.

<u>Purpose</u>	<u>Resolution Number</u>	<u>Amount Outstanding</u>	<u>New Money</u>	<u>Amount to Notes</u>
FEMA HMP Buildings Projects	3094/24 ⁽¹⁾	\$5,000,000	\$ 0	\$5,000,000
Roadway Reconstruction - Various-Design	3103/25	0	75,000	75,000
Road Overlays	3103/25	0	275,000	275,000
Road Reconstruction	3103/25	0	1,250,000	1,250,000
Pavement Markings and Signs	3103/25	0	25,000	25,000
Animal Shelter	3103/25	0	100,000	100,000
FEMA HMP Reimbursable Buildings Projects	3036/19	0	375,000	375,000
City Building Rehabilitation – Various Locations	3103/25	0	900,000	900,000
Recreation Various Improvements	3103/25	0	50,000	50,000
DPW Maintenance Equipment	3103/25	0	200,000	200,000
Citywide Office Equipment and Furnishings	3103/25	0	50,000	50,000
FD - Command Post/Floodlight				
Vehicle/Ambulance	3103/25	0	400,000	400,000
Sewer Main Lining	3103/25	0	150,000	150,000
Acquisition of Sewer Equipment and Vehicles	3103/25	0	60,000	60,000
Water Purification Plant HMP	3036/19	0	600,000	600,000
High Pressure Filter Rehabilitation	3103/25	<u>0</u>	<u>1,200,000</u>	<u>1,200,000</u>
	Total:	<u>\$5,000,000</u>	<u>\$5,710,000</u>	<u>\$10,710,000</u>

(1) As amended and restated.

Optional Redemption

The Notes are not subject to optional redemption prior to maturity.

Nature of Obligation

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

The Notes will be general obligations of the City and will contain a pledge of the faith and credit of the City for the payment of the principal thereof and the interest thereon. For the payment of such principal of and interest on the Notes, the City has the power and statutory authorization to levy ad valorem taxes on all taxable real property in the City, subject to certain applicable statutory limitations imposed by Chapter 97 of the New York Laws of 2011, as amended (the “Tax Levy Limitation Law”) (see “TAX INFORMATION – Tax Levy Limitation Law” in Appendix A hereto).

Under the Constitution of the State, the City is required to pledge its faith and credit for the payment of the principal of and interest on the Notes, and the State is specifically precluded from restricting the power of the City to levy taxes on real estate for the payment of interest on or principal of indebtedness theretofore contracted. However, the Tax Levy Limitation Law imposes a statutory limitation on the City’s power to increase its annual tax levy. As a result, the power of the City to levy real estate taxes on all the taxable real property within the City is subject to statutory limitations set forth in Tax Levy Limitation Law, unless the City complies with certain procedural

requirements to permit the City to levy certain year-to-year increases in real property taxes. (See “TAX INFORMATION – Tax Levy Limitation Law” in Appendix A hereto.)

DESCRIPTION OF BOOK-ENTRY SYSTEM

The following applies to those Notes issued in book entry form. The Depository Trust Company (“DTC”) will act as securities depository for those Notes. Said Notes will be issued as fully-registered notes registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered note certificate will be issued for each Note of each series bearing the same rate of interest and CUSIP number, and will be deposited with DTC.

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

Redemption notices shall be sent to DTC. If less than all of the Securities within an issue are being redeemed, DTC’s practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Notes unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the County as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Notes are credited on the record date (identified in a listing attached to the Omnibus Proxy).

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 upon DTC's receipt of funds and corresponding detail information from the County, on payable date 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 redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of 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 certificates are required to be printed and delivered.

The City may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, bond certificates will be printed and delivered to DTC.

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 WILL NOT HAVE ANY RESPONSIBILITY OR OBLIGATION TO PARTICIPANTS, TO INDIRECT PARTICIPANTS OR TO ANY BENEFICIAL OWNER WITH RESPECT TO (I) THE ACCURACY OF ANY RECORDS MAINTAINED BY DTC, ANY PARTICIPANT, OR ANY INDIRECT PARTICIPANT; (II) THE PAYMENTS BY DTC OR ANY PARTICIPANT OR INDIRECT PARTICIPANT OF ANY AMOUNT WITH RESPECT TO THE PRINCIPAL OF, OR PREMIUM, IF ANY, OR INTEREST ON THE DTC NOTES; (III) ANY NOTICE WHICH IS PERMITTED OR REQUIRED TO BE GIVEN TO BONDHOLDERS AND NOTEHOLDERS; (IV) THE SELECTION BY DTC OR ANY PARTICIPANT OR INDIRECT PARTICIPANT OF ANY PERSON TO RECEIVE PAYMENT IN THE EVENT OF A PARTIAL REDEMPTION OF THE NOTES; OR (V) ANY CONSENT GIVEN OR OTHER ACTION TAKEN BY DTC AS BONDOWNER OR NOTEOWNER.

MUNICIPAL BANKRUPTCY

The undertakings of the City should be considered with reference, specifically, to Chapter IX of the Bankruptcy Act, 11 U.S.C. §401, et seq., as amended ("Chapter IX") and, in general, to other bankruptcy laws affecting creditors' rights and municipalities. Chapter IX permits any political subdivision, public agency or instrumentality that is insolvent or unable to meet its debts (i) to file a petition in a Court of Bankruptcy for the purpose of effecting a plan to adjust its debts provided such entity is authorized to do so by applicable state law; (ii) directs such a petitioner to file with the court a list of a petitioner's creditors; (iii) provides that a petition filed under such chapter shall operate as a stay of the commencement or continuation of any judicial or other proceeding against the petitioner; (iv) grants priority to debt owed for services or material actually provided within three (3) months of the filing of the petition; (v) directs a petitioner to file a plan for the adjustment of its debts; and (vi) provides that the plan must be accepted in writing by or on behalf of creditors holding at least two-thirds (2/3) in amount or more than one-half (1/2) in number of the listed creditors.

Bankruptcy proceedings by the City could have adverse effects on holders of bonds or notes including (a) delay in the enforcement of their remedies, (b) subordination of their claims to those supplying goods and services to the City

after the initiation of bankruptcy proceedings and to the administrative expenses of bankruptcy proceedings and (c) imposition without their consent of a reorganization plan reducing or delaying payment of the Notes. The Bankruptcy Code contains provisions intended to ensure that, in any reorganization plan not accepted by at least a majority of a class of creditors such as the holders of general obligation bonds, such creditors will have the benefit of their original claim or the “indubitable equivalent”. The effect of these and other provisions of the Bankruptcy Code cannot be predicted and may be significantly affected by judicial interpretation.

Accordingly, enforceability of the rights and remedies of the owners of the Notes, and the obligations incurred by the City, may become subject to Chapter IX and applicable bankruptcy, insolvency, reorganization, moratorium, or similar laws relating to or affecting the enforcement of creditor’s rights generally, now or hereafter in effect, equity principles which may limit the specific enforcement under State law of certain remedies, the exercise by the United States of America of the powers delegated to it by the Constitution, the reasonable and necessary exercise, in certain exceptional situations, of the police powers inherent in the sovereignty of the State and its governmental bodies in the interest of serving a significant and legitimate public purpose and the limitations on remedies against public agencies in the State. Bankruptcy proceedings, or the exercise of powers by the federal or State government, if initiated, could subject the owners of the Notes to judicial discretion, interpretation and of their rights in bankruptcy or otherwise, and consequently may entail risks of delay, limitation, or modification of their rights.

The State has consented (see Title 6-A of the Local Finance Law) that any municipality in the State may file a petition with any United States district court or court of bankruptcy under any provision of the laws of the United States, now or hereafter in effect for the composition or adjustment of municipal indebtedness. However, it is noted that there is no record of any recent filings by a New York municipality. Since the New York City fiscal crisis in 1975, the State has enacted legislation establishing financial control boards and fiscal stability authorities to monitor finance matters and restructure outstanding indebtedness for the cities of Yonkers, Troy and Buffalo and for the counties of Nassau and Erie.

No current state law purports to create any priority for holders of the Notes should the City be under the jurisdiction of any court, pursuant to the laws of the United States, now or hereafter in effect, for the composition or adjustment of municipal indebtedness.

The above references to the Bankruptcy Act are not to be construed as an indication that the City is currently considering or expects to resort to the provisions of the Bankruptcy Act.

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. This provision might be construed to have application to the holders of the Notes in the event of a default in the payment of the principal of or interest on the Notes.

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. Remedies for enforcement of payment are not expressly included in the City’s contract with holders of its notes.

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.

There are separate State law provisions regarding debt service moratoriums enacted into law in 1975. 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."

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

SUPERSTORM SANDY AND STORM MITIGATION MEASURES

Damaging storms have occurred in the City in 1938, 1950, 1953, 1960, 1962, 1984, 1991, 1992 and 2012. On October 29, 2012, Superstorm Sandy, then a Category 1 post-tropical cyclone, struck the southern Atlantic coast of Nassau County, New York. The resulting storm surge and winds caused substantial damage to the City, as well as widespread physical damage (including loss of electrical power and other utilities) throughout the City and in nearby areas of New York City and Nassau and Suffolk Counties. In the days following the storm, most schools and businesses - and many roads, bridges and public transportation systems - were closed. The total economic cost to the East Coast was estimated to be over \$60 billion. The City sustained substantial damage from both wind and storm surge. Original estimates of the losses included \$33-\$48 million for debris removal and \$125-150 million in infrastructure repairs. Actual costs to date are detailed out below:

Certain expenses relating to debris removal, emergency protective measures, repairs and reconstruction of roads, bridges, utility systems and governmental buildings, and restoration of parks, are eligible for financial assistance from the Federal Emergency Management Agency ("FEMA"). FEMA has been actively engaged, and it is expected that sufficient federal funding will be available to meet all verified claims. FEMA is authorized to reimburse the City for 90% of many of the City's storm clean up and rehabilitation expenses. The State has announced the availability of funding to cover the remaining 10% for initial street clearance and reopening of roads. The City expects that nearly all of the costs will be covered by insurance proceeds, FEMA aid and State aid.

The City has received insurance payments totaling \$10.8 million from its insurance carriers. On December 18, 2012, the City received an advance check from FEMA in the amount of \$24.32 million (75% of estimated costs) that has been applied to the FEMA Category A clean-up and debris removal costs. Subsequent to this advance, FEMA's share of the costs was increased to 90%. In July 2014, Governor Cuomo announced the State would cover the remaining 10%. While much remains uncertain, the restoration of services and the rebuilding of utility, commercial, residential and community infrastructure and buildings is ongoing and in many cases completed. The City has submitted Project Worksheets ("PW") to FEMA with total expenses of approximately \$134 million and has received approximately \$114 million from these completed PWs. The City's beachfront boardwalk was reconstructed pursuant to a \$44.2 million contract and is now complete. The PW for the reconstruction of the boardwalk has been completed and the City has received full reimbursement for FEMA's and New York State's shares of these costs.

The City has been working diligently with FEMA and the State to complete the outstanding PWs for each of the projects related to the rebuilding of the damaged infrastructure. The funding received from the substantially

completed PWs to date cover payment of approximately 85% of the projected expenses from Superstorm Sandy recovery costs.

The City has created a separate set of accounts to track the revenues and expenses related to the Superstorm Sandy recovery efforts. This will allow the City to maintain the ability to perform multi-year comparisons of its normal operating revenue and expenses without having to adjust for the Superstorm Sandy related items.

Storm and Climate Change Mitigation Efforts

In March 2014, the Governor’s Office of Storm Recovery (“GOSR”), now the Office of Resilient Homes and Communities, prepared the Long Beach NY Rising Community Reconstruction Plan as part of New York State’s Rising Community Reconstruction Program. The plan identifies innovative reconstruction and resiliency projects and other actions to mitigate increasingly common natural risks resulting from climate change. Strategies incorporated into the plan include: (i) Employing appropriate techniques to mitigate ocean and bay storm surge and stormwater flooding to protect Long Beach’s infrastructure, people, and assets while positioning for resilient redevelopment; (ii) Protecting critical Long Beach health and social services assets and increase the capacity to provide needed emergency and community services before, during, and after disasters; (iii) Implementing measures to make Long Beach economic generators more resilient, while also facilitating enhancement of key commercial areas and the redevelopment of underutilized areas to stimulate economic growth; (iv) Increasing Long Beach’s capacity to facilitate and foster actions that lead to greater resiliency, emergency preparedness, and sustainability; (v) Restoring and enhancing natural resources for both resiliency and recreation purposes while also protecting important cultural resources; and (vi) Encouraging and facilitating housing resiliency and sustainability measures while striving to maintain the character of Long Beach. A full copy of the plan is available at: https://stormrecovery.ny.gov/long_beach_nyrcr_plan.pdf.

In response to the above-mentioned plan, the City is undertaking several Hazard Mitigation Projects (“HMP”) utilizing funding from the FEMA Public Assistance Program related to Superstorm Sandy. The projects are detailed in the following pages with additional information available on the City’s Department of Public Works website: <https://www.longbeachny.gov/publicworks>.

References to websites and/or website addresses presented herein are for informational purposes only and implies no warranty of accuracy of information therein. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement.

The Sewer Project

Superstorm Sandy did substantial damage to the Long Beach Water Pollution Control Plant (“WPCP”) and the South Shore Water Reclamation Facility, requiring a major reconstruction of such facilities (the “Sewer Project”). As such, the City and the County entered into an Intermunicipal Agreement whereby the City would apply for financing of the Sewer Project and the County would contract to make the necessary improvements in connection therewith. In November 2023, the City entered into a project finance agreement with the New York State Environmental Facilities Corporation (“EFC”) whereas the City will use EFC loans to pay for the construction costs of such improvements by the County.

Such costs are reimbursed to the City via FEMA (approximately 90%) and GOSR (10%) and immediately repaid to EFC to retire any borrowed monies. Recently, the City was informed that \$4,250,428 was de-obligated from FEMA Project Worksheet 0309 (Version 4). As such, the City amended the May 22, 2022 bond ordinance (as amended on August 6, 2023) to allow for the de-obligated cost to be financed separately. The scope of the Sewer Project includes the construction of a 19,000 linear foot force main under Reynolds Channel, conversion of the WPCP to a pump station, decommissioning of all facilities other than the main building at the WPCP, and hardening all satellite pump stations (three) to protect against future storms.

Other Hazard Mitigation Projects

- (i) U.S. Army Corps of Engineers Coastal Erosion Protection Project - A new dune system, sand replenishment, and the rehabilitation of the groins on the south shore of the City was successfully

completed to mitigate against flooding on the entire south shore of the City. Additional information can be found at the following link: <https://www.dec.ny.gov/lands/110710.html>.

- (ii) North Shore Critical Infrastructure Protection Project - The City was awarded approximately \$39 million under the FEMA 404 Hazard Mitigation Program to rehabilitate the north shore of the City between Monroe Blvd and the Veterans Memorial Park. The project includes the erection of a cantilever steel bulkhead to stabilize the shoreline, replace utilities that are currently vulnerable, and construct a storm water pump station to mitigate flooding on Riverside Blvd. The General Construction component of the project was awarded on January 25, 2023 to Posillico/Bove Construction in the amount of \$34,761,843. The Electrical component of the project was awarded to Haugland Electric on January 31, 2023 in the amount of \$805,700. While there is an ongoing issue under appeal with FEMA, the City now has all approvals from utilities and approved change orders with the contractor to complete all project work with the exception of the LIRR tracks and adjacent property. The City has recommended that all phases of work be moved forward while the appeal process proceeds. There is an additional \$5.6 million pending approval for the project that is required to complete the work. There is approximately 475 feet of bulkhead remaining, along with ancillary work that needs to be completed in order to protect City infrastructure and residential property. It is expected that this work will be completed by March 2027.
- (iii) GOSR North Shore Bulkhead Project - The \$12 million project was completed in June 2021. The City-owned bulkheads on Doyle Street and Heron Street were replaced in their entirety. The new bulkhead height is the Base Flood Elevation (“BFE”) to mitigate flooding. A concrete cap was added to the bulkhead on West Bay Drive between Washington Blvd and Magnolia Blvd to mitigate flooding. All street end bulkheads in the west end of the City were replaced and elevated to the BFE to mitigate flooding.

GOSR Drainage Improvement Project - The \$6.5 million project is complete. The project addressed chronic flooding on West Park Avenue, National Blvd. and the intersection of Riverside Blvd and East Pine Street. The first Storm Water Pump Station was constructed at Tennessee Avenue and is now active.
- (iv) Water Treatment Plant and Booster Pump House Hazard Mitigation - The City has requested funding from FEMA under their 406 Hazard Mitigation Program to provide flood protection to the Water Purification Plant and booster pump house. The Hazard Mitigation proposal has been approved by FEMA and the City is finalizing the design contract for City Council approval and overall project schedule with FEMA.
- (v) 150 West Pine Street Building - The City was awarded \$3,086,378 under the FEMA 406 Hazard Mitigation Program to harden 150 West Pine Street to mitigate the potential impacts from future flood events. The plans for the project are 100% complete. This project is being reviewed and may be cancelled.
- (vi) Martin Luther King Center Hazard Mitigation - Premier Builders Inc. was retained by the City to implement a Hazard Mitigation Project at the Martin Luther King Center. The project cost is \$1,150,000 and 100% reimbursable under the FEMA Public Assistance Program. The work includes dry floodproofing the exterior, sump pumps, and stop log systems at all entry/egress points. The project was awarded on March 15, 2022 and is now 100% complete. The project protects to the BFE.
- (vii) City Hall - The City requested approximately \$1 million under the FEMA 406 Hazard Mitigation Program to implement flood protection measures to mitigate damage from flooding at City Hall. The work includes dry floodproofing, relocation of the backup generator to the roof, stop log systems, and the installation of sump pumps. Pursuant to FEMA’s request, the City will be re-submitting the HMP application in Fall 2026 for consideration.
- (viii) Recreation/Senior Center - The City was awarded \$963,192 on April 9, 2021 under the FEMA 406 Hazard Mitigation Program to implement flood protection measures to mitigate potential damage from flooding at the Senior/Recreation Center. The project is in the final design phase and FEMA approvals. Construction is scheduled for 2026.
- (ix) Ice Arena Hazard Mitigation - Premier Builders Inc. was retained by the City to implement a Hazard Mitigation Project at the City’s Ice Arena. The project cost is \$912,500 and 100% reimbursable under the

FEMA Public Assistance Program. The work includes dry flood-proofing the exterior, replacement of the front entry windows/doors, structural repairs to the eastside of the building, sump pumps, and stop log systems at all entry/egress points. The project was completed in 2023 and protects to the BFE.

- (x) Central Garage - The City was awarded approximately \$500,000 under the FEMA 406 Hazard Mitigation Program to implement flood protection measures to mitigate potential damage from flooding at the City's Central Garage. This project is being reviewed and may be cancelled.
- (xi) Animal Shelter - The City was awarded \$137,133 under the FEMA 406 Hazard Mitigation Program to implement flood protection measures to mitigate potential damage from flooding at the Animal Shelter. The project is in the design phase and FEMA approvals. Construction is scheduled for 2026.
- (xii) Indiana and Maple Blvd Firehouse - The City requested funding under the FEMA 406 Hazard Mitigation Program to implement flood protection measures to mitigate potential damage from flooding at the Indiana and Maple Blvd Firehouse. This project is being reviewed and may be cancelled.
- (xiii) Long Beach Water Pollution Control Plant Consolidation Project – The City is in the process of converting its wastewater treatment plant into a pump station and diverting sewage to the South Shore Water Reclamation Facility. The project includes construction of a 19,000 linear foot subsurface force main (under Reynolds Channel) and conversion of the WWTP to a pump station. Demolition of the ancillary structures at the facility as well as hardening of the satellite pump stations is also part of the project. The project cost is estimated at \$169 million. The Notice to Proceed was issued to Posillico on October 20, 2023 for the force main component. The bid price is \$79,936,000. The Notice to Proceed was issued to RJ Industries for the pump station component on October 20, 2023. The bid price is \$33,387,700. Funding will be derived mostly from the FEMA 406 Hazard Mitigation Program and GOSR. See also “The Sewer Project” above.

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 of any of its agencies or political subdivisions thereby further impairing the acceptability of obligations issued by borrowers within the State, both the ability of the City to arrange for additional borrowings, and the market for and market value of outstanding debt obligations, including the Notes, could be adversely affected.

Economic impacts from disease outbreaks or similar public health threats could have an adverse impact on the City's financial condition and operating results. The outbreak of COVID-19, a respiratory disease caused by a new strain of coronavirus, had been declared a pandemic by the World Health Organization on March 11, 2020. See “COVID-19” herein for a further discussion of the impacts of the COVID-19 pandemic, which has had an adverse effect on the City's finances.

The City is dependent in part on financial assistance from the State. However, if the State should experience difficulty in borrowing funds in anticipation of the receipt of State taxes and revenues in order to pay State aid to municipalities and counties 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 addition, there may be unforeseen adverse events within the City that affect the market for the Notes, which could result in adverse comment by Moody's Investors Service, Inc. or any other rating agency with respect to the City's financial situation, or in possible actions by these rating agencies to withdraw, suspend or lower their credit ratings on outstanding indebtedness and obligations of the City.

Other adverse events within the City that could affect the market for the Notes include any events which impact upon the City's ability to eliminate projected budget deficits in future fiscal years; economic trends within the City; and labor actions by unionized employees of the City. It is anticipated that the various news media will report on events which occur in the City and that such media coverage as well as such events could have an impact on the market for, and the market price of the Notes.

CYBERSECURITY

The City, like many other public and private entities, relies on technology to conduct its operations. As a recipient, provider and custodian of personal, private, or sensitive information, the City faces multiple cyber threats including, but not limited to, hacking, viruses, malware and other attacks on computer and other sensitive digital networks and systems. The results of any such attack could impact business operations and/or incapacitate City digital networks and systems and the costs of remedying any such damage could be substantial. In order to enhance the City's ability to respond to an incident, the City is proactively planning a security audit and an engagement with a managed detection and response ("MDR") organization.

TAX MATTERS

Federal Income Taxes

In the opinion of Harris Beach Murtha Cullina PLLC, Bond Counsel, based on existing statutes, regulations, administrative rulings and court decisions and assuming compliance by the City with certain covenants and the accuracy of certain representations, interest on the Notes is excluded from gross income for federal income tax purposes. Bond Counsel is of the further opinion that interest on the Notes is not an "item of tax preference" for purposes of the Federal alternative minimum tax on individuals. However, the Internal Revenue Code of 1986, as amended (the "Code") imposes a federal corporate alternative minimum tax equal to 15 percent of the "adjusted financial statement income" of corporations (other than S corporations, regulated investment companies and real estate investment trusts) having an average annual "adjusted financial statement income" for the 3-taxable-year period ending with the tax year that exceeds \$1,000,000,000. Interest on tax-exempt obligations such as the Notes is included in the computation of a corporation's "adjusted financial statement income".

The Code also imposes various limitations, conditions and other requirements which must be met at and subsequent to the date of issue of the Notes in order that interest on the Notes will be and remain excluded from gross income for federal income tax purposes. Included among these requirements are restrictions on the investment and use of proceeds of the Notes and in certain circumstances, payment of amounts in respect of such proceeds to the United States. Failure to comply with the requirement of the Code may cause interest on the Notes to be includable in gross income for purposes of federal income tax, possibly from the date of issuance of the Notes. In the arbitrage and use of proceeds certificate to be executed in connection with the issuance of the Notes, the City will covenant to comply with certain procedures and will make certain representations and certifications, designed to assure satisfaction of the requirements of the Code in respect to the Notes. The opinion of Bond Counsel assumes compliance with such covenants and the accuracy, in all material respects, of such representations and certificates.

Prospective purchasers of the Notes should be aware that ownership of the Notes, and the accrual or receipt of interest thereon, may have collateral federal income tax consequences for certain taxpayers, including financial institutions, property and casualty insurance companies, S corporations, certain foreign corporations, individual recipients of Social Security or Railroad benefits and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry such obligations. Prospective purchasers should consult their tax advisors as to any possible collateral consequences of their ownership of the Notes and their accrual or receipt of interest thereon. Bond Counsel expresses no opinion regarding any such collateral federal income tax consequences.

The Notes will NOT be designated by the City as "qualified tax-exempt obligations" within the meaning of, and pursuant to, Section 265(b)(3) of the Code.

State and Local Income Taxes

In the opinion of Bond Counsel, interest on the Notes is exempt from personal income taxes imposed by the State or any political subdivision thereof, including The City of New York.

Bond Counsel expresses no opinion regarding any other state or local tax consequences related to the ownership or disposition of, or the receipt or accrual of interest on, the Notes.

Interest on the Notes may or may not be subject to state or local income taxes in jurisdictions other than the State of New York under applicable state or local tax laws. Bond Counsel expresses no opinion, however, as to the tax treatment of the Notes under other state or local jurisdictions. Each purchaser of the Notes should consult their own tax advisor regarding the taxable status of the Notes in a particular state or local jurisdiction other than the State of New York.

Other Considerations

Bond Counsel has not undertaken to determine (or to inform any person) whether any actions taken (or not taken) or events occurring (or not occurring) after the date of issuance and delivery of the Notes may affect the tax status of interest on the Notes.

No assurance can be given that any future legislation, including amendments to the Code or the State income tax laws, regulations, administrative rulings, or court decisions, will not, directly or indirectly, cause interest on the Notes to be subject to Federal or State income taxation, or otherwise prevent bondholders and Noteholders from realizing the full current benefit of the tax status of such interest. Further, no assurance can be given that the introduction or enactment of any such future legislation, or any judicial decision or action of the Internal Revenue Service or any State taxing authority, including, but not limited to, the promulgation of a regulation or ruling, or the selection of the Notes for audit examination, or the course or result of any Internal Revenue Service examination of the Notes or of obligations which present similar tax issues, will not affect the market price or marketability of the Notes. Prospective purchasers of the Notes should consult their own tax advisors regarding the foregoing matters.

All summaries and explanations of provisions of law do not purport to be complete and reference is made to such laws for full and complete statements of their provisions.

ALL PROSPECTIVE PURCHASERS OF THE NOTES SHOULD CONSULT WITH THEIR TAX ADVISORS IN ORDER TO UNDERSTAND THE IMPLICATIONS OF THE CODE AS TO THE TAX CONSEQUENCES OF PURCHASING OR HOLDING THE NOTES.

LEGAL MATTERS

The legality of the authorization and issuance of the Notes will be covered by the respective approving legal opinion of Harris Beach Murtha Cullina PLLC, New York, New York, Bond Counsel to the City. Such legal opinion will state that in the opinion of Bond Counsel (i) the Notes have been authorized and issued in accordance with the Constitution and statutes of the State of New York and constitute valid and legally binding general obligations of the City, all the taxable property within which is subject to the levy of ad valorem taxes to pay the Notes and interest thereon, subject to certain statutory limitations imposed by Chapter 97 of the New York Laws of 2011, as amended (see “TAX INFORMATION – Tax Levy Limitation Law” within Appendix A herein); provided, that the enforceability (but not the validity) of the Notes may be limited by any applicable existing or future bankruptcy, insolvency or other law (State or Federal) affecting the enforcement of creditors’ rights; (ii) under existing statutes, regulations, administrative rulings and court decisions, interest on the Notes is excluded from the gross income of the owners thereof for Federal income tax purposes, is not an “item of tax preference” for purposes of the Federal alternative minimum taxes imposed on individuals, however, interest on the Notes held by certain corporations that are subject to the Federal corporate alternative minimum tax is included in the computation of “adjusted financial statement income” for purposes of the Federal alternative minimum tax imposed on such corporations; (iii) interest on the Notes is exempt from personal income taxes imposed by the State of New York or any political subdivision

thereof (including The City of New York); and (iv) based upon Bond Counsel's examination of law and review of the arbitrage and use of proceeds certificate of the City pursuant to Section 148 of the Code and the regulations thereunder, the facts, estimates and circumstances as set forth in said arbitrage certificate are sufficient to satisfy the criteria which are necessary under Section 148 of the Code to support the conclusion that the Notes will not be "arbitrage bonds" within the meaning of said section, and no matters have come to Bond Counsel's attention which makes unreasonable or incorrect the representations made in said arbitrage certificate. Bond Counsel expresses no opinion regarding Federal or State income tax consequences arising with respect to the Notes.

Such legal opinions will also state that (i) in rendering the opinions expressed therein, Bond Counsel has assumed the accuracy and truthfulness of all public records, documents and proceedings examined by Bond Counsel which have been executed or certified by public officials acting within the scope of their official capacities, and has not verified the accuracy or truthfulness thereof, and Bond Counsel also has assumed the accuracy of the signatures appearing upon such public records, documents and proceedings and such certifications; (ii) the scope of Bond Counsel's engagement in relation to the issuance of the Notes, as applicable, has extended solely to the examination of the facts and law incident to rendering the opinions expressed therein; (iii) the opinions expressed therein are not intended and should not be construed to express or imply any conclusion that the amount of real property subject to taxation within the boundaries of the City together with other legally available sources of revenue, if any, will be sufficient to enable the City to pay the principal of and interest on the Notes as the same become due and payable; (iv) reference should be made to the Official Statement for factual information which, in the judgment of the City, would materially affect the ability of the City to pay such principal and interest; and (v) while Bond Counsel has participated in the preparation of the Official Statement, Bond Counsel has not verified the accuracy, completeness or fairness of the factual information contained therein and, accordingly, no opinion is expressed by Bond Counsel as to whether the City, in connection with the sale of such Notes, has made any untrue statement of a material fact, or omitted to state a material fact necessary in order to make any statements made, in the light of the circumstances under which they were made, not misleading.

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, except as noted below. The threshold used by the City in determining whether to include an individual case is whether it may result in damages exceeding \$500,000.

Gentile v. City of Long Beach. This personal injury case arises out of plaintiff's entry into the water at the 2020 Long Beach Polar Bears Super Bowl Splash. Plaintiff's claim is against both the City and the local Polar Bear organization. Plaintiff's claim is that neither the City nor the organization sufficiently controlled the crowd, which caused his accident. Plaintiff testified (at his 50h examination) that he was caused to trip and fall, while entering the water, over a little girl and his head struck the sand through shallow water. To date, plaintiff is effectively quadriplegic, though has recently regained some very limited use of his upper extremities. Damages in this claim are quite substantial. Plaintiff's demand is currently \$7.5 million. The City is vigorously defending this case and has assigned the defense of this matter to outside counsel. At the conclusion of discovery, and upon this matter being placed on the trial calendar, the plaintiff moved the court to amend his claim to include allegations of negligence in the rescue of the plaintiff subsequent to his dive into shallow water. Such was opposed, primarily on the basis that the statute of limitations had run and, as such, it was too late to add such a claim to the litigation. The City was successful in obtaining a denial of that motion, though plaintiff has taken an appeal. Since then, the City moved for summary judgment and dismissal of Plaintiff's complaint but that motion was denied as well. The City has taken an appeal of that denial. It is anticipated that the respective appeals will likely take at least two years to be briefed, argued and decided. Notably, the plaintiff has consented to a stay of trial until the Appellate Court issues its decision.

Cirigliano v. Long Beach. This matter involves a slip and fall on a City roadway. The claims against the City include a failure to properly maintain the roadway and affirmative creation of the condition through snow removal activities. Depositions have been completed and the matter put on the trial calendar. The plaintiff's claim is that the City's plowing created the slippery condition at issue. There is some testimony that a City plow may have pushed snow in the direction of the alleged slippery condition but there is no real evidence that this created a dangerous condition.

The plaintiff retained an expert that, as expected, opined that the ice plaintiff slipped on was created by the City and the adjacent property owner, who is also a defendant. This matter just recently settled for \$200,000, with the adjacent property owner paying \$175,000 and the City paying \$25,000.

Papetti v. Long Beach. This is a personal injury claim, where plaintiff sustained injuries (broken fibula requiring surgery) after allegedly falling from her bicycle. The alleged cause of the fall resulted from the wind whipping yellow caution tape, which was attached to a construction barrel, and the caution tape wrapping around her handlebars. The trial court denied the City's motion for summary judgment and that determination was upheld on appeal. This matter settled for \$350,000 during jury selection in October 2024. Payment was set up to be paid in two payments and the second was just made, effectively ending this matter.

Lavin v. Long Beach. This is a personal injury claim, where plaintiff sustained injuries after allegedly falling from his bicycle over an almost block-length split down the road. E-mails to the City's Public Works Commissioner had been received prior to the accident about that very condition. The City brought a motion for summary judgment arguing that e-mails do not satisfy our prior written notice statute. Plaintiff cross-moved for summary judgment as well. Those motions have not been decided as of yet. Pre-existing conditions/injuries were allegedly exacerbated by the fall and plaintiff allegedly sustained several broken ribs and a hemothorax. Use of a feeding tube and oxygen, which had originally resulted from 9/11 related cancer but had been discontinued, became necessitated again. The Court conducted several settlement conferences and the plaintiff, after starting much higher, came down to a \$750,000 demand. The trial court ultimately denied both motions and the matter is up on appeal. The plaintiff, however, passed away recently, meaning this matter is now stayed. Counsel for plaintiff has indicated that he intends to amend his complaint to add a claim for wrongful death.

Chernaski v. City of Long Beach. Plaintiff, a lieutenant in the City's police department, alleges two separate causes of action, one for breach of contract and the other for unlawful retaliation in violation of Title VII and State law. The breach of contract claim stems from an alleged breach of a prior settlement agreement between plaintiff and the City when the City did not pay him retroactive raises following the issuance of an interest arbitration award between the City and plaintiff's former collective bargaining unit issued on May 29, 2013. Plaintiff's Title VII action stems from an allegation that he was retaliated against after he filed an internal EEO complaint regarding the promotion of a police officer. Discovery has been completed and the case is now at the summary judgment stage. Both parties are fully submitted. Plaintiff's complaint prayed for relief in excess of \$500,000. The City has vigorously defended this case and will continue to do so and currently awaits the Court's decision on the summary judgment motions.

Donohue v. City of Long Beach. This is a personal injury claim allegedly arising out of a slip and fall on snow/ice on a City-owned roadway, the allegation being that the City's snow removal activities created the condition by virtue of compressing snow into ice. The plaintiff allegedly sustained multiple fractures of the ankle requiring open reduction and internal fixation. Discovery is now complete and, though testimony does indicate that the City plowed the roadway in question, there is no evidence that such resulted in a dangerous condition. As anticipated, the plaintiff hired an expert witness to offer testimony that the plowing made the street more dangerous. No settlement demand has been made at this time. The City moved for summary judgment and, as anticipated, the plaintiff utilized his expert in opposing. Nonetheless, the City's motion was granted and the case dismissed but the plaintiff has taken an appeal.

Giordano v. City of Long Beach. This is a personal injury action arising out of a beach volleyball player diving for a ball and sustaining injury upon landing on the sand. The claim is that under a couple of inches of loose sand there was compressed sand, likely from heavy machinery being operated on the beach, that was hard as rock. The plaintiff allegedly suffered injuries to both upper extremities with multiple fractures and a torn muscle requiring multiple surgeries. Depositions have begun but one or two more remain.

Guma, Grasso, et al v. City of Long Beach. These are related class action lawsuits arising out of the City's boot and tow program. Notably, the County of Nassau's program (which was basically identical to the City's) was found to be unconstitutional due to a lack of a due process hearing. Complaints have been filed in the Eastern District of New York and the City has answered. The plaintiff has recently moved to certify the class and the City opposed. The Court denied class certification. The City now awaits to see if the plaintiff appeals. The denial of class certification is very significant as, with class certification, damages could conceivably exceed \$1,000,000. Without class certification, the value of the four named plaintiffs' cases are likely worth less than \$100,000.

Natalie White v. City of Long Beach. Plaintiff is a former City employee who alleges she was terminated on May 21, 2020 for reasons related to her race and gender in violation of Title VII and Title VI. She also asserts equal protection and *Monell* claims under Section 1983. The City has submitted three (3) separate written requests for a pre-motion conference in anticipation of a motion to dismiss under Rule 12(b)(6). The first two (2) letters resulted in the withdrawal of several claims and a Second Amended Complaint limited to the claims referenced above. A Rule 12(b)(6) motion to dismiss was made and all claims except the equal protection claims were dismissed. It is anticipated that discovery will now commence and the intent is to move for summary judgment at the conclusion. While a very defensible matter, damages, if liability were to be found, could exceed \$250,000.

Wasserman v. City of Long Beach. Michael Wasserman is a City resident suing the City for violation of his freedom of speech. Wasserman was issued a summons related to his display of various flags in violation of a City ordinance. The matter is in suit but the City is awaiting an amended complaint and will then make a motion to dismiss on the pleadings which has a reasonable chance of success. If the matter is not dismissed, it is notable that plaintiff has no demonstrable economic damages, though nominal damages plus attorney's fees may well exceed \$100,000.

Benny v. City of Long Beach. Plaintiff brought multiple claims against the City and a pair of police officers. Several claims were dismissed on a Rule 12(b)(6) motion. The Court also granted permission to move for summary judgment (pre-discovery), which the City did. More claims were dismissed and all that remains is an excessive force claim against the officers. That decision, to the extent it denied the officers qualified immunity, was appealed to the Second Circuit but upheld. Discovery is now just about complete and the City intends to move for summary judgment. Plaintiff's demand is currently \$2,900,000 and the City has not countered with an offer in light of the perceived excessiveness of that demand.

Sullivan v. City of Long Beach, Plaintiff alleges that he was retaliated against because he supported Republican candidates and was transferred back to the sewer department, compelled to engage in union activities supporting Democratic candidates, and ultimately terminated. The City denies there was retaliation. A summary judgement motion was submitted a little over a month ago that has a reasonable chance at success. If the plaintiff prevails and the motion is denied and upheld on appeal, the facts are such that a defense verdict is a very reasonable possibility as there exists no evidence that the City employees involved even knew the plaintiff's political affiliation. If plaintiff were to prevail, however, full value is in the range of \$350,000. The City's motion was summary judgment was recently granted and plaintiff has not taken an appeal, so it appears this matter is concluded.

Jones v. Long Beach. This personal injury action arises out of a trip and fall over a raised brick on a walkway in front of City Hall. The plaintiff's claim is that the City's maintenance work caused the brick at issue to dislodge. Plaintiff alleges torn ligaments in the knee that required arthroscopic surgery to repair and, when that failed, a total knee replacement. Such injury is valued in the range of \$150,000-\$300,000. The City made a motion for summary judgment and that motion was granted. The plaintiff has taken an appeal, however. Note that the plaintiff's demand is \$400,000 notwithstanding the fact that the matter is currently dismissed.

Galvin v. Long Beach. This personal injury action arises out of a fall off a bicycle caused by snow and ice on the boardwalk. The plaintiff's claim is that the City performed snow removal on the boardwalk that caused the condition at issue. Plaintiff sustained a hip fracture that required a hip replacement. That injury is worth in excess of \$500,000. The City moved for summary judgment but such motion was denied. That matter is now up on appeal, but the City was forced to trial prior to the appeal being heard. The matter settled for \$25,000 during jury selection.

Florio v. City of Long Beach. Plaintiff was playing softball on a City field. While attempting to slide into second base, a patch sewn into the turf field gave way causing her to twist her ankle. She alleges multiple fractures, torn ligaments and torn tendons in the ankle. The matter was only recently placed in suit and discovery has not yet commenced.

Lido Beach Towers v. City of Long Beach. This matter stems from the construction of a dune system on the beach to protect from future storms, performed by the Army Corps of Engineers on behalf of the City. A portion of said dunes were constructed on beach owned by the plaintiff. The plaintiff sued, claiming such work constituted a taking. The Court awarded the plaintiff \$1,940,000 from the City, however, the City intends to pursue an appeal and that appeal will likely take at least two years to conclude.

Hickox v. City of Long Beach. This is a trip and fall personal injury matter wherein the plaintiff was walking on the boardwalk directly adjacent to its railing. The City had stored a metal stanchion up against the railing and the stanchion's feet stuck out a few inches. Plaintiff tripped over the feet. By testimony, plaintiff sustained a hip fracture that required insertion of a pin. This matter was just put into suit.

Sahn v. City of Long Beach. This matter arises out of an assault by a City worker that occurred while that worker was performing his duties within the Sanitation Department. Apparently, a verbal altercation progressed to physical and the City employee assaulted the claimant. A notice of claim was served and is under review.

Donato v. City of Long Beach. This is a police liability claim. Claimant parked his vehicle such that it blocked a driveway. When the police department ran the plate, it was discovered that the registration was suspended, so a tow truck was called. Before the truck arrived, the owner appeared and became enraged and attempted to enter his vehicle to drive away despite being instructed not to. The police officer utilized a Taser to obtain compliance and the man was arrested. This claim was just recently presented.

Elrod v. City of Long Beach. Claimant is an infant who was injured playing basketball on a City-owned court. Claim is he was fouled going to the basket, causing him to crash into the metal post that holds the basket. Injury alleged is a fractured wrist requiring open reduction and internal fixation. Allegation is that the pole should have been padded. This matter is still in the claim stage.

Boutin v. City of Long Beach. Police liability claim alleging over an arrest made subsequent to alleged contact between claimant and a police department code enforcement officer (not a police officer). Claimant alleges there was no such contact. There is no physical injury alleged. This matter is in the claim stage.

Michel v. City of Long Beach. Police liability claim wherein police responded to a call from a homeowner about a man destroying the homeowner's garden. Police arrived and recognized the man was having some type of mental issue and called for an ambulance. Prior to the ambulance arriving, the man kept trying to re-enter the private property and officers attempted to handcuff him for his own safety and the safety of others. The man resisted and injured the officers. He was eventually taken into custody. His physical injuries were mild. This matter is in the claim stage.

Wilson v. City of Long Beach. Police liability claim wherein police responded to a brawl and the claimant had struck an infant. She was taken to the ground by an officer in the course of her arrest. Her physical injuries do not at this time appear serious. This matter is in the claim stage.

Rodriguez v. City of Long Beach. This is a slip and fall on snow and ice on the boardwalk on the day of the Polar Bear organization's Super Bowl Splash event. An investigation is being conducted to determine whether the City performed any snow operations in the area where the accident took place. Plaintiff alleges an ankle fracture that required open reduction and internal fixation. This matter is in the claim stage.

DISCLOSURE UNDERTAKING

Disclosure Undertaking for the Notes

This Preliminary Official Statement is in a form "deemed final" by the City for the purposes of Securities and Exchange Commission Rule 15c2-12 (the "Rule"). At the time of the delivery of the Notes, the City will provide an executed copy of its "Undertaking to Provide Notices of Events" (the "Undertaking"). Said Undertaking will constitute a written agreement or contract of the City for the benefit of holders of and owners of beneficial interests in the Notes, to provide, or cause to be provided, to the Electronic Municipal Market Access ("EMMA") System implemented by the Municipal Securities Rulemaking Board established pursuant to Section 15B(b)(1) of the Securities Exchange Act of 1934, or any successor thereto, timely notice not in excess of ten (10) business days after the occurrence of any of the following events with respect to the Notes:

(i) principal and interest payment delinquencies; (ii) non-payment related defaults, if material; (iii) unscheduled draws on debt service reserves reflecting financial difficulties; (iv) unscheduled draws on credit enhancements reflecting financial difficulties; (v) substitution of credit or liquidity providers, or their failure to perform; (vi) 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 of determinations with respect to the tax status of the Notes, or other material events affecting the tax status of the Notes; (vii) modifications to rights of Noteholders, if material; (viii) Note calls, if material, and tender offers; (ix) defeasances; (x) release, substitution, or sale of property securing repayment of the Notes, if material; (xi) rating changes; (xii) bankruptcy, insolvency, receivership or similar event of the City; [note to clause (xii): For the purposes of the event identified in clause (xii) above, the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the City in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or government authority has assumed jurisdiction over substantially all of the assets or business of the City, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the City]; (xiii) 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; (xiv) appointment of a successor or additional trustee or the change of name of a trustee, if material; (xv) incurrence of a financial obligation of the City, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the City, any of which affect security holders, if material; and (xvi) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the City, any of which reflect financial difficulties.

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

The City's Undertaking shall remain in full force and effect until such time as the principal of, redemption premiums, if any, and interest on the Notes shall have been paid in full. The sole and exclusive remedy for breach or default under the Undertaking is an action to compel specific performance of the undertakings of the City, and no person or entity, including a holder of the Notes, shall be entitled to recover monetary damages thereunder under any circumstances. Any failure by the City to comply with the Undertaking will not constitute a default with respect to the Notes.

The City reserves the right to amend or modify the Undertaking under certain circumstances set forth therein; provided that, any such amendment or modification will be done in a manner consistent with Rule 15c2-12 as then in effect.

Compliance History

For the fiscal year ended June 30, 2020, the City did not timely file unaudited financial statements within six months of the end of the fiscal year. The 2020 AUD was filed late on June 2, 2021 and the audited financial statements were filed late on June 18, 2021. A failure to file notice was posted on December 29, 2020.

The City has taken steps to ensure that its annual financial information and audited financial statements will be filed in a timely manner in the future.

RATING

The City has not applied to Moody's Investors Service, Inc. ("Moody's") for a rating on the Notes.

On January 26, 2024, Moody’s upgraded the City’s underlying credit rating to “A3” from “Baa1”.

Such rating reflects only the view of such rating agency and an explanation to the significance of such rating should be obtained from Moody’s. There can be no assurance that such rating will not be revised or withdrawn, if in the judgment of Moody’s circumstances so warrant. Any downward change or withdrawal of such rating may have an adverse effect on the market price of the Notes or the availability of a secondary market for the Notes. See “MARKET AND RISK FACTORS”.

MUNICIPAL ADVISOR

Capital Markets Advisors, LLC, Great Neck, New York, (the “Municipal Advisor”) is an independent municipal advisor registered with the United States Securities and Exchange Commission and the Municipal Securities Rulemaking Board. The Municipal Advisor has served as the independent financial advisor to the City in connection with this transaction.

In preparing the Official Statement, the Municipal Advisor has relied upon governmental officials, and other sources, who have access to relevant data to provide accurate information for the Official Statement. The Municipal Advisor has not been engaged, nor has it undertaken, to independently verify the accuracy of such information. The Municipal Advisor is not a public accounting firm and has not been engaged by the City to compile, review, examine or audit any information in the Official Statement in accordance with accounting standards. The Municipal Advisor is not a law firm and does not provide legal advice with respect to this or any debt offerings of the City. The Municipal Advisor is an independent advisory firm and is not engaged in the business of underwriting, trading or distributing municipal securities or other public securities and therefore will not participate in the underwriting of the Notes.

ADDITIONAL INFORMATION

Any statements in the Official Statement involving matters of opinion or estimates whether expressly so stated are intended as such and not as representation of fact. No representation is made that of such statements will be realized. This Official Statement is not to be construed as a contract or agreement between the City and the original purchasers or holders of any of the Notes.

Capital Markets Advisors, LLC may place a copy of this Official Statement on its website at www.capmark.org. 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. Capital Markets Advisors, LLC 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 sourced documents to digital format, and neither the City nor Capital Markets Advisors, LLC assumes any liability or responsibility for errors or omissions on such website. Further, Capital Markets Advisors, LLC and the City disclaims any duty or obligation either to update or to maintain the information or any responsibility or liability for any damages caused by viruses in the electronic files on the website. Capital Markets Advisors, LLC and the City also assumes no liability or responsibility for any errors or omissions or for any updates to dated website information.

The City hereby disclaims any obligation to update developments of the various risk factors or to announce publicly any revision to any of the forward-looking statements contained herein or to make corrections to reflect future events or developments except to the extent required by Rule 15c2-12 promulgated by the Securities and Exchange Commission.

The statements contained in this Official Statement and the appendices hereto that are not purely historical are forward-looking statements. Such forward-looking statements can be identified, in some cases, by terminology such as “may,” “will,” “should,” “expects,” “intends,” “plans,” “anticipates,” “believes,” “estimates,” “predicts,” “potential,” “illustrate,” “example,” and “continue,” or the singular, plural, negative or other derivations of these or other comparable terms. Readers should not place undue reliance on forward-looking statements. All forward-

looking statements included in this Official Statement are based on information available to such parties on the date of this Official Statement, and the City assumes no obligation to update any such forward-looking statements. The forward-looking statements included herein are necessarily based on various assumptions and estimates and are inherently subject to various risks and uncertainties, including, but not limited to, risks and uncertainties relating to the possible invalidity of the underlying assumptions and estimates and possible changes or developments in various important factors. Accordingly, actual results may vary from the projections, forecasts and estimates contained in this Official Statement and such variations may be material.

Harris Beach Murtha Cullina PLLC has not participated in the preparation of the demographic, financial or statistical data contained in this Official Statement, nor verified the accuracy, completeness or fairness thereof, and, accordingly, expresses no opinion with respect thereto.

Additional information and copies of the Official Statement may be obtained from the City or Capital Markets Advisors, LLC (CMA), 11 Grace Avenue, Suite 308, Great Neck, New York 11021, Telephone: (516) 487-9818.

CITY OF LONG BEACH
NASSAU COUNTY, NEW YORK

By: _____
Inna Reznik
City Comptroller

DATED: April __, 2026

APPENDIX A

THE CITY

THE CITY

General Information

The City is situated on the south shore of Long Island, in Nassau County, about 25 miles east of New York City. Incorporated in 1922, the City has a land area of approximately 2.1 square miles and is bounded on the north by Reynolds Channel and on the south by the Atlantic Ocean. Reynolds Channel separates the City from the Long Island “mainland.” Its elevation is at sea level. Summer temperatures average 13 degrees cooler than Manhattan and in the winter, 10 degrees warmer. The population, according to the 2020 U.S. Census is 35,029. The population increases during the summer by an estimated 15,000 persons.

Bus transportation to points in Nassau County is provided by the Nassau Inter-County Express and transportation to New York City by the Long Island Railroad, Long Beach Branch. A City-owned bus system provides local transportation.

Along the 3.5 mile ocean beach is a 50 foot wide boardwalk, 2.2 miles in length, which, though extensively damaged by Superstorm Sandy, was rebuilt within a year, by October 2013. The beach and boardwalk attract thousands of visitors each summer weekend, along with residents. Throughout the year, various festivals, fairs, markets, concerts, movies, and other events take place on the beach, boardwalk, or at Kennedy Plaza, which is adjacent to City Hall. The municipal recreation center offers a full suite of activities ranging from a fitness center to numerous leagues for youth and adults alike. The City maintains an indoor swimming pool with steam room and an ice arena that offers free skates, lessons, and leagues. The municipal fishing pier provides bay fishing for sportsmen.

The Long Beach Public Library operates three branches and is a fully automated lending library with several hundred thousand volumes and an extensive periodical file. Diversified programs include film presentations, concerts, book discussions, lectures and seminars of community interest.

The Long Beach City School District (the “School District”) serves the City, as well as areas outside the City limits. The School District maintains four elementary schools and a junior and senior high school. Several parochial and private nursery schools located in the City also educate local children.

There are more than 300 licensed businesses within the City’s borders, most of which are clustered along the east end, central and west end business districts. Along with home and professional services, the City is home to a thriving artisanal food and restaurant scene that gains more acclaim each year.

The Long Beach Police Department is comprised of 65 officers and consists of a detective division, a traffic enforcement division, narcotics enforcement unit, street crimes unit, juvenile unit, bicycle patrol unit and a community policing program.

Three firehouses, 19 pieces of equipment, 17 paid firemen, including one Executive Officer, 3 paid paramedics and about 140 volunteers provide community-wide fire and EMS services.

Electric service is provided by PSEGLI and gas service by National Grid. Water and sewer services are City functions. Plans are being finalized to transform the City’s sewer plant to a pump station that would send effluent to Nassau County’s sewer system, eliminating the need for the City’s service.

Since Superstorm Sandy, hundreds of millions of dollars have been invested to better protect the City from future storms. PSEGLI’s substation has been elevated, the Army Corp of Engineers has finished re-engineering the City’s beaches and installed new groins to reduce erosion, FEMA-compliant bulk heading has been installed along all public property on the City’s north shore, and contractors have finished the Governor’s Office of Storm Recovery Drainage Improvement Project to mitigate stormwater flooding in the City’s most vulnerable areas. Work is soon to commence on a project to protect the City’s critical infrastructure from future storms. Many of the individual, privately-owned homes most impacted by past storms have elevated their structures above the 100-year flood plain. (See also “SUPERSTORM SANDY” herein).

The City also recently saw the commencement of construction of the “Superblock” property along the boardwalk. The property has remained vacant and tied up in litigation from several decades, but with that resolved, a developer is investing over \$300 million to construct more than one million square feet of condominiums, rental units, retail and recreation space on the prime real estate in the heart of the City.

Form of Government

The chief executive officer of the City is the City Manager who is appointed by the City Council. The City Council members are elected for varying terms. Each term is staggered so that every two years, three of the five members run. There is no limitation as to the number of terms which may be served by members of the City Council. The City Council members elect the President of the Council.

The City Manager appoints the City Clerk, the City Treasurer, the Tax Assessor, the City Comptroller, the Corporation Counsel and the commissioners of Public Works and Buildings.

Financial Organization

Certain of the financial functions of the City are the responsibility of the City Manager and the City Comptroller. The chief fiscal officer of the City is the City Comptroller; however the City Manager is the budget officer of the City. The duties of the City Comptroller include the following:

1. a) To keep and supervise the books of general accounts of the City which books include a general journal, general ledger, commitment register, claim record, appropriation ledger, and bond ledger and such other books that from time to time may be found necessary to properly reflect the financial condition of the City.
 - b) To prescribe the form of receipts, vouchers, bills or claims to be filed by all departments, institutions, offices and agencies of the City government.
 - c) To examine and approve purchase orders and other documents by which the City incurs financial obligations, having ascertained before approval that moneys have been duly appropriated and allotted to meet such obligations and will be available when such obligations shall become due and payable and to record such obligations as encumbrances of the respective appropriation from which such obligations are to be paid.
 - d) To audit and approve all bills, invoices, payrolls and other evidences of claims, demands or charges against the City and to determine the regularity, legality and correctness of the same.
 - e) To prepare and submit to the Council, monthly statements of the financial condition of the City, annual reports to the State Comptroller and such other reports as may be required by the City Manager or the City Council. In order that such reports may be promptly prepared and submitted it is the duty of all officials and employees to keep all records current and to submit to the City Comptroller all statements, bank balances, bank reconciliation's and summaries kept by them daily, weekly or monthly, as required to properly prepare such reports.
 - f) To perform such other duties pertaining to the financial records of the City as may be directed by the City Council, the City Manager or by any law or by any fiscal officer of the State authorized to do so by law.
2. All books, papers, files or other records pertaining directly or indirectly to the finances of the City shall be in such form and kept in such places as to be readily accessible to the Comptroller for examination and audit.
 3. All officials and employees who are charged with the receipt or the disbursement of any City moneys shall keep a daily record or such receipts and disbursements in the form which shall be prescribed by the City Comptroller. They shall also keep such books, rolls and subsidiary ledgers as are prescribed by law or that may be prescribed by the City Comptroller for the purpose of having a control for accounts kept by the City Comptroller in the general books of the City. All officials or employees keeping such records are required to balance such books,

rolls and subsidiary ledgers periodically and in any event at least semi-annually and at such times as the Comptroller shall direct.

4. All officials and employees keeping records not directly dealing with receipts and disbursements but that may be used as a basis for determining amounts due or to become due the City or that may be the basis of claims against the City shall keep such records in the form prescribed by the City Comptroller. All time sheets, books and payroll records shall be kept in the form prescribed by the City Comptroller.
5. All employees of the City are charged with the duty of promptly preparing and submitting to the City Comptroller any statement or reports of information pertaining to any account book or record kept by them or in their department which may be required.
6. The Commissioner of Public Works is currently managing the City's interactions with FEMA, including filing necessary submissions and seeking accelerated reimbursements from moneys disbursed by FEMA to the State for the City's cleaning and rebuilding efforts. The City Comptroller's Office is actively overseeing these activities as it determines the timing of its expenses and formulates its capital planning. The Commissioner will be managing any funds to be received by the City from the State (GOSR) in connection with the Sewer Project. (See "SUPERSTORM SANDY - The Sewer Project", herein).

Employees

The City currently has approximately 340 full-time employees and approximately 740 part-time and seasonal employees. Police and Fire Department employees, as well as general City employees, are each represented by a collective bargaining agent. Those agents which represent full-time employees and the dates of expiration of their agreements are as follows:

<u># of Employees</u>	<u>Bargaining Unit</u>	<u>Contract Expiration Date</u>
216	Civil Service Employees Association	6/30/2033
59	Part-Time CSEA	6/30/2033
70	Police Benevolent Association	6/30/2028
6	Commanding Officers Association	6/30/2025 ⁽¹⁾
24	United Fire Fighters Association	6/30/2010 ⁽¹⁾
170	Lifeguards	6/30/2026
24	Non-Union	N/A

(1) Collective bargaining is ongoing.

Employee Pension Benefits

Substantially all employees of the City are members of the New York State and Local Employees' Retirement System ("ERS") or the New York State and Local Police and Fire Retirement System ("PFRS"). (Both systems are referred to together hereinafter as the "Retirement Systems" where appropriate). These Retirement Systems are cost-sharing multiple public employer retirement systems. The obligation of employers and employees to contribute and the benefits to employees are governed by the New York State Retirement System and Social Security Law (the "Retirement System Law"). The Retirement Systems offer a wide range of plans and benefits which are related to years of service and final average salary, vesting of retirement benefits, death and disability benefits and optional methods of benefit payments. As of April 9, 2022, Tier 5 and 6 members only need five years of service credit to be vested. This affects members of both ERS and PFRS. Previously, Tier 5 and 6 members needed 10 years of service to be eligible for a service retirement benefit. The Retirement System Law generally provides that all participating employers in each retirement system are jointly and severally liable for any unfunded amounts. Such amounts are collected through annual billings to all participating employers. Generally, all employees, except certain part-time employees, participate in the Retirement Systems. The Retirement Systems are non-contributory with respect to members hired prior to July 27, 1976. All members hired on or after July 27, 1976 through and including December 31, 2009, must contribute 3% of gross annual salary toward the cost of retirement programs during their first 10 years of service.

On December 10, 2009, then Governor Paterson signed into law a new Tier 5. The law is effective for new ERS employees hired after January 1, 2010. New ERS employees will now contribute 3% of their salaries and there is no provision for these contributions to cease after a certain period of service.

On March 15, 2012, Governor Andrew Cuomo signed into law a new Tier 6. The law is effective for new ERS and PFRS employees hired on or after April 1, 2012. Among other provisions, the new tier increases employee contribution rates in a progressive fashion from 3% to 6% (depending on the level of salary); increases the retirement age from 62 to 63; vests after 10 years of service; includes an optional defined contribution plan for new non-union employees with salaries \$75,000 and above; and limits pension benefits for employees earning more than the Governor’s salary. With regard to the ERS, a pension reform bill, Chapter 49 of the Laws of 2003 changed the cycle of billing to match budget cycles of the City. Under the previous method, the City was unsure of how much it paid to the system until after its budget was implemented. Under the current system the contribution for a given fiscal year is based on the value of the pension fund on the prior April 1 instead of the following April 1 so that the City is able to more accurately include the cost of the contribution into its budget. Chapter 49 requires the City to make a minimum contribution of 4.5% of payroll every year, including years in which the investment performance of the fund would make a lower contribution possible.

In certain years past, the State's Retirement System portfolio has experienced negative investment performance and severe downward trends in market earnings. As a result of the foregoing, employer contribution rates for the State’s Retirement System may have been higher than the minimum contribution rate established by Chapter 49. To mitigate the potential increases in the employer contribution rate, legislation was enacted that would permit local governments and schools districts to borrow a portion of their required payments from the State pension plan at interest rates of 5%-7% percent. The legislation also authorized local governments and school district to establish reserve accounts to fund future payment increases that are a result of fluctuations in pension plan performance. Future contribution rates will be affected by the investment performance of the ERS portfolio.

Payments by the City to the Retirement Systems for the past five fiscal years, and the current year’s budget, are as follows:

<u>Year</u>	<u>ERS</u>	<u>PFRS</u>
2021	\$3,370,390	\$4,030,525
2022	3,047,967	3,954,186
2023	3,120,120	3,851,902
2024	2,864,068	4,143,157
2025	3,014,261	4,873,995
2026 (Budgeted)	3,055,017	4,959,631

The State, at various times, will enact laws which allow local employers to defer a portion of their retirement bill and enact laws authorizing local governments to make available various retirement incentive programs and amortize certain contribution costs. The law requires participating employers to make payments on a current basis, while amortizing existing unpaid amounts.

From 2012 through 2015, inclusive, the City elected to defer a portion of its ERS and PFRS retirement contribution under Chapter 57 of the Laws of 2010 of the State of New York. The deferred amounts were due in ten annual installments including interest ranging from 3.00%-3.75% per annum. As of June 30, 2025, the City has completed payments on the deferred amounts.

Other Post Employment Benefits

GASB Statement No. 75 (“GASB 75”) of the Governmental Accounting Standards Board (“GASB”), replaces GASB Statement No. 45. GASB 75 requires state and local governments to account for and report their costs associated with post-retirement healthcare benefits and other non-pension benefits, known as other post-employment benefits (“OPEB”). GASB 75 generally requires that employers account for and report the annual cost of the OPEB and the outstanding obligations and commitments related to OPEB similarly to GASB Statement No. 68 reporting requirements for pensions.

GASB 75 requires state and local governments to measure a defined benefit OPEB plan as the portion of the present value of projected benefit payments to be provided to current active and inactive employees, attributable to past periods of service in order to calculate the total OPEB liability. Total OPEB liability generally is required to be determined through an actuarial valuation using a measurement date that is no earlier than the end of the employer's prior fiscal year and no later than the end of the employer's current fiscal year.

GASB 75 requires that most changes in the OPEB liability be included in OPEB expense in the period of the changes. Based on the results of an actuarial valuation, certain changes in the OPEB liability are required to be included in OPEB expense over current and future years.

The City has retained an actuarial firm to complete actuarial and disclosure requirements for its OPEB plan in conformity with GASB 75 beginning with the fiscal year 2018 valuation. The City's total OPEB liability as of June 30, 2025 was \$226,179,525 using a discount rate of 4.09% and actuarial assumptions and other inputs as described in the City's June 30, 2025 audited financial statements.

Should the City be required to fund its unfunded actuarial accrued OPEB liability, it could have a material adverse impact upon the City's finances and could force the City to reduce services, raise taxes or both. At the present time, however, there is no current or planned requirement for the City to partially fund its actuarial accrued OPEB liability. At this time, the State has not developed guidelines for the creation and use of irrevocable trusts for the funding of OPEB. As a result, the City has decided to continue funding the expenditure on a pay-as-you-go basis.

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

Legislation has been introduced in the State Legislature to authorize local governments and other public entities to establish trusts to accumulate and disburse funds through governing board appropriation for payment of OPEB liabilities. This legislation would authorize the establishment of a trust by resolution of the local government's governing board which would serve as the trustee (unless trustee authority is delegated to the local government's chief fiscal officer). Trust investments would be held by the State Comptroller as sole custodian for investment in accordance with a written investment policy developed by the trustee and a written agreement between the trust and the State Comptroller. Trust funds would not be subject to local government creditor claims, and local government officers would not be subject to liability for loss on investments in the trust.

Recent Residential and Commercial Development

The City has seen significant economic and residential development in recent years. The following is a listing of certain recently completed and ongoing projects within the City.

- (i) The "Superblock" project began construction on three 10-story buildings, including two condominium buildings and one rental building. The project includes 438 units and 10,000 square feet of retail/commercial space along the boardwalk at an estimated construction cost in excess of \$250 million. All 3 buildings are complete and Certificates of Occupancy have been issued, many of the Rental Units are leased and there are robust sales for the Condominium units. A salad restaurant opened in Summer 2025 and a full-service Mexican restaurant is scheduled to open Summer 2026.
- (ii) There is a recently completed new 6-story, 18-unit condo building at 661 West Broadway. The Certificate of Occupancy was issued and units are for sale.
- (iii) South Nassau Communities Hospital completed the expansion of their Urgent Care Center at 325 East Bay Drive into a Free Standing Emergency Department able to accept 9-1-1 ambulances. South Nassau also recently built a 15,000-square foot Medical Arts Pavilion within the City, which was completed in Summer 2023. South Nassau also maintains a Family Practice Facility and a Cardiology Office within the City.
- (iv) A new 10-story, 11-unit luxury condominium building located at 50 West Broadway is under construction, with completion expected in Summer 2026.

- (v) A new mixed-use transit-oriented development at 135 E. Park Ave. was completed in Fall 2025, with three new businesses in the space.
- (vi) A new proposed 126-unit multiple dwelling at 530 West Broadway is awaiting Zoning Board approval.
- (vii) The movie theatre at 179 E. Park Ave is being converted into three (3) retail spaces. A Chipotle was recently completed and a Jersey Mikes will begin construction in Spring 2026.
- (viii) A new Starbucks with Drive-Thru was completed July 2024 and is now open.
- (ix) An existing 42-unit multiple dwelling at 315 W. Broadway has been gutted and is being rebuilt with code upgrades, scheduled to be completed in Spring 2026.
- (x) An existing 39-unit multiple dwelling at 233 Shore Rd. has been rebuilt with code upgrades.
- (xi) An application has been received for a new 56-unit multiple dwelling at 202 E. Park Ave. The project will require Planning and Zoning Board Approvals.
- (xii) An application has been received for a new 32-unit multiple dwelling at 325 W. Park Ave. The project will require Planning and Zoning Board Approvals.
- (xiii) An application has been received for a new 70-unit multiple dwelling at 367 W. Park Ave. The project will require Planning and Zoning Board Approvals.

Since Superstorm Sandy, the City has issued approximately 18,000 building permits. These include permits to build new or elevate homes to FEMA regulations. In the last year, the City has issued building permits for 35 new residential homes (1- & 2-family), and has issued 4 house elevation permits. These 39 homes will all be FEMA compliant, increasing the assessed valuation of the City's property.

FINANCIAL FACTORS

Budgetary Procedures

The City Manager (acting in his capacity as Budget Officer) prepares a tentative budget each year which is submitted to the City Council on or before April 10. After being reviewed by the City Council, public hearings on the budget are held. Subsequent to the public hearing, revisions (if any) are made to the budget. No later than the last day of May, the City Council adopts it as its final budget for the coming fiscal year. The budget is not subject to referendum, but is subject to the provisions of the Tax Levy Limitation Law.

Financial Statements

The City has retained independent certified public accountants to audit its financial affairs. The last audit covers the fiscal year ended June 30, 2025 and is included as Appendix C. In addition, the financial affairs of the City are subject to periodic review by the State Comptroller.

The accounting policies of the City conform to generally accepted accounting principles as they are applicable to governments. The Government Accounting Standards Board is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

A summary of Revenues, Expenditures and Fund Balance, Budget Results and Balance Sheets for the City are included as Appendix B.

Statutes Governing City’s Investment Policy

Pursuant to the statutes of the State of New York, the City is permitted to invest only in the following investments: (1) special time deposits in, or certificates of deposits issued by, a bank or trust company located and authorized to do business in the State of New York; (2) obligations of the United State of America; (3) obligations guaranteed by agencies of the United States of America where the payment of principal and interest is guaranteed by the United States of America; (4) obligations of the State of New York; (5) with the approval of the New York State Comptroller, tax anticipation notes and revenue anticipation notes issued by any New York municipality or district corporation, other than the City; (6) obligations of New York public benefit corporations which are made lawful investments in which the City may invest pursuant to another provision of law; (7) certain certificates of participation issued on behalf of political subdivisions of the State of New York; and, (8) in the case of City moneys held in certain reserve funds established pursuant to law, obligations issued by the City. These statutes further require that all bank deposits, in excess of the amount insured under the Federal Deposit Insurance Act, be secured by a pledge of eligible securities, as that term is defined in the law.

The City has adopted an investment policy which states that the City will comply with the requirements of New York State statutes, as stated above, concerning the investment of City monies.

Revenues

Property Taxes. The City derives a major portion of its General Fund revenues from a tax on real property (see "*Statement of Revenues, Expenditures and Changes in Fund Balance*" in Appendix B, herein). Property taxes accounted for approximately 55.8% of total General Fund revenues for the fiscal year ended June 30, 2025.

The following table sets forth total General Fund revenues and real property taxes during each of the last five audited fiscal years and the amount budgeted for the current fiscal year.

<u>Property Tax Revenues</u>				
	<u>Fiscal Year</u>	<u>Total</u> <u>Revenues</u>	<u>Real Property</u> <u>Taxes</u>	<u>Real Property</u> <u>Taxes to</u> <u>Revenues</u>
	2021	\$ 84,245,111	\$46,664,201	55.4%
	2022	90,528,801	50,296,434	55.6
	2023	94,255,711	53,180,406	56.4
	2024	99,637,603	58,573,641	58.8
	2025	106,609,485	59,499,774	55.8
	2026 (Adopted Budget)	108,332,422	63,586,240	58.7

Source: Audited Financial Statements and Adopted Budget of the City.

State Aid

The City receives financial assistance from the State. In its adopted budget for the 2025-2026 fiscal year, approximately 6.6% of the revenues of the City are estimated to be received in the form of State aid, not including any Superstorm Sandy reimbursements. If the State should experience difficulty in borrowing funds in anticipation of the receipt of State taxes 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 in the receipt of State aid until sufficient State taxes have been received by the State to make State aid payments. Additionally, if the State should not adopt its budget in a timely manner, municipalities and school districts in the State, including the City, may be affected by a delay in the payment of State aid. State aid appropriated and apportioned to the City can be paid only if the State has such monies available therefor. The State is not constitutionally obligated to maintain or continue State aid to the City. No assurance can be given that present State aid levels will be maintained in the future.

Reimbursements of submitted expenses through FEMA are paid to the State, which is responsible for the ultimate disbursement of funds to the City. The State has declared its intention of disbursing such funds as quickly as possible. (See “SUPERSTORM SANDY”, herein).

The following table sets forth total General Fund revenues and State aid during each of the last five audited fiscal years and the amount budgeted for the current fiscal year.

<u>Fiscal Year</u>	<u>State Aid</u>		
	<u>Total Revenues</u>	<u>State Aid</u>	<u>State Aid to Revenues</u>
2021	\$ 84,245,111	\$ 7,459,321	8.8%
2022	90,528,801	7,058,331	7.8
2023	94,255,711	6,220,357	6.6
2024	99,637,603	6,071,142	6.1
2025	106,609,485	10,257,441	9.6
2026 (Adopted Budget)	108,332,422	7,097,323	6.6

Source: Audited Financial Statements and Adopted Budget of the City.

Results of Operations and Deficits

2020-2021 Fiscal Year

According to the audited financial statements of the City for the fiscal year ended June 30, 2021, the City ended with a General Fund surplus of \$5,718,172, a Water Fund surplus of \$1,884,891 and a Sewer Fund surplus of \$1,906,167.

On May 27, 2020, the City issued \$4,250,000 Deficiency Notes – 2020 to address anticipated revenue shortfalls for the fiscal year ended June 30, 2020 as a result of COVID-19 (See “COVID-19”, herein). These notes were redeemed prior to maturity and renewed with the proceeds of the City’s \$4,250,000 Deficiency Notes – 2021, which matured on February 22, 2022 and were paid with budgeted funds of the City.

During the 2021 fiscal year, the City, with the help of a consultant, reconciled various capital projects that were within the capital fund. After performing the reconciliation, the City determined that certain projects should have been closed and transferred from the capital projects fund to other funds in prior years; and other projects required additional funding. These projects were in excess of 10 years old and required adjustments to record amounts due to and from other funds, while also increasing or decreasing fund balance. As a result of the reconciliation, the City realized adjustments to fund balance of (\$2,306,227) in the General Fund, \$109,759 in the Water Fund and \$1,173,007 in the Sewer Fund.

2021-2022 Fiscal Year

According to the audited financial statements of the City for the fiscal year ended June 30, 2022, the City ended with a General Fund surplus of \$12,289,730, a Water Fund surplus of \$1,784,613 and a Sewer Fund surplus of \$2,334,926.

On February 18, 2022, the City issued \$2,400,000 Budget Notes – 2022 Series B to finance consulting expenditures for M-3 Partners LP and O’Melveny & Myers LLP to assist the City with its negotiations in connection with certain litigation. These notes matured on February 17, 2023 and were paid with grant funding from the State Financial Restructuring Board (“FRB”).

2022-2023 Fiscal Year

For the fiscal year ended June 30, 2023, the City ended with a General Fund surplus of \$16,456,257, a Water Fund surplus of \$1,596,194 and a Sewer Fund surplus of \$2,599,537.

2023-2024 Fiscal Year

For the fiscal year ended June 30, 2024, the City ended with a General Fund surplus of \$16,282,164, a Water Fund surplus of \$355,197 and a Sewer Fund surplus of \$3,441,123.

2024-2025 Fiscal Year

For the fiscal year ended June 30, 2025, the City ended with a General Fund surplus of \$19,066,716, a Water Fund surplus of \$210,732 and a Sewer Fund surplus of \$3,180,352.

2025-2026 Adopted Budget

On May 20, 2025, the City Council adopted a budget that includes a City property tax increase of 5.04%, exceeding the statutory real property tax levy limitation, and the Council adopted a local law in connection therewith. The 2025-2026 budget is balanced.

Financial Plan

For several years, the City has suffered from serious and dire financial conditions. Despite the issuance of deficit financing during 2014, structural imbalances in the operating budget required the City to continually draw on its reserves and to finance certain operational expenses. Over the fiscal year period ended June 30, 2014 through 2018, reserves in the General Fund deteriorated by approximately 96.9% from approximately \$9.1 million to \$0.3 million. In addition, at June 30, 2019, the audited financial statements reported an unassigned fund balance deficit in the General Fund of \$2,918,278.

As a result, recent administrations have begun and continue to work diligently to develop solutions to ensure the City's long term fiscal stability. Below is a listing of certain recent financial improvements and accomplishments of the City.

- The City managed to rebuild and increase total fund balance in the General Fund from \$285,248 as of June 30, 2019 to \$16,282,164 as of June 30, 2024, a 56x increase, and unassigned fund balance in the General Fund from a \$2,918,278 deficit as of June 30, 2019 to a \$14,138,319 surplus as of June 30, 2024, 584.5% increase.
- The City has prepared and adopted fifteen (15) policies and procedures to assist with the sustainability of its operations, including a debt management policy and a fund balance policy.
- The City retained Capital Markets Advisors, LLC Strategic Consulting Group ("SCG") to prepare a Fiscal Conditions Analysis to assess the fiscal state of the City and determine areas of concern to be addressed by the City's long-term financial plan. A copy of the report can be found at the following link: https://www.longbeachny.gov/City_of_Long_Beach_-_Fiscal_Conditions_Analysis.pdf
- The City launched a transparency portal on its website, allowing residents and visitors easier access to City financial documents, information about public meetings, notices, and other public information. The portal can be found at the following link: <https://www.longbeachny.gov/transparency>.
- The City created a Strategic Fiscal Improvement Dashboard on its website to provide stakeholders with an in-depth perspective of the City's financial operations, including monthly budget status reports. The dashboard can be found at the following link: <https://www.debtdash.org/long-beach/>.
- The City hired M-3 Partners LP and O'Melveny & Myers LLP to assist with the settlement discussions in connection with a sizable lawsuit, successfully reducing the liability to the City from over \$140 million to \$75 million. The fees for both firms were paid for by grant funding from the FRB.
- The City has improved its budgeting practices in recent years. The adopted budgets of the City for the fiscal years ending June 30, 2022 through June 30, 2026, inclusive, exceeded the tax cap. In addition, the adopted budgets for the fiscal years ending June 30, 2023 through June 30, 2026, inclusive, do not

include any appropriation of fund balance and do not anticipate any borrowing for operating expenses, including separation payments, a significant departure from recent years. (See also “*Bonds for Separation Payments*” herein).

Bonds for Separation Payments

The City has issued bonds and notes in some recent years to fund certain separation payment to retiring City employees. Such payments have been financed pursuant to special legislation enacted for the City by the State. The legislation, enacted in 2012, authorizes the City to amortize the costs of payments to employees upon separation of service to the City. To date, the City has issued bonds or notes totaling \$24,943,227 pursuant to this legislation. On September 30, 2020, the Nassau County District Attorney issued a report relating to separation payments made by the City. A copy of such report is available at <https://www.nassauda.org/2020-09-30-City-of-Long-Beach-Payout-Investigation---Singas-Statement-and-Maloney-Letter>.

In order to help reduce borrowing by the City for purpose in the future, the City has entered into an agreement with its Commanding Officers Association union that permits termination pay to be paid out over six years from date of retirement. The City does not plan to borrow for these payments going forward.

The State Comptroller’s Fiscal Stress Monitoring System and Compliance Reviews

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

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

The most current applicable report of the State Comptroller designates the City as “no designation” with a fiscal score of 12.9 and an environmental score of 0.0 for the fiscal year ended June 30, 2025.

The financial affairs of the City are subject to periodic compliance reviews by OSC to ascertain whether the City has complied with the requirements of various State and federal statutes. The most recent audit conducted by OSC was released on February 21, 2025. The purpose of the audit was to determine whether City officials could take additional steps to increase physical accessibility to programs and services provided at selected City facilities. OSC’s findings noted of the 500 applicable physical accessibility components reviewed, 86 components (17 percent) were identified where City officials could consider taking additional steps to increase physical accessibility at the selected facilities. OSC recommended City officials should assess the feasibility of taking additional steps to increase physical accessibility for the 86 components identified in the report. City officials agreed with the findings and indicated they plan to initiate corrective action. The complete report can be obtained from OSC’s website.

See the State Comptroller’s official website for more information regarding the foregoing. References to websites and/or website addresses presented herein are for informational purposes only and implies no warranty of accuracy of information therein. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement.

TAX INFORMATION

Real Estate Tax Levying Limitation

The City is responsible for levying taxes for City purposes. The City's real property tax levying powers, other than for debt service and certain other enumerated purposes, are limited by the State Constitution to two percent of the five-year average full valuation of taxable real property of the City (see “*Tax Levy Limitation Law*” herein).

The following table sets forth the computation of the City's real estate tax levying limitation and the determination of its tax margin under the State Constitution.

Real Property Tax Assessment and Rates

Fiscal Year Ending <u>December 31:</u>	<u>Assessed Valuation</u>	State Equalization <u>Ratio</u>	<u>Full Valuation</u>
2022	\$ 213,245,835	3.27%	\$ 6,521,279,358
2023	212,989,273	2.87	7,421,229,024
2024	213,026,839	2.56	8,321,360,989
2025	216,185,801	2.48	8,717,169,395
2026	219,083,760	2.28	<u>9,608,836,842</u>
Total Five-Year Full Valuation			<u>\$40,589,875.608</u>
Five-Year Average Full Valuation			8,117,975,122
2% of Five-Year Average Full Valuation			<u>162,359,502</u>
Total Tax Levy – General City Purposes			62,492,089
Less: Total Exclusions			<u>18,141,570</u>
Tax Levy Subject to Tax Limit			<u>44,350,519</u>
Constitutional Tax Margin			<u>\$118,008,983</u>
Percentage of Tax Limit Exhausted			<u>27.32%</u>

Sources: State Board of Real Property Services and the City of Long Beach Controller's Office.

Tax Levy Limitation Law

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

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

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

Article 8 Section 2 of the State Constitution requires every issuer of general obligation notes and bonds in the State to pledge its faith and credit for the payment of the principal thereof and the interest thereon. This has been interpreted by the Court of Appeals, the State's highest court, in Flushing National Bank v. Municipal Assistance Corporation for the City of New York, 40 N.Y.2d 731 (1976), as follows:

"A pledge of the city's faith and credit is both a commitment to pay and a commitment of the city's revenue generating powers to produce the funds to pay. Hence, an obligation containing a pledge of the City's "faith and credit" is secured by a promise both to pay and to use in good faith the city's general revenue powers to produce sufficient funds to pay the principal and interest of the obligation as it becomes due. That is why both words, "faith" and "credit", are used and they are not tautological. That is what the words say and that is what courts have held they mean."

Article 8 Section 12 of the State Constitution specifically provides as follows:

"It shall be the duty of the legislature, subject to the provisions of this constitution, to restrict the power of taxation, assessment, borrowing money, contracting indebtedness, and loaning the credit of counties, cities, towns and villages, so as to prevent abuses in taxation and assessments and in contracting of indebtedness by them. Nothing in this article shall be construed to prevent the legislature from further restricting the powers herein specified of any county, city, town, village or school district to contract indebtedness or to levy taxes on real estate. The legislature shall not, however, restrict the power to levy taxes on real estate for the payment of interest on or principal of indebtedness theretofore contracted."

On the relationship of the Article 8 Section 2 requirement to pledge the faith and credit and the Article 8 Section 12 protection of the levy of real property taxes to pay debt service on bonds subject to the general obligation pledge, the Court of Appeals in the Flushing National Bank case stated:

"So, too, although the Legislature is given the duty to restrict municipalities in order to prevent abuses in taxation, assessment, and in contracting of indebtedness, it may not constrict the city's power to levy taxes on real estate for the payment of interest on or principal of indebtedness previously contracted....While phrased in permissive language, these provisions, when read together with the requirement of the pledge of faith and credit, express a constitutional imperative: debt obligations must be paid, even if tax limits be exceeded".

In addition, the Court of Appeals in the Flushing National Bank case has held that the payment of debt service on outstanding general obligation bonds and notes takes precedence over fiscal emergencies and the police power of municipalities.

Therefore, 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 (1) to limit an issuer's pledge of its faith and credit to the payment of any of its general obligation indebtedness or (2) to limit an issuer's levy of real property taxes to pay debt service on general obligation debt contracted prior to the effective date of the Tax Levy Limitation Law. Whether the Constitution grants a municipality authority to treat debt service payments as a constitutional exception to such statutory tax levy limitation is not clear.

It is possible that the Tax Levy Limitation Law will be subject to judicial review to resolve the constitutional issues raised by its adoption. Although courts in New York have historically been protective of the rights of holders of general obligation debt of political subdivisions, the outcome of any such legal challenge cannot be predicted.

Valuations and Tax Data

The table below shows the trend during each of last five years for taxable assessed valuations, State equalization rates, full valuations, real property tax levies and real property tax rates.

Assessed Valuations

	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
Assessed Value	\$213,245,835	\$212,989,273	\$213,026,839	\$216,185,801	\$219,083,760
Equal. Ratio	3.27%	2.87%	2.56%	2.48%	2.28%
Full Value	6,521,279,358	7,421,229,024	8,321,360,898	8,717,169,395	9,608,836,842
Tax Levy	49,799,839	53,111,723	58,574,654	59,494,403	62,492,089
Tax Rate ⁽¹⁾	\$233.53	\$249.36	\$274.96	\$275.20	\$285.24

(1) Per \$1,000 assessed value.

Source: New York State Office of Real Property Services and City officials.

Real Property Tax Collection

City taxes are due 50% on July 1st and 50% on January 1st. If not paid by July 31st and January 31st, a 1-1/2% per month penalty is added. Tax bills of \$6,000 or more are due in full in July.

The City collects its own taxes and is responsible for the collection of its own delinquent taxes. Tax lien sales are held annually.

The table below shows the trend during each of last five fiscal years for total tax levy and the amount of taxes uncollected as of the end of each fiscal year.

<u>Fiscal Year</u> <u>Ended June 30:</u>	<u>Total</u> <u>Tax Levy</u>	<u>Taxes</u> <u>Uncollected</u>	<u>Percentage</u> <u>Taxes Uncollected</u>
2021	\$46,921,594	\$ 257,391	0.55%
2022	49,799,839	96,328	0.19
2023	53,111,723	0	0.00
2024	58,574,654	13,459	0.02
2025	59,494,403	0	0.00

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Ten Largest Taxpayers

The following table presents the assessments of the City’s ten largest taxpayers for the 2026 assessment roll.

Taxable Assessments

<u>Taxpayer</u>	<u>Nature of Business</u>	<u>Assessed Valuation</u>	<u>% of Total Assessed Valuation⁽¹⁾</u>
Isla Blu @ Long Beach	Apartments	\$ 4,661,072	2.13%
National Grid	Utility	3,018,350	1.38
Lafayette Apts	Apartments	1,054,600	0.48
Walton Stuart	Apartments	980,000	0.45
Long Beach NY Multifamily	Apartments	950,000	0.43
522 Shore Road Owners Corp	Cooperative Apartments	889,752	0.41
430-450 Shore Road Corp	Cooperative Apartments	863,629	0.39
AHOLD Financial SVCS	Shopping Center	650,000	0.30
Neptune Towers Co-Op	Cooperative Apartments	643,749	0.29
Xander Corp.	Cooperative Apartments	<u>629,206</u>	<u>0.29</u>
	Total:	<u>\$14,340,358</u>	<u>6.55%</u>

(1) The City’s total taxable assessed value for the 2026 fiscal year is \$219,083,760.

Sales and Compensating Use Taxes

Section 1210 of the New York Tax Law authorizes counties to levy sales and compensating use taxes of up to 3% in addition to the 4% sales tax levied by the State (certain counties have received approval by the State Legislature to impose a sales and compensating use tax of greater than 3%). Sales and compensating use taxes are collected by the State and distributed to counties and municipalities of the State on a monthly basis.

The sales and compensating use tax collections recorded by the City for each of the last five fiscal years and the amount budgeted for the current fiscal year are set forth in the table below.

<u>Year Ending June 30</u>	<u>Amount Collected</u>
2021	\$4,744,512
2022	5,568,710
2023	5,568,709
2024	5,709,832
2025	6,233,789
2026 (Budgeted)	7,350,000

CITY INDEBTEDNESS

The State Constitution and Local Finance Law limit 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 and statutory limitations in summary form, and as generally applicable to the City and the Notes, include the following:

Constitutional Requirements

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 in one of the two fiscal years succeeding the fiscal year in which such indebtedness was contracted, indebtedness shall be paid in annual installments commencing no later than two years after the date such indebtedness shall have been contracted and ending no later than the expiration of the period of probable usefulness of the object or purpose as determined by statutes or in the alternative, the weighted average maturity of the several objects or purposes for which such indebtedness is to be contracted. Unless substantially level or declining debt service is utilized, no installment may be more than fifty percent in excess of the smallest prior installment. The City is required to provide an annual appropriation for the payment of interest due during the year on its indebtedness and for the amounts required in such year for amortization and redemption of its serial bonds and such required annual installments on its notes.

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

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, to the constitutional constraints set forth above. The power to spend money, however, generally derives from other law, including specifically the General City Law and the General Municipal Law.

Pursuant to the Local Finance Law, 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 City Council, the finance board of the City. Customarily, the City Council has delegated to the City Comptroller, as chief fiscal officer of the City, the power to authorize and sell bond anticipation notes in anticipation of authorized bonds.

The Local Finance Law also provides that where a bond resolution is published with a statutory form of notice, the validity of the 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 does not issue its authorized bonds or notes until this estoppel period has passed. 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 Council, as the finance board of the City, has the power to enact bond ordinances. In addition, such finance board has the power to authorize the sale and issuance of obligations. However, such finance board may delegate the power to sell the obligations to the City Comptroller, the chief fiscal officer of the City, pursuant to the Local Finance Law.

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

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

Trend of Outstanding Indebtedness

The following table sets forth the amount of indebtedness outstanding for the last five fiscal years.

<u>Indebtedness Outstanding</u>					
(Fiscal year ended June 30:)					
Year Ending June 30:	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Serial Bonds	\$111,501,000	\$180,515,000	\$170,210,000	\$177,540,000	\$165,860,000
Bond Anticipation Notes	12,515,000	27,788,500	40,228,435	36,726,427	57,621,561
Deficiency Notes	4,250,000	0	0	0	0
Budget Notes	0	2,400,000	0	0	0
Installment Purchase Debt	<u>2,775,594</u>	<u>2,234,798</u>	<u>2,399,757</u>	<u>1,759,151</u>	<u>974,588</u>
Total Outstanding	<u>\$131,041,594</u>	<u>\$212,938,298</u>	<u>\$212,838,192</u>	<u>\$216,025,578</u>	<u>\$224,456,149</u>

Source: Audited Financial Statements of the City. Summary itself is not audited.

Constitutional Debt-Contracting Limitation

The following table sets forth the current debt-contracting limitation of the City.

<u>Debt Contracting Limitation</u>			
Fiscal Year Ended <u>June 30</u>	Assessed <u>Valuation</u>	State Equalization <u>Ratio⁽¹⁾</u>	Full <u>Valuation</u>
2022	\$ 213,245,835	3.27%	\$ 6,521,279,358
2023	212,989,273	2.87	7,421,229,024
2024	213,026,839	2.56	8,321,360,898
2025	216,185,801	2.48	8,717,169,395
2026	219,083,760	2.28	<u>9,608,836,842</u>
Total Five-Year Full Valuation			<u>\$ 40,589,875,517</u>
Average Five-Year Full Valuation			8,117,975,103
Debt Contracting Limitation - 7% of Average Full Valuation			<u>\$ 568,258,257</u>

(1) Equalization rates are established by the New York State Office of Real Property Services and the State Comptroller’s Office.
Source: New York State Office of Real Property Services.

Debt Statement Summary

Summary of indebtedness, debt limit and net debt-contracting margin as of April 9, 2026.

Five Year Average Full Valuation of Taxable Real Property.....	<u>\$8,117,975,103</u>
Debt Limit – 7% thereof.....	<u>568,258,257</u>

Inclusions:

Bonds.....	\$154,415,000
Bond Anticipation Notes.....	<u>44,265,601</u>

Total Inclusions \$198,680,601

Exclusions:

Water Debt.....	\$ 27,861,945
Sewer Debt.....	12,459,200
Appropriations.....	<u>0</u>

Total Exclusions \$ 40,321,145

Total Net Indebtedness.....	<u>\$158,359,456</u>
Net Debt-Contracting Margin.....	<u>\$409,898,801</u>

The percent of debt contracting power exhausted is 27.9%.

Direct and Overlapping Indebtedness

The real property taxpayers of the City are responsible for a proportionate share of outstanding debt obligations of the County and the School District. Such taxpayers' share of this overlapping debt is based upon the amount of the City's equalized property values taken as a percentage of each separate unit's total values. The table below sets forth both the total outstanding principal amount of debt issued by the City and the approximate magnitude of the burden on taxable property in the City of the debt instruments issued and outstanding by such other political units. Authorized but unissued debt has not been included.

Statement of Direct and Overlapping Indebtedness

Gross Direct Indebtedness	\$193,247,164
Exclusions and Deductions	<u>25,217,088</u>
Net Direct Indebtedness	<u>\$168,030,076</u>

Overlapping Debt

<u>Issuer</u>	<u>Outstanding</u>	<u>As of</u>	<u>Share</u>	<u>Amount Applicable to City</u>
Nassau County	\$2,892,383,000	03/31/25	2.33%	\$ 67,392,524
Long Beach City School District	12,830,000	12/24/25	85.30	<u>10,943,990</u>
Total Net Overlapping Debt				\$ 78,336,514
Total Net Direct Debt				<u>158,359,456</u>
Total Net Direct and Overlapping Debt				<u>\$236,695,970</u>

Sources: Data provided by City, County, and District Officials.

Debt Ratios

The following table presents certain debt ratios relating to the City's net direct and overlapping indebtedness.

	<u>Amount</u>	Debt Per <u>Capita</u> ⁽¹⁾	Debt to <u>Full Value</u> ⁽²⁾
Net Direct Indebtedness	\$158,359,456	\$4,578	1.65%
Net Direct and Overlapping Indebtedness	236,695,970	6,842	2.46

(1) The population of the City is estimated at 34,595.

(2) The City's full value of taxable real property for fiscal year 2026 is \$9,608,836,842.

Authorized but Unissued Items

Following the issuance of the Notes, the City will have \$38,662,142 for capital projects, \$2,299,732 for unreimbursed Sandy expenditures, \$1,705,000 in litigation costs and \$2,600,000 for tax anticipation notes authorized but unissued. In addition, the City has at its disposal a portion of the authorized \$165,759,695 in connection with the City's sewer consolidation with the County financed through EFC. (See "SUPERSTORM SANDY – The Sewer Project", herein).

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Debt Service Schedule

The following table sets forth all principal and interest payments required on the outstanding bonded indebtedness of the City, exclusive of economically defeased obligations and lease purchase obligations.

Bond Principal and Interest Maturity Table

Fiscal Year			Total
<u>Ending June 30:</u>	<u>Principal</u>	<u>Interest</u>	<u>Debt Service</u>
2026 ⁽¹⁾	\$ 11,445,000	\$ 6,696,570	\$ 18,141,570
2027	12,115,000	7,101,651	19,216,651
2028	11,365,000	6,352,585	17,717,585
2029	11,455,000	5,906,332	17,361,332
2030	11,355,000	5,449,088	16,804,088
2031	10,720,000	5,002,813	15,722,813
2032	7,300,000	4,653,607	11,953,607
2033	7,560,000	4,394,676	11,954,676
2034	6,805,000	4,126,188	10,931,188
2035	7,050,000	3,877,657	10,927,657
2036	7,315,000	3,618,301	10,933,301
2037	3,695,000	3,389,875	7,084,875
2038	3,885,000	3,211,350	7,096,350
2039	4,065,000	3,023,825	7,088,825
2040	4,265,000	2,827,238	7,092,238
2041	4,470,000	2,620,894	7,090,894
2042	4,690,000	2,404,400	7,094,400
2043	4,910,000	2,177,163	7,087,163
2044	5,140,000	1,948,838	7,088,838
2045	5,370,000	1,719,063	7,089,063
2046	4,535,000	1,500,450	6,035,450
2047	4,740,000	1,294,100	6,034,100
2048	3,725,000	1,078,434	4,803,434
2049	3,905,000	901,991	4,806,991
2050	4,090,000	717,106	4,807,106
2051	4,280,000	523,550	4,803,550
2052	4,485,000	320,859	4,805,859
2053	<u>4,695,000</u>	<u>108,572</u>	<u>4,803,572</u>
Totals:	<u>\$179,430,000</u>	<u>\$86,947,172</u>	<u>\$266,377,172</u>

(1) For the entire fiscal year.

Source: City Officials.

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Installment Purchase Debt

The following table sets forth all principal and interest payments required on the outstanding lease purchase obligations of the City.

Lease Purchase Obligations Principal and Interest Maturity

Fiscal Year	Principal	Interest	Total Annual Debt Service
<u>Ending June 30:</u>			
2026 ⁽¹⁾	\$525,265	\$33,128	\$ 558,393
2027	419,170	15,447	434,617
2028	<u>30,153</u>	<u>1,581</u>	<u>31,734</u>
Totals:	<u>\$974,588</u>	<u>\$50,156</u>	<u>\$1,024,744</u>

(1) For the entire fiscal year.

Source: Audited Financial Statements.

Capital Planning and Budgeting

An annual Capital Budget and Plan is required by Article 6, Section 101-d of the City Charter. The purpose is to present the needs identified by the City Manager to the citizens and the City Council. The 2025-2026 Capital Budget and 2025-2026 to 2029-2030 Capital Improvement Plan advance projects that improve the health, safety, and quality of life of City residents. Additionally, the projects address issues in a priority order, making the City more efficient and responsive.

The Capital Budget has been compiled by the City's Department of Public Works ("DPW") for major and long-lasting improvements and facilities throughout the City.

Below is a summary of the proposed Capital Budget for fiscal years 2026-2030.

	<u>2026 Capital Request</u>	<u>2027 Capital Request</u>	<u>2028 Capital Request</u>	<u>2029 Capital Request</u>	<u>2030 Capital Request</u>
General Fund					
City Funded	\$ 14,236,824	\$ 25,721,200	\$ 14,420,500	\$ 32,549,000	\$ 7,639,000
Non-City Funded	<u>3,905,679</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total General Fund	\$ 18,142,503	\$ 25,721,200	\$ 14,420,500	\$ 32,549,000	\$ 7,639,000
Sewer Fund					
City Funded	\$ 2,510,000	\$ 690,000	\$ 450,000	\$ 0	\$ 0
Non-City Funded	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Sewer Fund	\$ 2,510,000	\$ 690,000	\$ 450,000	\$ 0	\$ 0
Water Fund					
City Funded	\$ 8,106,400	\$ 13,110,000	\$ 4,350,000	\$ 350,000	\$ 350,000
Non-City Funded	<u>500,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Water Fund	\$ 8,606,400	\$ 13,110,000	\$ 4,350,000	\$ 350,000	\$ 350,000
Grand Total	<u>\$ 29,258,903</u>	<u>\$ 39,521,200</u>	<u>\$ 19,220,500</u>	<u>\$ 32,899,000</u>	<u>\$ 7,989,000</u>

DPW has designated \$91.5 million for General Fund projects in the five-year Capital Improvement Plan. This does not include \$220 million in funding available to the City through, inter alia, the Federal Emergency Management Agency Hazard Mitigation Grant Program, NYS Department of Transportation, Financial Restructuring Board and NY CDBG Funds.

Also included is \$2.5 million for Sewer Fund projects and \$8.1 million for Water Fund projects. There is a \$5.1 million carryover in the Water Fund to undertake projects related to the water plant and the distribution system.

Incorporated in the Sewer Fund (non-city funding category) are projected costs to fund consolidation of the City’s Wastewater Treatment Plant into the County’s Bay Park Plant. The estimated cost of the “Long Beach Water Pollution Control Consolidation Project” is \$165 million. The City and the County continue to work collaboratively to procure approximately 100% of the funds through the FEMA 406 Hazard Mitigation Program and the Governor’s Office of Storm Recovery. (See also “SUPERSTORM SANDY - The Sewer Project”, herein).

ECONOMIC AND DEMOGRAPHIC DATA

Population Trends

<u>Year</u>	<u>City</u>	<u>County</u>	<u>State</u>
1980	34,073	1,321,582	17,557,288
1990	33,510	1,287,348	17,990,455
2000	35,462	1,334,544	18,976,457
2010	33,275	1,339,532	19,378,102
2020	35,029	1,395,774	20,201,249

Source: U.S. Department of Commerce, Bureau of the Census

Selected Listing of Major Employers

<u>Name</u>	<u>Type</u>	<u>Approximate Number of Employees</u>
Long Beach City School District	Education	1,000
City of Long Beach	Municipality	600
Lancer Insurance Company	Insurance	406
National Boulevard Assisted Care Facility	Health Care	300
Long Beach Grandell	Health Care	250
Beach Terrace Care Center	Health Care	150
Stop and Shop	Food Chain	131

Source: City of Long Beach

Unemployment Rate Statistics

	<u>Civilian Labor Force</u>				
	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
City	19,700	20,100	20,300	20,300	20,300
County	687,100	696,800	705,900	702,200	704,600
State	9,540,700	9,620,700	9,773,400	9,834,600	9,903,900

Source: New York State Department of Labor, Bureau of Labor Statistics. Information not seasonally adjusted.

Yearly Average Unemployment Rates

<u>Year</u>	<u>City</u>	<u>County</u>	<u>State</u>
2021	4.3%	4.7%	7.1%
2022	2.8	3.0	4.3
2023	2.9	3.1	4.1
2024	3.1	3.3	4.3
2025	3.0	3.3	4.3

Source: New York State Department of Labor, Bureau of Labor Statistics. Information not seasonally adjusted.

Monthly Unemployment Rates

<u>Month⁽¹⁾</u>	<u>City</u>	<u>County</u>	<u>State</u>
December 2024	2.9%	3.0%	4.2%
January 2025	3.3	3.5	4.6
February	3.4	3.8	4.3
March	3.1	3.3	4.1
April	2.4	2.6	3.7
May	2.4	2.7	3.5
June	2.7	2.9	3.8
July	3.0	3.5	4.6
August	3.3	3.7	4.7
September	3.4	3.6	4.7
November	3.2	3.3	4.5
December	2.9	3.1	4.4

(1) Data for October 2025 is unavailable due to the Federal government shutdown at that time.

Source: New York State Department of Labor, Division of Labor Statistics. Information not seasonally adjusted.

Other Information

The statutory authority for the power to spend money for the objects or purposes, or to accomplish the objects or purposes, for which the Notes are to be issued is City Law and Local Finance Law.

Except to the extent shown in “Estimated Overlapping Indebtedness,” this Official Statement does not include the financial data of any political subdivision having power to levy taxes within the City.

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

The fiscal year of the City is July 1 to June 30.

End of Appendix A

APPENDIX B

SUMMARY FINANCIAL STATEMENTS

CITY OF LONG BEACH
 Adopted Budgets - General Fund
 Fiscal Year Ending June 30:

	<u>2025</u>	<u>2026</u>
Revenues:		
Real Property Taxes	\$ 60,585,558	\$ 63,586,240
Non-Property Tax	7,553,414	8,525,000
Departmental Income	19,579,014	20,584,353
Intergovernmental Charges	160,000	155,000
Use Of Money And Property	1,987,608	1,891,600
Licenses and Permits	1,720,252	1,610,500
Fines and Sale of Property	1,082,021	1,060,000
Miscellaneous	620,053	730,000
State Aid	10,027,227	7,097,323
Federal Aid	318,876	342,630
Interfund Transfers	1,051,839	500,000
Appropriated Fund Balance	-	2,249,776
	<hr/>	<hr/>
Total Revenue	<u>\$ 104,685,862</u>	<u>\$ 108,332,422</u>
Expenditures:		
General Government Support	\$ 19,209,988	\$ 20,423,545
Education	178,000	178,000
Public Safety	20,111,408	20,660,772
Transportation	2,304,578	2,292,932
Economic Assistance and Opportunity	659,817	747,927
Culture And Recreation	6,313,046	7,032,766
Home And Community Services	9,986,509	10,107,996
Employee Benefit	26,020,293	27,654,518
Debt Service	10,781,711	10,041,716
Interfund Transfers	9,120,512	9,192,250
Restoration of Fund Balance	-	-
	<hr/>	<hr/>
Total Expenditures	<u>\$ 104,685,862</u>	<u>\$ 108,332,422</u>

Source: City of Long Beach Adopted Budgets. Summary itself isn't audited.

CITY OF LONG BEACH
Balance Sheet
General Fund
Fiscal Year Ended June 30:

	<u>2024</u>	<u>2025</u>
Assets:		
Cash and Cash Equivalents	\$ 18,166,816	\$ 18,700,527
Restricted Cash	1,866,585	1,905,321
Accounts Receivable	1,039,539	1,043,488
Due From Other Funds	1,090,602	2,321,705
State and Federal Aid Receivables	806,599	1,166,267
Due From Other Governments	1,498,564	1,092,107
Prepaid Items	93,392	85,234
Lease Receivable	2,470,585	2,189,341
Length of Service Award Program	1,795,631	1,798,863
	<u>\$ 28,828,313</u>	<u>\$ 30,302,853</u>
Total Assets		
Deferred Outflow of Resources		
Deferred Expenditures	-	-
	<u>-</u>	<u>-</u>
Total Assets and Deferred Outflows of Resources		
	<u>\$ 28,828,313</u>	<u>\$ 30,302,853</u>
Liabilities		
Accounts Payables and Accrued Liabilities	\$ 8,515,515	\$ 7,300,838
Due to Other Funds	377,268	700,793
Due To Other Governments	-	-
Due to Employees Retirement System	-	-
Other Liabilities	-	-
Unearned Revenues	1,386,861	1,230,674
	<u>1,386,861</u>	<u>1,230,674</u>
Total Liabilities		
	<u>\$ 10,279,644</u>	<u>\$ 9,232,305</u>
Deferred Inflow of Resources		
Leases	2,266,505	2,003,832
Unavailable Revenues	-	-
	<u>-</u>	<u>-</u>
Total Deferred Inflow of Resources		
	<u>2,266,505</u>	<u>2,003,832</u>
Fund Balances:		
Nonspendable	\$ 93,392	\$ 85,234
Restricted	1,866,585	1,905,321
Assigned	183,868	176,797
Unassigned	14,138,319	16,899,364
	<u>14,138,319</u>	<u>16,899,364</u>
Total Fund Equity		
	<u>16,282,164</u>	<u>19,066,716</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances		
	<u>\$ 28,828,313</u>	<u>\$ 30,302,853</u>

Source: Audited Financial Statements of the City. Summary itself isn't audited.

CITY OF LONG BEACH
 Combined Statement of Revenues, Expenditures
 and Changes in Fund Balance
 General Fund
 Fiscal Year Ended June 30:

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Revenues:					
Real Property Taxes	\$ 46,664,201	\$ 50,296,434	\$ 53,180,406	\$ 58,573,641	\$ 59,499,774
Other Tax Items	352,330	584,191	983,582	1,241,675	1,148,505
Non-Property Tax Items	6,011,872	6,842,090	7,116,210	7,980,506	8,439,918
Departmental Income	16,577,514	18,337,240	18,819,117	19,837,143	20,529,008
Intergovernmental Charges	241,934	565,118	348,332	445,970	391,820
Use Of Money And Property	792,651	637,655	933,190	2,053,055	1,685,400
Licenses And Permits	1,818,355	1,610,863	1,579,173	1,489,297	1,602,000
Fines And Forfeitures	665,873	1,254,657	763,241	493,937	746,787
Sale Of Property And Compensation For Loss	645,519	470,898	511,430	434,877	919,983
Miscellaneous	961,848	764,459	790,794	478,644	936,170
State and Local Aid	7,432,544	7,058,331	6,220,357	6,071,142	10,257,441
Federal Aid	2,608,601	2,106,865	3,009,879	537,716	452,679
Total Revenues	\$ 84,773,242	\$ 90,528,801	\$ 94,255,711	\$ 99,637,603	\$ 106,609,485
Expenditures:					
General Government Support	\$ 15,777,295	\$ 17,970,048	\$ 16,311,315	\$ 23,606,743	\$ 25,208,485
Education	304,739	186,804	177,648	65,184	179,088
Public Safety	16,275,483	16,640,567	17,494,699	19,206,836	18,885,116
Transportation	2,141,479	2,109,315	1,896,832	2,145,087	2,210,659
Economic Assistance	259,578	447,432	601,579	592,403	548,396
Culture And Recreation	4,740,546	5,536,867	5,721,151	5,948,136	6,530,887
Home And Community Services	8,812,888	8,916,129	9,598,591	9,826,891	9,820,045
Employee Benefits	22,534,105	26,021,712	27,821,252	27,320,362	29,302,798
Capital Outlay	-	-	643,404	112,284	-
Debt Service	2,195,240	152,019	297,132	286,652	797,706
Total Expenditures	\$ 73,041,353	\$ 77,980,893	\$ 80,563,603	\$ 89,110,578	\$ 93,483,179
Excess (Deficiency) of Revenues Over (Under Expenditures)	\$ 11,731,889	\$ 12,547,908	\$ 13,692,109	\$ 10,527,025	\$ 13,126,305
Other Financing Sources (Uses):					
Issuance of Debt	\$ 2,700,000	\$ 3,195,000	\$ 643,404	\$ 112,284	\$ -
Operating Transfer In	225,000	54,609	136,333	1,044,991	-
Operating Transfers out	(8,556,420)	(9,225,959)	(10,305,319)	(11,858,393)	(10,341,753)
Debt Proceeds	-	-	-	-	-
Total Other Financing Sources (Uses)	\$ (5,631,420)	\$ (5,976,350)	\$ (9,525,582)	\$ (10,701,118)	\$ (10,341,753)
Excess (Deficiency) of Revenues and Other Sources Over (Under) Expenditures and Other Uses	6,100,469	6,571,558	4,166,527	(174,093)	2,784,552
Fund Balance Beginning of Year	\$ 1,923,930	\$ 5,718,172	\$ 12,289,730	\$ 16,456,257	\$ 16,282,164
Prior Period Adjustment	(2,306,227)	-	-	-	-
Fund Balance End of Year	\$ 5,718,172	\$ 12,289,730	\$ 16,456,257	\$ 16,282,164	\$ 19,066,716

Source: Audited Financial Statements of the City. Summary itself isn't audited.

APPENDIX C

AUDITED FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED JUNE 30, 2025*

**CAN BE ACCESSED ON THE ELECTRONIC MUNICIPAL MARKET ACCESS
("EMMA") WEBSITE
OF THE MUNICIPAL SECURITIES RULEMAKING BOARD ("MSRB")
AT THE FOLLOWING LINK:**

<https://emma.msrb.org/P21997302.pdf>

**The audited financial statements referenced above are hereby incorporated into this
Official Statement.**

*** Bonadio & Co., LLP, has not commented on or approved this Official Statement, has not been requested to perform any procedures on the information in its included report since its date and has not been asked to consent to the inclusion of its report in this Official Statement.**