

**PRELIMINARY OFFICIAL STATEMENT DATED MAY 14, 2019**

**NEW ISSUE  
BOOK-ENTRY-ONLY NOTES**

**Rating: See "Ratings"  
BOND ANTICIPATION NOTES**

*In the opinion of Hodgson Russ LLP, of Albany, New York, Bond Counsel, under existing statutes, regulations, rulings, and court decisions, and assuming continuing compliance with certain tax certifications described herein, interest on the Notes is excluded from gross income for federal income tax purposes under section 103 of the Internal Revenue Code of 1986 (the "Code"), as amended. Bond Counsel is also of the opinion that the interest on the Notes is not treated as an item of tax preference for the purpose of the federal alternative minimum tax imposed on individuals. Furthermore, Bond Counsel is of the opinion that, under existing statutes, interest on the Notes is exempt from personal income taxes imposed by New York State and any political subdivision thereof (including The City of New York). See "TAX EXEMPTION" herein.*

*The County WILL NOT designate the Notes as "qualified tax-exempt obligations" under the provisions of Code section 265.*

**COUNTY OF ALBANY  
NEW YORK**

**\$37,388,690**

**PUBLIC IMPROVEMENT BOND ANTICIPATION NOTES – 2019 SERIES A  
(the "Notes")**

**Date of Issue: June 6, 2019**

**Maturity Date: November 21, 2019**

The Notes are general obligations of the County of Albany, New York (the "County"), for the payment of which the County has pledged its faith and credit. All of the taxable real property within the County is subject to the levy of ad valorem taxes without limitation as to rate or amount to pay both principal of and interest on the Notes (subject to certain statutory limitations imposed by Chapter 97 of the 2011 Laws of New York – See "REAL PROPERTY TAXES – Tax Levy Limit Law").

The Notes will be issued in fully registered form, and when issued, will be registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"), New York, New York. DTC will act as securities depository for the Notes. Individual purchases may be made in book-entry form only, in the principal amount of \$5,000 or any integral multiple thereof, except for one necessary odd denomination in the Notes. Purchasers will not receive certificates representing their ownership interest in the Notes. Payment of the principal of and interest on the Notes will be made by the County to DTC, which will in turn remit such principal and interest to its participants for subsequent disbursement to the beneficial owners of the Notes as described herein. (See "Book-Entry-Only System" herein.)

The Notes are dated June 6, 2019 and bear interest from that date until November 21, 2019, the maturity date, at the annual rate(s) as specified by the purchaser(s) of the Notes. The Notes are not subject to redemption prior to maturity.

The Notes are offered when, as and if issued and received by the purchaser(s) and subject to the approval of the legality thereof by Hodgson Russ LLP, Albany, New York, Bond Counsel. Capital Markets Advisors, LLC has served as Municipal Advisor to the County in connection with the issuance of the Notes. It is anticipated that the Notes will be available for delivery through the facilities of DTC on or about June 6, 2019.

THIS OFFICIAL STATEMENT IS IN A FORM DEEMED FINAL BY THE COUNTY FOR PURPOSES OF SECURITIES AND EXCHANGE COMMISSION RULE 15c2-12 (THE "RULE"). FOR A DESCRIPTION OF THE COUNTY'S AGREEMENT TO PROVIDE CONTINUING DISCLOSURE AS DESCRIBED IN THE RULE, SEE "DISCLOSURE UNDERTAKING" AND "APPENDIX D – FORM UNDERTAKING TO PROVIDE NOTICES OF EVENTS" HEREIN.

Dated: May \_\_, 2019

This Preliminary Official Statement and the information contained in it are subject to completion and amendment in a final official statement. This Preliminary Official Statement does not constitute an offer to sell or the solicitation of an offer to buy, and there may not be any sale of the Notes, offered by this Preliminary Official Statement, in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to the registration or qualification under the securities laws of that jurisdiction.

**COUNTY OF ALBANY  
NEW YORK**

**County Officials**

Honorable Daniel P. McCoy ..... County Executive

Honorable Andrew Joyce ..... County Legislature Chairman

Honorable Michael F. Conners, II..... County Comptroller

Honorable Bruce A. Hidley ..... County Clerk

Daniel Lynch, Esq. .... County Attorney

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**BOND COUNSEL**

**Hodgson Russ LLP  
Albany, New York**

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**MUNICIPAL ADVISOR**



**CAPITAL MARKETS ADVISORS, LLC**  
*Long Island \* Hudson Valley \* Southern Tier \* Western New York*  
**(516) 570-0340**

No dealer, broker, salesman or other person has been authorized by the County 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 foregoing. 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 County 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 County since the date hereon.

The factors affecting the financial condition of the County are complex. This Official Statement should be considered in its entirety and no factor considered less important than any other by reason of its position in this Official Statement. The information set forth in the appendix hereto constitutes an integral part of this Official Statement and must be read by each investor for a complete understanding of the issuance of the Notes. Where agreements, reports or other documents are referred to herein, reference should be made to such agreements, reports or other documents for more complete information regarding the rights and obligation of parties thereto, facts and opinions contained herein and the subject matter thereof.

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## APPENDIX A

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**APPENDIX B – FINANCIAL STATEMENT SUMMARIES**

**APPENDIX C – LINK TO AUDITED FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDED DECEMBER 31, 2017**

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# **OFFICIAL STATEMENT**

## **COUNTY OF ALBANY NEW YORK**

**relating to**

**\$37,388,690**

### **PUBLIC IMPROVEMENT BOND ANTICIPATION NOTES – 2019 Series A (the “Notes”)**

This Official Statement which includes the cover page and appendices hereto presents certain information relating to the County of Albany in the State of New York (the "County" and "State," respectively) in connection with the sale of \$37,388,690 Public Improvement Bond Anticipation Notes – 2019 Series A (the “Notes”).

All quotations from and summaries and explanations of provisions of the Constitution and laws of the State and acts and proceedings of the County 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 County relating thereto are qualified in their entirety by reference to the definitive form of the Notes and such proceedings.

The presentation of information is intended to show recent historical trends and is not intended to indicate future or continuing trends in the financial or other information presented herein has been provided by the County.

## **THE NOTES**

### ***Description***

The Notes will be dated June 6, 2019, and will mature, without the option of prior redemption, on November 21, 2019. The Notes will be issued in fully registered form and, when issued, will be registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"), New York, New York. DTC will act as Securities Depository (defined herein) for the Notes. Individual purchases will be made in book-entry-only form, in the principal amount of \$5,000 or integral multiples thereof, except for one necessary odd denomination. Purchasers will not receive certificates representing their interest in the Notes.

Principal of and interest on the Notes will be paid by the County to DTC, which will in turn remit such principal and interest to its Participants (defined herein), for subsequent distribution to the Beneficial Owners (defined herein) of the Notes as described herein. The Notes may be transferred in the manner described on the Notes and as referenced in certain proceedings of the County referred to therein.

### ***Authority for and Purpose of the Notes***

The Notes are issued pursuant to the Constitution and Laws of the State, including the Local Finance Law, the County Charter and various bond resolutions duly adopted by the County Legislature on their respective dates for the objects or purposes listed below. Proceeds from the sale of the Notes will provide original financing for certain purposes as reflected in the following table.

<u>Purpose</u>	<u>Resolution Number</u>	<u>Authorization Date</u>	<u>Amount Authorized</u>	<u>Amount to Notes</u>
Times Union Center Elevators and Various Capital Improvements	18-569	12/03/18	\$ 3,272,000	\$ 1,375,000
County Facilities –Energy Systems Upgrade	18-570	12/03/18	525,000	525,000
County Facilities –Various Facility Improvements	18-570	12/03/18	1,750,000	1,250,000
County Facilities –Capital District Youth Center	18-570	12/03/18	6,200,000	200,000
Interoperable Communication System Upgrade	18-566	12/03/18	1,043,917	1,043,917
Public Works Facility Improvement	18-571	12/03/18	350,000	300,000
Construction of Water Purification and Sanitary Waste Removal at Lawson Lake	18-571	12/03/18	700,000	200,000
County Nursing Home Construction	17-136	04/12/17	40,000,000	18,755,000
Times Union Center Wireless Network System	18-517	11/13/18	374,000	374,000
Times Union Center Parking Garage- Various Improvements	19-148 <sup>(1)</sup>	04/08/19	4,375,000	3,500,000
E911 Relocation	19-97	03/11/19	8,000,000	3,000,000
Correction Facility Switchgear Replacement	19-31	02/11/19	<u>2,700,000</u>	<u>1,928,500</u>
		Totals:	<u>\$ 94,971,917</u>	<u>\$ 37,388,690</u>

(1) Amends 18-569

### ***Redemption***

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

### ***Nature of Obligation***

Each of the Notes which have been duly issued and paid for constitutes a contract between the County and the holder thereof.

The Notes will be general obligations of the County and will contain a pledge of the faith and credit of the County for the payment of the principal thereof and the interest thereon. For the payment of such principal and interest the County has the power and statutory authorization to levy ad valorem taxes on all taxable real property in the County without limitation as to rate or amount (subject to certain statutory limitations imposed by Chapter 97 of the 2011 Laws of New York – See “REAL PROPERTY TAXES – *Tax Levy Limit Law*”).

Under the Constitution of the State, the County 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 County to levy taxes on real estate therefor.

### ***Book-Entry System***

DTC will act as securities depository for the Notes. The 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 maturity of the Notes, in the aggregate principal amount of such maturity, 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](http://www.dtcc.com) and [www.dtc.org](http://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 note (“Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Notes are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in 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).

Redemption proceeds, distributions, and dividend 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 County, 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 County, 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 County. Under such circumstances, in the event that a successor depository is not obtained, note certificates are required to be printed and delivered.

The County may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Note 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 County believes to be reliable, but the County takes no responsibility for the accuracy thereof.

Source: The Depository Trust Company

### ***Certificated Notes***

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

The Notes will be issued in fully registered form in denominations of \$5,000 or integral multiples thereof except for one necessary odd denomination. Principal of and interest on the Notes when due will be payable at the principal corporate trust office of a bank or trust company located and authorized to do business in the State to be named by the County as the fiscal agent.

Certificated Notes may be transferred or exchanged at no cost to the owner of such Notes at any time prior to maturity at the principal corporate trust office of such fiscal agent for Notes of the same or any other authorized denomination or denominations in the same aggregate principal amount upon the terms set forth in the respective series certificate of the County Comptroller authorizing the sale of the Notes and fixing the details thereof and in accordance with the provisions of the Local Finance Law.

### ***Remedies of Noteholders on Default***

Upon default in payment in full of the principal of or interest on the Notes, a holder of such defaulted Note has a contractual right to sue the County for the amount then due thereon. Such holder may obtain a judgment against the County with interest as provided by law from the date of default in such payment or the date of demand therefor, if later. Execution or attachment of County property cannot be obtained to satisfy the judgment. The General Municipal Law of the State provides that if the County fails to pay a final judgment for such principal and/or interest, it shall be the duty of the County Legislature to assess, levy and cause to be collected at the same time and in like manner as other moneys for expenses are then next thereafter to be assessed, levied and collected, a sum of money sufficient to pay said judgment with interest thereon. Any moneys so collected shall, from time to time, be paid to the judgment creditors.

In addition, the State Constitution provides that if the County fails to provide in its annual budget an amount sufficient to meet payment of principal of or interest on the Notes, the County shall set aside from the first revenues thereafter received an amount necessary to pay such amounts which were required to be included in the County's annual budget. In addition, the County Comptroller may be required to set apart and apply such revenues to the payment of principal and interest on the Notes at the suit of any holder of the Notes. However, such right is subject to the discretionary power of the enforcing court and may be abridged by federal laws affecting creditors' rights or laws involving financial emergencies. (See "Special Provisions Affecting Remedies Upon Default.")

### ***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 County upon any judgment or accrued claim against the County 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 County may not be enforced by levy and execution against property owned by the County.

The Federal Bankruptcy Code allows public bodies such as the County 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 (including the County) to file a petition under any provision of Federal bankruptcy law for the composition or adjustment of municipal indebtedness.

Under the Federal Bankruptcy Code, a petition may be filed in Federal bankruptcy court by a municipality which is insolvent or unable to meet its debts as they mature. Generally, the filing of such a petition operates as a stay of any proceeding to enforce a claim against the municipality. The Code also requires the municipality to file a plan for the adjustment of its debts, which may modify or alter the rights of creditors and would authorize the Federal bankruptcy court to permit the municipality to issue certificates of indebtedness, which could have priority over existing creditors and which could be secured. Any plan of adjustment confirmed by the court must be approved by the requisite majority of creditors. If confirmed by the bankruptcy court, the plan would be binding upon all creditors affected by it. The County has the legal capacity to file a petition under the Federal Bankruptcy Code.

It might be asserted that under the Federal Bankruptcy Code interest and principal payments made by the County in respect of its indebtedness within ninety days of the filing of a bankruptcy petition with respect to the County were voidable preferences. If these assertions were made and sustained by the bankruptcy court, the recipients of those preferential payments could be required to refund them, and their claims would then be treated as if the preferential payments had not been made.

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 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 ever been declared with respect to the County.

### **LITIGATION**

Upon delivery of the Notes, the County shall furnish a certificate of the County Comptroller dated the date of delivery of the Notes, to the effect that there is no litigation of any nature pending or to his knowledge threatened to restrain or enjoin the issuance, sale, execution or delivery of the Notes, or in any way contesting or affecting the validity of the Notes or any of the proceedings taken with respect to the issuance and sale thereof or the application or moneys to the payment of the Notes. In addition, such certificate shall state that there is no litigation of any nature now pending or threatened by or against the County wherein an adverse judgment or ruling could have a material adverse impact on the financial condition of the County or adversely affect the power of the County to levy, collect and enforce the collection of taxes or other revenues for the payment of its obligations, which has not been disclosed in this Official Statement.



Existing Claims Against the County. There are pending against the County a number of claims and formal lawsuits wherein monetary damages among other relief is sought. Procedural statutes in the State prohibit Claimant's and Plaintiff's from including in their initiating papers the specific monetary damages they deem themselves entitled to. In addition, when the County is given formal notice by Claimants and/or Plaintiffs of their monetary damages, they are often extremely inflated. As a result, it is difficult for the County to provide an accurate figure as to specific monetary damages claimed. However, the majority of these claims and lawsuits are expected to be adequately covered by insurance, and thus not have a material affect on the County's financial position.

Personal Injury Actions. The County is involved in less than 50 lawsuits and administrative proceedings arising out of the operation and administration of County affairs for which exposure of \$20,000 or more has been estimated. Many of these actions involve personal injury claims, for which estimates of liability are established annually by the County Attorney, to the extent that they can be by law.

Summary. In the opinion of the County Attorney, the resolution of these lawsuits and claims will not have a material affect on the County's financial position. In the event insurance is incapable of covering the full amount of any judgments upon such claims, and the amount of any such judgment is sufficient to materially affect the financial condition of the County, the County would be able to issue bonds to finance the judgment for a term of up to fifteen (15) years. Since the County has only used 13% of its bonding capacity as of the date of this Official Statement, the bonding of any such judgments would be well within the debt limit of the County.

IRS Review. In the course of its general review of tax-exempt bond issues, the Internal Revenue Service (the "IRS") conducted a review of a County bond issue from 2006 (the "Prior Bonds"). The IRS indicated to the County that the Prior Bonds were randomly selected for review in connection with the IRS's ordinary procedures. The County cooperated fully with the IRS in its review of the Prior Bonds, and the review was concluded without any material adverse impact to the County. The proceeds from the sale of the Prior Bonds were used to fund various typical County capital projects.

## **TAX EXEMPTION**

### ***The Notes***

Hodgson Russ LLP, of Albany, New York, Bond Counsel, will deliver an opinion that, under existing law, the interest on the Notes is excluded from gross income of the holders thereof for federal income tax purposes and is not an item of tax preference for the purpose of the individual alternative minimum tax imposed by the Code. However, such opinion will note that the County, by failing to comply with certain restrictions contained in the Code, may cause interest on the Notes to become subject to federal income taxation from the date of issuance of the Notes. Prospective purchasers should consult their tax advisers as to any possible collateral consequences from their ownership of, or receipt of interest on, or disposition of, the Notes. Bond Counsel expresses no opinion regarding any such collateral federal income tax consequences.

### ***Tax Requirements***

In rendering the foregoing opinions, Hodgson Russ LLP will note that the exclusion of the interest on the Notes from gross income for federal income tax purposes is subject to, among other things, continuing compliance by the County with the applicable requirements of Code sections 141, 148, and 149, and the regulations promulgated thereunder (collectively, the "Tax Requirements"). In the opinion of Hodgson Russ LLP, the tax certificate that will be executed and delivered by the County in connection with the issuance of the Notes (the "Tax Certificate") establishes the requirements and procedures, compliance with which will satisfy the Tax Requirements.

The Tax Requirements referred to above, which must be complied with in order that interest on the Notes remains excluded from gross income for federal income tax purposes, include, but are not limited to:

1. The requirement that the proceeds of the Notes be used in a manner so that the Notes are not obligations which meet the definition of a "private activity bond" within the meaning of Code section 141;

2. The requirements contained in Code section 148 relating to arbitrage bonds; and
3. The requirements that payment of principal or interest on the Notes not be directly or indirectly guaranteed (in whole or in part) by the United States (or any agency or instrumentality thereof) as provided in Code section 149(b).

In the Tax Certificate, the County will covenant to comply with the Tax Requirements, and to refrain from taking any action which would cause the interest on the Notes to be includable in gross income for federal income tax purposes. Any violation of the Tax Requirements may cause the interest on the Notes to be included in gross income for federal income tax purposes from the date of issuance of the Notes. Hodgson Russ LLP expresses no opinion regarding other federal tax consequences arising with respect to the Notes.

### ***Bank Qualified***

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

### ***Other Impacts***

Prospective purchasers of the Notes should be aware that ownership of, accrual or receipt of interest on, or disposition of, the Notes 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 Retirement 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 from their ownership of, or receipt of interest on, or disposition of, the Notes. Bond Counsel expresses no opinion regarding any such collateral federal income tax consequences.

### ***Information Reporting and Backup Withholding***

In general, information reporting requirements will apply to non-corporate holders with respect to payments of principal, payments of interest, and the proceeds of the sale of a bond before maturity within the United States. Backup withholding may apply to a holder of the Notes under Code section 3406, if such holder fails to provide the information required on Internal Revenue Service (“IRS”) Form W-9, Request for Taxpayer Identification Number and Certification, or the IRS has specifically identified the holder as being subject to backup withholding because of prior underreporting. Any amounts withheld under the backup withholding rules from a payment to a beneficial owner, and which constitutes over-withholding, would be allowed as a refund or a credit against such beneficial owner’s United States federal income tax provided the required information is furnished to the IRS. Neither the information reporting requirement nor the backup withholding requirement affects the excludability of interest on the Notes from gross income for federal income tax purposes.

### ***Future Legislation***

Bond Counsel has not undertaken to advise in the future whether any events occurring after the date of issuance of the Notes may affect the tax status of interest on the Notes. The Code has been continuously subject to legislative modifications, amendments, and revisions, and proposals for further changes are regularly submitted by leaders of the legislative and executive branches of the federal government.

No representation is made as to the likelihood of such proposals being enacted in their current or similar form, or if enacted, the effective date of any such legislation, and no assurances can be given that such proposals or amendments will not materially and adversely affect the economic value of the Notes or the tax consequences of ownership of the Notes.

### ***New York State Taxes***

In the opinion of Bond Counsel, interest on the Notes is exempt, under existing statutes, from New York State and New York City personal income taxes.

### ***Miscellaneous***

All quotations from and summaries and explanations of provisions of laws 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.

## **DOCUMENTS ACCOMPANYING DELIVERY OF THE NOTES**

### ***Absence of Litigation***

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

### ***Legal Matters***

Legal matters incident to the authorization, issuance and sale of the Notes will be subject to the final approving opinion of Hodgson Russ LLP, Bond Counsel. Such opinion will be available at the time of delivery of the Notes and will be to the effect that the Notes are valid and legally binding general obligations of the County for which the County has validly pledged its faith and credit, and all the taxable real property within the County is subject to the levy of ad valorem real estate taxes to pay the Notes and interest thereon without limitation of rate or amount (subject to certain statutory limitations imposed by Chapter 97 of the 2011 Laws of New York – See “REAL PROPERTY TAXES – *Tax Levy Limit Law*”). Said opinions shall also contain further statements to the effect that (a) the enforceability of rights or remedies with respect to such Notes may be limited by bankruptcy, insolvency, or other laws affecting creditors’ rights or remedies heretofore or hereafter enacted, and (b) said law firm has not been requested to examine or review and has not examined or reviewed the accuracy or sufficiency of the Official Statement, or any additional proceedings, reports, correspondence, financial statements or other documents, containing financial or other information relative to the County which have been or may have furnished or disclosed to purchasers of the Notes, and expresses no opinion with respect to such financial or other information, or the accuracy or sufficiency thereof.

### ***Tax Levy Limit Law***

Prior to the enactment of the Tax Levy Limit Law, all the taxable real property within the County had been subject tot the levy of ad valorem taxes to pay the Notes and interest thereon without limitation as to rate or amount; however the power of the County to levy unlimited real estate taxes on all the real property in the County may or may not be subject to the statutory limitations imposed by the Tax Levy Limit Law, depending upon the interpretation of such statute by a court of competent jurisdiction in the event of a legal challenge. See “REAL PROPERTY TAXES – *Tax Levy Limit Law*” herein.

## ***Closing Certificates***

Upon the delivery of the Notes, the Purchaser(s) will be furnished with the following items: (i) a Certificate of the County Comptroller to the effect that as of the date of this Official Statement and at all times subsequent thereto, up to and including the time of delivery of the Notes, this Official Statement did not and does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements herein, in the light of the circumstances under which they were made, not misleading, and further stating that there has been no adverse material change in the financial condition of the County since the date of this Official Statement to the date of issuance of the Notes; (ii) a Certificate signed by an officer of the County evidencing payment for the Notes; (iii) a Signature Certificate evidencing the due execution of the Notes, including statements that (a) no litigation of any nature is pending or, to the knowledge of the signers, threatened, restraining or enjoining the issuance and deliver of the Notes or the levy and collection of taxes to pay the principal of and interest thereon, nor in any manner questioning the proceedings and authority under which the Notes were authorized or affecting the validity of the Notes thereunder, (b) neither the corporate existence or boundaries of the County nor the title of the signers to their respective offices is being contested, and (c) no authority or proceedings for the issuance of the Notes have been repealed, revoked or rescinded; and (iv) the Tax Certificate executed by the County Comptroller, as described under "TAX EXEMPTION" herein.

## **DISCLOSURE UNDERTAKING**

In order to assist the purchasers in complying with Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended ("Rule 15c2-12") with respect to the Notes, the Town will execute an Undertaking to Provide Notices of Events, the form of which is attached hereto as Appendix D.

The County has established procedures to ensure that future filings of continuing disclosure information will be in compliance with existing continuing disclosure obligations, including transmitting such filings to the Municipal Securities Rulemaking Board ("MSRB") established pursuant to Section 15B(b)(1) of the Securities Exchange Act of 1934 through the Electronic Municipal Market Access System ("EMMA").

## **MUNICIPAL ADVISOR**

Capital Markets Advisors, LLC has acted as Municipal Advisor to the County in connection with the sale of the Notes.

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, and 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 County to compile, review, examine or audit any information in the Official Statement in accordance with accounting standards. 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.

## **RATINGS**

The County has not applied for a rating on the Notes.

On March 29, 2018, S&P affirmed the County's underlying credit rating of "AA" with a stable outlook on the County's outstanding parity debt. On March 28, 2018, Moody's affirmed the County's underlying credit rating of "Aa3" on outstanding parity debt.

Such ratings reflect only the views of such organizations and any desired explanation of the significance of such ratings should be obtained from the rating agency furnishing the same, at the following addresses: Moody's Investors Service, Inc., 7 World Trade Center at 250 Greenwich Street, New York, New York 10007 and Standard & Poor's Corporation, 25 Broadway, New York, New York 10004. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance such ratings will continue for any given period of time or that such ratings will not be revised downward or withdrawn entirely by the rating agencies, if in the judgment of such rating agencies, circumstances so warrant. Any such downward revision or withdrawal of any of the ratings may have an adverse effect on the market price of the Notes.

## **OTHER MATTERS**

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 the County Law and the Local Finance Law.

Prior to the date of issuance of the Notes, the County will have complied with the estoppel procedure for the Notes provided in Title 6 of Article 2 of the Local Finance Law.

The fiscal year of the County is January 1 to December 31.

There is no bond or note principal or interest payment past due.

This Official Statement does not include the financial data of any other political subdivision of the State of New York having power to levy taxes within the County except as expressed in "Calculation of Underlying Indebtedness."

## **ADDITIONAL INFORMATION**

Additional information may be obtained from Hon. Michael F. Connors, II, County Comptroller, (518) 447-7130, or from the County's Municipal Advisor, Capital Markets Advisors, LLC, (516) 570-0340.

The summaries and explanation in this Official Statement and its Appendices do not purport to be comprehensive and are expressly made subject to the exact provisions of the documents referred to herein and therein.

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

The execution and delivery of this Official Statement have been duly authorized by the County. Execution of this Official Statement on behalf of the County is made for the sole purpose of evidencing the County's authorization of the distribution thereof.

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

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

COUNTY OF ALBANY, NEW YORK

By: \_\_\_\_\_  
Michael F. Conners, II  
County Comptroller

Dated: May \_\_, 2019

**APPENDIX A**

**THE COUNTY OF ALBANY**

## **THE COUNTY OF ALBANY**

The following is a brief description of the County and certain information concerning its economy, governmental organization, indebtedness and financial practices. Certain information may require economic analysis in order to assess the importance of the facts and figures presented.

### ***General***

The County was incorporated in 1683. Situated on the west bank of the Hudson River, the County is approximately 135 miles directly north of New York City and has an area of approximately 540 square miles.

A number of the State's institutions of higher learning are located in the County, among them the State University of New York at Albany, the Junior College of Albany (a division of Russell Sage College), Albany Law School (Union University), Siena College, the College of St. Rose, Albany Medical College, Albany College of Pharmacy and three business colleges.

The County's transportation needs are served by a network of excellent highways, including the New York State Thruway, Interstate Highways 90 and 87 and a connecting link to the Massachusetts Turnpike; major bus lines; three railroads; Albany International Airport; the Hudson River; the New York State Barge Canal and the Port of Albany. The County contains three cities – Albany, Cohoes and Watervliet – and ten towns. The cities have well equipped fire and police departments and the towns are served by many individual fire districts, volunteer fire companies and town police departments. Educational services for County residents are provided by private schools, school districts and Hudson Valley Community College, which is located in a neighboring county.

### ***Government Organization***

The County is governed by the provisions of its Charter. The Charter adopted in 1973 became effective January 1, 1976. In November of 1993 Albany County adopted a new County Charter. The current County Charter differs from the previous County Charter primarily in the balance of power between the Executive and Legislative branches of government. The new charter shifted most of the administrative and day-to-day activities to the Executive branch. Further, it has created a Human Resources department and restructured the internal report hierarchy. Under the Charter, the County is a home rule municipality and functions consistently with those provisions of the State Constitution and laws uniformly applicable to all New York municipalities.

The Legislature is the governing body of the County. A chairman, selected by the legislators every two years, is the presiding officer. Legislators are elected from each of the 39 districts within the County every four years or by special election in the event of a vacancy. The Legislature has the power to establish rules and procedures for itself, adopt local laws, levy taxes and other revenue measures, adopt budgets and approve all matters relevant to the administration of County government. Meetings of the Legislature are held on a monthly basis and are open to the public.

The County Executive is elected in the general election to a four-year term concurrent with that of the Legislature, without restriction as to the number of terms, and is charged with supervision of all departments of County government, subject to the provisions of the Charter. The Executive reports annually to the Legislature on the activities of all administrative units, recommends an annual budget, recommends for appointment the head of every department and administrative units of government and executes contracts. The financial affairs of the County are administered by two officers: The Commissioner of Management and Budget and the Comptroller. The Commissioner of Management and Budget, who is appointed by the County Executive and confirmed by the Legislature, assists the Executive in the preparation of the operating and capital budgets and in the study of administrative efficiency and economy, collects taxes and other revenues, and invests County funds.

The Comptroller is elected in the general election to a four-year term concurrent with that of the Legislature, without restriction as to number of terms, and is the chief fiscal officer of the County. Under the Comptroller's



direction, the Department of Audit and Control obtains and audits all records relating to the use or deposit of County funds and submits annual reports to the Legislature. The Comptroller recommends and the Legislature authorizes issuance of County debt.

The County’s fiscal year for budget and accounting purposes is January 1<sup>st</sup> to December 31<sup>st</sup>. Its final budget, approved by the Executive and authorized by the Legislature, must make adequate provision for the servicing of debt and must not provide for an excess of expenditures over anticipated revenues. Included as part of each budget is a five-year capital improvement program. This plan is prepared by the County Executive and approved by the Legislature.

There are a total of twenty County administrative departments – Aging; Civil Service; Children, Youth and Families; Consumer Affairs; Economic Development; Conservation and Planning; Elections; General Services; Health; Human Resources; Law; Management and Budget; Mental Health; Probation; Public Defender; Public Works; Rape Crisis Center; Residential Health Care Facilities; Social Services and the Veterans Bureau. The District Attorney, County Clerk, Sheriff, Comptroller and four County Coroners are elected by general election. Candidates for other positions are proposed by the County Executive and appointed by the Legislature with the exception of the Board of Election Commissioners who are appointed solely by the Legislature.

***Population***

The County has a population of 304,204 as established by the U.S. Department of Commerce in the 2010 Census, of that total 97,856 live in the City of Albany, which is the County seat and State Capital. The following table presents population trends of the County, the Albany Standard Metropolitan Statistical Area (the “SMSA” consists of the five counties of Albany, Montgomery, Rensselaer, Saratoga and Schenectady), the State and the United States since 1980.

**Population Trend**

	Albany County	Albany SMSA	New York State	United States
	<u>Population</u>	<u>Population</u>	<u>Population</u>	<u>Population</u>
1980	285,909	795,019	17,558,072	226,504,825
1990	292,793	861,623	17,990,778	248,709,873
2000	294,565	875,583	18,976,457	281,421,906
2010	304,204	888,186	19,378,102	308,745,538
2015	309,381	881,830	19,795,791	321,418,105
2017	308,580	886,188	19,542,209	327,167,434

Data for 1980, 1990, 2000 and 2010 are compiled by the U.S. Department of Commerce as of April 1 of each year based on the census for that year.

Source: United States Department of Commerce, Bureau of the Census; American Community Survey

***Economy***

The economy of the County is diversified, with significant activity in the areas of industry, commerce and government. There are several banks and trust companies, some of which provide complete branch banking services throughout the County. Industrial establishments are engaged in such diverse operations as paper making, printing and the manufacture of clothing, automobile accessories, chemical products, pharmaceuticals and machine tools. The County also includes many retail stores, wholesale establishments and many shopping centers and several regional shopping malls.

As the State Capital, Government is an especially important factor in the County. Federal, State and local governments provide employment for thousands of people and the State is the largest employer in the County.

## ***Employment***

A major portion of non-agricultural workers have historically been employed by Federal, State or local government. The following tables present certain economic and demographic information for the County and the Albany-Schenectady-Troy Standard Metropolitan Statistical Area (SMSA).

### **Per Capita Income**

	<b><u>2010</u></b>	<b><u>2015</u></b>	<b><u>2016</u></b>	<b><u>2017</u></b>
Albany County	\$46,596	\$56,692	\$60,904	58,048
Albany-Schenectady-Troy SMSA	44,582	52,899	53,727	55,848
United States	30,011	48,112	49,246	51,460

Source: U.S. Bureau of Census and US Department of Commerce, Bureau of Economic Analysis 5 year American Community Surveys

### **Income of Families - 2017**

	Less than <b><u>\$25,000</u></b>	\$25,000 - <b><u>49,999</u></b>	\$50,000 - <b><u>74,999</u></b>	\$75,000 - <b><u>149,000</u></b>	\$150,000 or More
Albany County	19.4%	21.0%	17.7%	28.4%	13.4%

Source: U.S. Bureau of Census, 5 year American Community Survey

### **Median Family Income**

	<b><u>2010</u></b>	<b><u>2015</u></b>	<b><u>2016</u></b>	<b><u>2017</u></b>
Albany County	56,090	59,887	60,904	62,293
New York State	54,148	59,269	60,741	62,765

Source: U.S. Bureau of Census, 5 year American Community Surveys

### **Civilian Labor Force**

	<b>(000s)</b>				
	<b><u>2014</u></b>	<b><u>2015</u></b>	<b><u>2016</u></b>	<b><u>2017</u></b>	<b><u>2018</u></b>
Albany County	158.1	158.9	158.8	160.0	158.8
Albany-Schenectady-Troy SMSA	447.2	448.6	448.0	452.0	450.3
New York State	9,591.3	9,644.6	9,668.7	9,704.7	9,574.7

Source: New York State Department of Labor

*(The remainder of this page has been intentionally left blank.)*

**Selected Listing of Major Employers**

<b><u>Name</u></b>	<b><u>Type</u></b>	<b><u>Approximate Number of Employees</u></b>
State of New York	Government	51,800
St. Peter's Health Care Services	Health Care	12,130
Albany Medical Center	Health Care	8,652
United States of America	Government	7,901
University at Albany	Education	4,700
Verizon	Telecommunications	3,000
Center for Disability Services	Health Care	2,651
County of Albany	Government	2,448
Albany School District	Education	1,600
Empire Blue Cross	Health Insurance	1,600
City of Albany	Government	1,488

Sources: Capital District Business Review and the Capital District Regional Planning Group

**Annual Unemployment Rate Statistics**

	<b><u>Albany County</u></b>	<b><u>Albany-Schenectady Troy SMSA</u></b>	<b><u>New York State</u></b>
2013	6.0%	6.3%	7.7%
2014	4.9	5.0	6.3
2015	4.3	4.5	5.3
2016	4.0	4.1	4.8
2017	4.3	4.3	4.7
2018	3.7	3.8	4.1

Source: New York State Department of Labor (Note: Figures not seasonally adjusted)

**Monthly Unemployment Rate Statistics**

	<b><u>Albany County</u></b>	<b><u>Albany-Schenectady-Troy MSA</u></b>	<b><u>New York State</u></b>
April	3.7%	3.8%	4.0%
May	3.3	3.4	3.7
June	3.9	3.8	4.1
July	3.7	3.7	4.2
August	3.5	3.5	4.0
September	3.3	3.3	3.6
October	3.1	3.2	3.6
November	3.1	3.1	3.5
December	3.3	3.5	3.9
January 2019	3.8	4.0	4.6
February	3.7	3.9	4.4
March	3.6	3.7	4.1

Source: New York State Department of Labor (Note: Figures not seasonally adjusted)

## **COUNTY INDEBTEDNESS AND DEBT LIMITATIONS**

### ***Constitutional Provisions***

Limitations on indebtedness are found in Article VIII of the State Constitution and are implemented by the Local Finance Law. The provisions of Article VIII referred to in the following summaries are generally applicable to the County and the obligations authorized by its County Legislature.

#### **Article VIII, Section 1**

Subject to certain enumerated exceptions, the County shall not give or loan any money or property to or in aid of any individual or private corporation, association or private undertaking nor shall the County give or loan its credit to or in aid of any of the foregoing or a public corporation, except for the purpose of joint municipal indebtedness and care of the needy.

#### **Article VIII, Section 2**

The County shall not contract indebtedness except for a County purpose and no such indebtedness shall be contracted for longer than the period of probable usefulness of the purpose for which it is contracted and in no event may this period exceed forty years. The County must pledge its faith and credit for the payment of the principal and the interest on any of its indebtedness. Except for certain short-term indebtedness contracted in anticipation of the collection of taxes and indebtedness to be paid within one of the two fiscal years immediately succeeding the fiscal year in which such indebtedness was contracted, all indebtedness shall be paid in annual installments. Indebtedness must be paid in annual installments commencing not more than two years after the debt was contracted. Provision shall be made annually by appropriation by the County for the payment of interest on all indebtedness and for the amounts required for the amortization and redemption of serial bonds.

#### **Article VIII, Section 4**

The County shall not contract indebtedness which, including existing indebtedness, shall exceed 7% of the five year average full valuation of taxable real estate therein. The average full valuation of taxable real estate of the County is determined pursuant to Article VIII Section 10 of the Constitution by taking the assessed valuations of taxable real estate on the last completed assessment roll and the four preceding rolls and applying to such rolls, the ratio as determined by the State Tax Commission or such other State agency or official as the State Legislature shall direct which such assessed valuation bears to the full valuation. Article VIII Section 5 and Article VIII Section 2-a enumerate exclusions and deductions from the Constitutional debt limit.

### ***Statutory Provisions***

Title 8 of the Local Finance Law contains the statutory limitations on the power to contract indebtedness. Section 104.00 limits, in accordance with Article VIII Section 4 of the Constitution, the ability to contract indebtedness by the County to 7% of the five year average full valuation. The statutory provisions implementing constitutional provisions authorizing deductions and excluding indebtedness from the debt limits are found in Title 9 and Title 10 of the Local Finance Law. In addition to the constitutionally enumerated exclusions and deductions, deductions are allowed for cash or appropriations for debt service pursuant to the authority of a decision of the New York Court of Appeals.

**Debt Limit**

**Computation of Debt Limit**

Fiscal Year Ending <u>December 31:</u>	Full <u>Valuation</u>
2015	\$23,355,554,809
2016	23,856,807,738
2017	25,192,260,694
2018	26,035,931,645
2019	<u>26,721,199,022</u>
Total Five Year Full Valuation	\$125,161,753,908
Average Five Year Valuation	<u>25,032,350,782</u>
Debt Limit - 7% of Average Full Valuation	<u>\$ 1,752,264,555</u>

**Outstanding Indebtedness**

**Calculation of Total Net Indebtedness**

**(As of May 14, 2019)**

Five Year Average Full Valuation of Taxable Real Property		\$25,032,350,782
Debt Limit (7% Thereof)		1,752,264,555
Outstanding Indebtedness:		
Bonds	\$276,475,000	
Bond Anticipation Notes	0	
Tax Anticipation Notes	<u>0</u>	
Outstanding Gross Indebtedness		276,475,000
Less Exclusions:		
Environmental Facilities Corporation (Bonds)	\$ 5,265,000	
2017 Budgeted Principal Appropriations (remaining)	<u>15,754,563</u>	
Total Exclusions		<u>21,019,563</u>
Total Net Indebtedness		<u>\$ 255,455,437</u>
Percent of Debt Limit Exhausted		<u>14.58%</u>
Debt Contracting Margin		<u>\$ 1,496,809,118</u>

There is no constitutional limitation on the amount that may be raised by the County by taxes on real estate in any fiscal year to pay interest and principal on all indebtedness.

General. The County is further subject to constitutional limitation by the general constitutionally imposed duty of the State Legislature to restrict the power of taxation, assessment, borrowing money, contracting indebtedness and loaning the credit of the County so as to prevent abuses in taxation and assessments and in contracting indebtedness; however, as has been noted under "Nature of Obligation", the State Legislature is prohibited by a specific constitutional provision from restricting the power of the County to levy taxes on real estate for the payment of interest on or principal of indebtedness theretofore contracted.

**Trend of Outstanding Debt**

	<b><u>2014</u></b>	<b><u>2015</u></b>	<b><u>2016</u></b>	<b><u>2017</u></b>	<b><u>2018<sup>(1)</sup></u></b>
<b><u>Subject to Debt Limit:</u></b>					
Bonds	\$201,715,224	\$194,785,011	\$173,570,001	\$155,560,001	\$278,560,000
Bond Anticipation Notes	27,874,771	56,961,971	102,023,089	134,279,450	0
Other Notes	0	0	0	0	0
<b><u>Not Subject to Debt Limit</u></b>					
Bonds	16,270,000	6,729,853	6,224,853	5,749,853	5,265,000
Bond Anticipation Notes	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Debt Outstanding	<b><u>\$245,589,995</u></b>	<b><u>\$258,476,836</u></b>	<b><u>\$281,817,943</u></b>	<b><u>\$295,589,304</u></b>	<b><u>\$283,825,000</u></b>

(1) Unaudited.

***Tax and Revenue Anticipation Notes***

The County has no tax or revenue anticipation notes outstanding.

***Bond Anticipation Notes***

The County has no bond anticipation notes outstanding.

***Debt Service Schedule***

The following table shows the annual debt service requirements to maturity on the County's outstanding general obligation bonded indebtedness, inclusive of the Bonds, and exclusive of refunded bonds and debt issued through the New York State Environmental Facilities Corporation.

**Schedule of Debt Service Requirements on Outstanding Bonds**

<b><u>Fiscal Year Ending</u></b>	<b><u>Principal</u></b>	<b><u>Interest</u></b>	<b><u>Total</u></b>
<b><u>December 31:</u></b>			
2019 <sup>(1)</sup>	\$27,885,085	\$11,093,933	\$38,979,018
2020	28,635,000	8,497,096	37,132,096
2021	29,545,000	7,580,163	37,125,163
2022	32,755,000	6,661,295	39,416,295
2023	33,845,000	5,591,679	39,436,679
2024	34,905,000	4,565,041	39,470,041
2025	28,980,000	3,484,480	32,464,480
2026	27,855,000	2,613,353	30,468,353
2027	25,570,000	1,786,840	27,356,840
2028	22,615,000	974,096	23,589,096
2029	<u>15,600,000</u>	<u>234,780</u>	<u>15,834,780</u>
<b>TOTAL</b>	<b><u>\$308,190,085</u></b>	<b><u>\$53,082,754</u></b>	<b><u>\$361,272,841</u></b>

(1) For the entire fiscal year.

***Estimated Overlapping Indebtedness***

In addition to the County, the following municipal subdivisions located within the County have the power to issue bonds and to levy taxes or cause taxes to be levied on taxable real property in the County. Estimated indebtedness is listed as of the close of the last available fiscal year of the respective municipalities and districts.

Gross Direct Indebtedness	\$ 276,475,000
Exclusions and Deductions	<u>21,019,563</u>
Net Direct Indebtedness	<u>\$ 255,455,437</u>

Overlapping Debt:

	<u>Applicable Total Indebtedness</u>	<u>Applicable Exclusions</u>	<u>Applicable Net Indebtedness</u>
Cities	\$124,063,366	\$ 31,373,800	\$ 92,689,566
Towns	160,476,260	60,099,834	100,376,426
Villages	12,331,697	6,306,697	6,025,000
School Districts	387,747,098	0	387,747,098
Fire Districts	23,626,677	378,564	<u>23,248,113</u>
Total Net Overlapping Debt			610,086,203
Total Net Direct Debt			<u>255,455,437</u>
Total Net Direct and Overlapping Debt			<u>\$865,541,640</u>

Source: Annual Reports of the respective units on file with the Office of the New York State Comptroller. This data is for the underlying jurisdictions' 2017 fiscal years.

***Debt Ratios***

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

	<u>Amount</u>	<u>Debt Per Capita<sup>(1)</sup></u>	<u>Debt to Full Value<sup>(2)</sup></u>
Net Direct Debt	\$ 255,455,437	\$828	0.96%
Net Direct and Overlapping Debt	865,541,640	2,805	3.24

(1) The population of the County is 308,580 according to the 2013-2017 American Community Survey 5- year estimates.

(2) The full value of real property located in the County for the 2019 fiscal year is \$26,721,199,022.

***Authorized but Unissued Debt***

The County formulates a five year capital budget as part of its annual budgetary process. The County Executive and County Legislature determine what projects will be completed. Financing of such projects is through long and short-term borrowings, operating funds and Federal and State assistance. As of May 14, 2019, the County has \$83,471,917 in authorized but unissued debt.

## **FINANCIAL INFORMATION**

### ***Accounting Practices***

Under State law a uniform system of accounting and reporting is prescribed by the State Comptroller for all municipalities. An annual financial report for every municipality must be filed with the State Comptroller by May 1 of the following year of a municipality's fiscal year end. This report is categorized by fund and shows as of year end (a) a balance sheet, (b) a statement of revenues, (c) a statement of expenditures, (d) an analysis of fund balances, (e) a statement of indebtedness and (f) any other particular fund data that is required.

Budgetary appropriations are necessary for all payments. Encumbrance accounting is utilized to guard against the creation of liabilities in excess of appropriations.

The County annually retains independent certified public accountants to conduct an audit of its financial statements.

### ***Financial Statements***

The County retains Bollam, Sheedy, Torani & Co. as independent Certified Public Accountants. The financial affairs of the County are also subject to periodic compliance review by the Office of the State Comptroller to ascertain whether the County has complied with the requirements of various State and Federal statutes.

The County complies with the Uniform System of Accounts as prescribed for Counties in New York State. This system conforms with generally accepted accounting principles as promulgated in the "Codification of Governmental Accounting and Financial Reporting Standards," as published by the Governmental Accounting Standards Board, in conjunction with the Government Accounting Research Foundation of the Government Finance Officers' Association.

### ***Investment Policy***

The Albany County Legislature's responsibility for administration of the investment program is delegated to the Commissioner of Management and Budget, as chief investment officer, as derived from Article 5 (Section 502-c) of the County Charter. The chief investment officer shall establish written procedures which shall include the operation of the investment program consistent with these investment guidelines.

The chief investment officer shall be guided in his implementation of the investment policy by an Investment Advisory Board. The Investment Advisory Board shall consist of six members, three of which shall be appointed by the County Executive, one of which shall be appointed by the County Comptroller, one of which shall be appointed by the Majority Leader of the County Legislature and one of which shall be appointed by the Minority Leader of the County Legislature. The chief investment officer and the Investment Advisory Board shall meet no less frequently than quarterly and will review the performance of the County's investment program. The Board will report to the County Executive no less than annually on such performance. The Investment Advisory Board will also be responsible for reviewing any proposed changes to this policy and recommending to the County Executive, no less than annually, any amendments which it feels the County Executive should submit to the County Legislature for its consideration.

A list will be maintained of financial institutions authorized to provide investment services. In addition, a list also will be maintained of approved security broker/dealers selected by creditworthiness (e.g., a minimum capital requirement of \$10,000.00 and at least five years of operation). These may include "primary" dealers of regional dealers that qualify under the Securities and Exchange commission Rule 15c3-1 (uniform net capital rule). An annual review of the financial condition and registration of qualified financial institutions and broker/dealers will be conducted by the Chief Investment Officer.



From time to time, the Chief Investment Officer may choose to invest in instruments offered by minority and community financial institutions. In such situations, a waiver to the criteria, except in terms of conflicts of interest, may be granted. All terms and relationships will be fully disclosed prior to purchase and will be reported to the appropriate entity on a consistent basis and will be constants with New York State and applicable local law. These types of investment purchases will be approved in advance by the Albany County Legislature.

As authorized by General Municipal Law, the Albany County Legislature authorizes the chief investment officer to invest moneys not required for immediate expenditure for terms not to exceed its projected cash flow needs in the following types of investments: (a) Special time deposit accounts; (b) Certificates of deposit; (c) Obligations of the United States of America; (d) Obligations guaranteed by agencies of the United States of America where the payment of principal and interest are guaranteed by the United States of America; (e) Obligations of the State of New York; (f) Obligations issued pursuant to LFL S24.00 or 25.00 (with approval of the State Comptroller) by any municipality, school district or district corporation other than the Albany County; (g) Obligations of public authorities, public housing authorities, urban renewal agencies and industrial development agencies where the general State statutes governing such entities or whose specific enabling legislation authorizes such investments; (h) Certifications of Participation (COPs) issued pursuant to GML, Section 109-b; (i) Obligations of Albany County, but only with any moneys in a reserve fund established pursuant to GML, Section 6-c, 6-d, 6-e, 6-g, 6-h, 6-i, 6-j, 6-k, 6-m, or 6-n; or (j) Any other investment authorized by the General Municipal Law.

**Revenues**

The County derives a significant portion of its general fund revenues from a tax on real property (see “Statement of Revenues, Expenditures and Changes in Fund Balances” in Appendix B, herein).

**Real Property Tax**

**Property Taxes**

Fiscal Year <u>Ended December 31:</u>	Total <u>Revenues<sup>(1)</sup></u>	Real Property <u>Taxes</u>	Real Property Taxes to <u>Revenues (%)</u>
2013	\$517,884,622	\$86,556,964	16.71%
2014	525,137,116	88,053,356	16.77
2015	533,526,749	81,461,326	15.27
2016	551,311,329	88,506,698	16.05
2017	551,446,806	88,098,624	15.98
2018 (Unaudited)	571,229,612	89,250,843	15.62
2019 (Adopted Budget)	607,658,999	89,842,544	14.79

(1) General Fund

Source: Audited and Unaudited Financial Statements, Adopted Budget of the County.  
Summary itself is not audited.

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## ***Sales and Use Taxes***

The following table sets forth total general fund revenues and Sales and Use Tax revenues during the last four audited fiscal years and amounts budgeted for the current fiscal year.

	<b><u>Sales and Use Tax Revenue</u></b>		
<u>Fiscal Year Ended December 31:</u>	<u>Total Revenues<sup>(1)</sup></u>	<u>Sales &amp; Use Tax</u>	<u>Sales &amp; Use Tax To Revenues</u>
2013	\$517,884,622	\$240,274,633	43.40%
2014	525,137,116	247,401,723	47.11
2015	533,526,749	256,720,212	48.12
2016	551,311,329	259,776,999	47.12
2017	551,446,806	270,220,622	49.00
2018 (Unaudited)	571,229,612	275,709,006	48.27
2019 (Adopted Budget)	607,658,999	280,578,929	46.17

(1) General Fund

Source: Audited and Unaudited Financial Statements, Adopted Budget of the County.  
Summary itself is not audited.

## ***State and Federal Aid***

For the fiscal year 2018, \$58,148,318 in State monies were received by the County, amounting to approximately 10.18% of total County General Fund Revenues.

Federal aid also constitutes a significant portion of County General Fund Revenues. Federal aid for 2018 fiscal year was \$73,210,286 amounting to approximately 12.82% of County General Fund Revenues. The tables in Appendix B present a consolidated statement of revenues, expenses and fund balances of the General and Special Revenue funds for the fiscal years ended December 31, 2012 through 2016.

## ***Other Post Employment Benefits***

Accounting rule, GASB Statement No. 45 (“GASB 45”) of the Governmental Accounting Standards Board (“GASB”) has been replaced by GASB Statement No. 75 (“GASB 75”), which requires state and local governments to account for and report their costs associated with post-retirement healthcare benefits and other non-pension 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 in essentially the same manner as they currently do for pensions. Under previous rules, these benefits have generally been administered on a pay-as-you-go basis and have not been reported as a liability on governmental financial statements. Only current payments to existing retirees were recorded as an expense.

GASB 75 requires that state and local governments adopt the actuarial methodologies to determine annual OPEB costs. Annual OPEB cost for most employers will be based on actuarially determined amounts that, if paid on an ongoing basis, generally would provide sufficient resources to pay benefits as they come due.

Under GASB 75, based on actuarial valuation, an annual required contribution (“ARC”) will be determined for each state or local government. The ARC is the sum of (a) the normal cost for the year (the present value of future

benefits being earned by current employees) plus (b) amortization of the unfunded accrued liability (benefits already earned by current and former employees but not yet provided for), using an amortization period of not more than 30 years. If a municipality contributes an amount less than the ARC, a net OPEB obligation will result, which is required to be recorded as a liability on its financial statements. There is no longer an amortized liability like under GASB 45, but now reflects the full liability.

GASB 75 does not require that the unfunded liabilities actually be funded, only that the County account for its unfunded accrued liability and compliance in meeting its ARC. Actuarial valuation will be required every 2 years for the County.

The County is in compliance with the requirements of GASB 75 as was required by the end of the County’s 2018 fiscal year. It has been determined that the County’s actuarial accrued liability (“AAL”) for OPEB as of December 31, 2018 was approximately \$525,971,830.

***Employees***

The County provides services through approximately 2,448 full and part-time employees, some of whom are represented by the labor unions listed below. County employees are represented by eight labor organizations and labor relations between the County and the eight labor organizations have been reasonable and amicable.

<u>Labor Unit</u>	<u>Approximate Number of Employees Represented</u>	<u>Contract Expiration Date</u>
CSEA – 8 units. Public Works, Social Services/DCYF, Non-Secure Personnel, Mental Health, Health, General Services, County Clerk, E911 Telecommunicators	845	12/31/21
Teamsters Local 294		
Law Enforcement	27	12/31/21
DA Investigators	8	12/31/16 <sup>(1)</sup>
Corrections	41	12/31/21
Public Employees Federation - Probation Dept.	80	12/31/21
Albany County Sheriff Deputy’s PBA Council, AFSCME Corrections Local 775	96 249	12/31/21 12/31/21
SEIU RN Unit	9	12/31/22
SEIU Service & Maintenance Unit	160	12/31/22
NYS United Teachers	55	12/31/22
United Public Service Employees Union	84	12/31/21

(1) In negotiation.

***Status and Financing of Employee Pension Benefits***

The County participates in the New York State and local Employees’ Retirement System (ERS) and the Public Employees’ Group Life Insurance Plan (Systems). These are cost-sharing multiple-employer retirement systems. The Systems provide retirement benefits as well as death and disability benefits. Obligations of employers and employees to contribute and benefits to employees are governed by the New York State Retirement and Social Security Law (NYSRSSL). As set forth in the NYSRSSL, the Comptroller of the State of New York (Comptroller) serves as sole trustee and administrative head of the Systems. The Comptroller shall adopt and may amend rules and regulations for the administration and transaction of the business of the Systems and for the custody and control of their funds. The Systems issue a publicly available financial report that includes financial

statements and required supplementary information. That report may be obtained by writing to the New York State and Local Retirement Systems, Gov. Alfred E. Smith State Office Building, Albany, NY 12244.

Contributions equal to 3% of salary are required of employees, except for employees who joined prior to July 27, 1976, and for those who have ten or more years of credited service. Under the authority of the NYSRSSL, the Comptroller shall certify annually the rates expressed as proportions of payroll of members, which shall be used in computing the contributions required to be made by employers to the pension accumulation fund.

The County is required to contribute at an actuarially determined rate. The required contributions for the following years were:

<u>Year</u>	<u>ERS</u>
2014-15	\$27,014,378
2015-16	24,119,652
2016-17	22,566,223
2017-18	21,878,888
2018-19	22,253,232

The County's current contribution to ERS is due on or before February 1 of each year. Such contribution is based on salaries estimated to be paid during the fiscal year ending on March 31 of the next calendar year.

The County's contributions made to the Systems were equal to 100 percent of the contributions required for each year. For the payment made on February 1, 2015, the County paid \$19,684,401 and amortized the remaining \$7,329,977 which is allowable under Chapter 57 of the Laws of 2010. For the payment made on February 1, 2016, the County paid \$20,984,470 and amortized the remaining \$3,135,182. For the payment due February 1, 2017, the County prepaid \$22,566,223 on December 15, 2016 with no amortized amount. For the payment due February 1, 2018, the County prepaid \$21,878,888 on December 15, 2017 with no amortized amount. For the payment due February 1, 2019, the County prepaid \$22,253,232 on December 17, 2018 with no amortized amount.

Since 1989, the System's billings have been based on Chapter 62 of the Laws of 1989 of the State of New York. This legislation requires participation employers to make payments on a current basis, while amortizing existing unpaid amounts relating to the System's fiscal years ending March 31, 1988 and 1989 (which otherwise were to have been paid on June 30, 1989 and 1990, respectively) over a 17 year period, with an 8.75% interest factor added. Local governments were given the option to repay this liability. The County initially elected to make the payments over a 17-year period. In 1998, the County issued \$2,446,707 in long-term bonds to retire the liabilities to the retirement system. Those bonds had a final maturity of December 15, 2005 and have been repaid in full.

On March 16, 2012, Governor Cuomo signed into law Chapter 18 of the Laws of 2012, which provides for a new Tier VI for employees hired after April 1, 2012. The Division of the Budget estimates the new tier will save the State and local governments outside of New York City \$80 billion over the next thirty years. The new pension tier has progressive contribution rates between 3% and 6%; it increases the retirement age for new employees from 62 to 63 and includes provisions allowing early retirement with penalties. Under Tier VI, the pension multiplier is 1.75% for the first 20 years of service and 2% thereafter; vesting will occur after 10 years; the time period for calculation of final average salary is increased from three years to five years; and the amount of overtime used to determine an employee's pension is capped at \$15,000, indexed for inflation, for civilian and non-uniform employees and at 15% of base pay for uniformed employees outside of New York City. It also includes a voluntary, portable, defined contribution plan for new non-union employees with salaries of \$75,000 or more.

### ***Budgetary Process***

The County Executive is responsible for submitting to the County Legislature on or before October 10 of each year a proposed budget and a capital expenditures program for the coming fiscal year. The Commissioner of the Office

of Management and Budget develops a complete financial plan on behalf of the County Executive setting forth anticipated revenues and proposed appropriations and expenditures including debt service.

In addition to the proposed budget, the County Executive is required to submit to the County Legislature a budget message which shows that total estimated expenditures are less than or equal to total estimated income for the ensuing fiscal year. Estimated income and expenditures are compared with actual receipts and expenditures for the last completed fiscal year. The message also enumerates the County's financial policies with respect to the proposed capital program and the details of financing and maintaining proposed projects.

The County Legislature reviews the budget, reports out its recommendations no later than November 20 and holds a public hearing not later than December 1. After the conclusion of the public hearing the County Legislature may change items as it sees fit, except for debt service or appropriations required by law. Decreases are not subject to the approval or veto of the County Executive. Increases recommended by the County Legislature must be approved by the County Executive or passed over an executive veto by a two-thirds majority vote of the Legislature, unless the County Executive fails to respond to the legislative changes by December 12.

The amount of all taxes, except as expressly provided by law, becomes a lien on assessed property as of January 1 of the fiscal year for which levied and remains a lien until paid.

The County Legislature may make supplemental appropriations during the course of the fiscal year to the extent that actual revenues exceed anticipated revenues. It may only make emergency appropriations to meet a public emergency affecting life, health or property and, to the extent necessary, may finance such emergency appropriation by the issuance of obligations pursuant to the Local Finance Law. If anticipated revenues appear to be insufficient to meet budgeted appropriations, the County Executive must report to the County Legislature without delay stating the problem and his recommendation for remedial action. The County Legislature may reduce appropriations, except for appropriations for debt service, expended appropriations and amounts required by law to be appropriated, or borrow temporarily pursuant to the Local Finance Law an amount not greater than the anticipated deficit.

The tables in Appendix B present summaries of the County's 2018 and 2019 Adopted Budgets.

## **REAL PROPERTY TAXES**

### ***Property Tax Collection and Delinquency Procedures***

The County assesses its tax upon the towns and cities within the County. Each town or city collects taxes for itself, the County and the school or fire districts in its area. The towns and cities retain the full amount of their tax budgets and give the balance and any uncollected taxes to the County.

The County procedure for collection on delinquencies, as specified in the New York State Real Property Tax Law consists of four steps: issuance of notice of tax lien, tax sale, foreclosure and auction of the property.

After the tax lien sale the County must wait two years, or four years in the case of owner-occupied one or two-family dwellings, before commencing an in rem foreclosure action and thereafter obtaining a final judgment pursuant to Article 11 Title 3 of the Real Property Tax Law which allows public auction proceedings to begin.

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### ***Constitutional Real Estate Tax Limit***

In accordance with Section 10 of Article VIII of the State Constitution the amount which may be levied in the County by taxes on real estate in any fiscal year for County purposes, in addition to providing for the principal of and interest on all indebtedness, may not exceed an amount equal to 1.5% of the five year average full valuation of taxable real estate of the County, less certain deductions.

#### **Constitutional Tax Limit**

	<b><u>2019</u></b>
Five-Year Average, Full Valuation	\$ 25,032,350,782
Tax Limit (1.5%)	\$ 375,485,262
Total Levy	92,951,396
Total Exclusions	<u>31,191,770</u>
Tax Levy Subject to Limit	<u>61,759,626</u>
Tax Margin	<u>\$ 313,725,636</u>

### ***Tax Levy and Collection Record***

#### **Tax Levy and Collection Record Fiscal Year Ending December 31:**

	<b><u>2014</u></b>	<b><u>2015</u></b>	<b><u>2016</u></b>	<b><u>2017</u></b>	<b><u>2018</u></b>
County Taxes	\$ 89,763,265	\$ 90,207,879	\$ 89,819,424	\$90,856,644	\$92,951,395
Town Taxes	154,648,348	157,526,215	159,836,349	165,701,408	161,708,750
Returned School Tax and Penalties	<u>9,730,524</u>	<u>9,800,172</u>	<u>9,925,558</u>	<u>10,318,878</u>	<u>11,872,136</u>
Total Tax Levy	<u>\$254,142,137</u>	<u>\$257,534,266</u>	<u>\$259,581,331</u>	<u>266,876,930</u>	<u>266,336,621</u>
Returned to County as Uncollected:					
Amount	\$ 30,047,359	\$ 26,583,695	\$ 26,089,695	\$ 21,694,842	22,207,936
Percent	11.83%	10.22%	10.01%	8.13%	8.06%
Uncollected at 5/6//2019:					
Amount	\$ 2,974,188	\$ 4,065,499	\$ 4,878,895	\$ 7,100,425	14,118,996
Percent	1.17%	1.57%	1.87%	2.66%	4.91%

### ***Tax Levy Limit Law***

On June 24, 2011, Chapter 97 of the 2011 Laws of New York was signed into law by the Governor (the "Tax Levy Limit Law"). The Tax Levy Limit Law applies to all local governments, including school districts (with the exception of New York City, the counties comprising New York City and the Big 5 City School Districts (Buffalo, Rochester, Syracuse, Yonkers and New York). 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 Limit Law restricts, among other things, the amount of real property taxes (including assessments of certain special improvement districts) that may be levied by or on behalf of a municipality in a particular year, beginning with fiscal years commencing on or after January 1, 2012. It expires on June 16, 2016 unless extended. Pursuant to the Tax Levy Limit 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 Limit Law, including expenditures made on account of certain tort settlements and certain increases in the average actuarial contribution rates of the New York State and Local Employees' Retirement System, the Police and Fire Retirement System, and the Teachers' Retirement System. Municipalities are also permitted to carry forward a certain portion of their unused levy limitation from a prior year. Each municipality prior to adoption of each fiscal year budget must submit for review to the State Comptroller any information that is necessary in the calculation of its tax levy for each fiscal year. The County has not exceeded the tax levy limitation in the past five years.

The Tax Levy Limit 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 provisions.

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 Limit Law may constrict an issuer's power to levy real property taxes for the payment of debt service on debt contracted after the effective date of said Tax Levy Limit 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 Limit Law. Whether the Constitution grants a municipality authority to treat debt service payments as a constitutional exception to such statutory tax levy limitation outside of any statutorily determined tax levy amount is not clear.

It is likely that the Tax Levy Limit Law will be subject to judicial review to resolve the constitutional issues raised by its adoption.

***Valuations and Taxes***

**Trend of Valuations and Taxes**  
**For the Fiscal Years Ending December 31:**

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
Assessed Valuation	\$19,544,243,891	\$20,121,282,488	\$20,139,381,644	\$20,362,993,035	20,351,747,806
Full Valuation	22,664,017,003	23,355,554,809	23,856,807,738	25,192,260,694	26,035,931,645
General Fund Levy	89,615,090	89,615,090	89,819,255	90,856,644	92,496,319
Tax Rate Per \$1,000					
Full Valuation	\$3.95	\$3.83	\$3.76	\$3.61	\$3.55

Source: County Officials

**Selected Listing of Large Taxable Properties**  
**2018 Assessment Rolls**

<u>Name</u>	<u>Type</u>	<u>Assessed Valuation</u>
National Grid	Utility	\$530,319,115
Crossgates Mall Co.	Shopping Center	252,019,200
New York Central Lines	Railroad	75,665,364
KRE Colonie Owner, LLC	Shopping Center	64,662,500
Verizon	Utility	56,518,734
Selkirk Cogen	Utility	50,000,000
Stuyvesant Plaza/ Exec Park	Shopping/Office	45,989,200
Latham Farms	Shopping Center	40,850,000
99 Washington Ave	Office Complex	38,750,000
Corporate Woods	Office Complex	22,950,000
	Total:	<u>\$1,177,724,113</u>

**End of Appendix A**



**APPENDIX B**

**FINANCIAL STATEMENT SUMMARIES**

*(This summary is not audited.)*

COUNTY OF ALBANY, NEW YORK  
 CONSOLIDATED STATEMENT OF BUDGETED REVENUES AND EXPENSES  
 GENERAL FUND  
 FOR THE YEARS ENDED DECEMBER 31:

	2018	2019
Revenues		
Local Tax Items	\$290,210,695	\$300,159,124
Dept/Misc. Income	54,726,612	58,415,748
State Aid	69,400,142	85,917,095
Federal Aid	72,632,036	72,877,743
Interfund Transfers	446,745	446,745
Tax Levy	89,646,319	89,842,544
Fund Balance		
	\$577,062,549	\$607,658,999
Total Revenues		
Appropriations		
General Government	\$163,621,292	\$170,952,979
Education	28,576,000	32,375,000
Public Safety	87,649,810	93,162,072
Health/Mental Health	41,142,956	42,563,028
Transportation	1,245,437	1,245,437
Econ Asst/Opportunity	206,785,602	215,147,715
Culture/Recreation	1,387,105	1,495,862
Home/Community	2,827,665	2,931,889
Inter fund Transfers	35,115,266	38,727,546
Undistributed	8,711,416	9,057,471
	\$577,062,549	\$607,658,999
Total Expenditures		

COUNTY OF ALBANY, NEW YORK  
 COMBINED STATEMENTS OF REVENUES, EXPENDITURES AND  
 CHANGES IN FUND BALANCES (DEFICITS)  
 GENERAL FUND

For the Years Ended December 31:

	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
<b>Revenues:</b>					
Real Property Taxes	\$86,556,964	\$88,053,356	\$81,461,326	\$88,506,698	\$88,098,624
Real Property Tax Items	7,223,549	7,209,703	9,225,041	8,934,388	10,202,071
Sales and Use Taxes	249,060,293	256,843,674	266,759,260	269,773,392	270,220,622
State Aid	54,140,367	54,762,130	55,439,267	59,424,277	62,132,392
Federal Aid	70,833,282	69,215,853	71,368,532	72,976,799	72,864,286
Departmental Income	30,479,223	26,357,823	28,115,857	28,580,133	29,286,405
Use of Money and Property	2,140,184	2,212,544	2,098,617	3,253,222	1,719,348
Intergovernmental charges	11,439,463	13,422,877	8,374,776	9,007,088	8,561,345
Fines and Forfeitures	641,072	582,104	714,317	639,496	676,616
Sale of property & Compensation for loss	4,165,318	4,725,160	4,029,444	8,134,865	3,564,781
Miscellaneous	1,204,907	1,112,117	1,442,530	994,777	2,724,807
<b>Total Revenues</b>	<b>\$517,884,622</b>	<b>\$524,497,341</b>	<b>\$529,028,967</b>	<b>\$550,225,135</b>	<b>\$550,051,297</b>
<b>Other Financing Sources:</b>					
Operating Transfers In	1,025,060	1,340,865	1,309,173	1,086,191	1,395,506
Retirement Credits	0	0	0	0	0
Proceeds of bonds	0	0	0	0	0
<b>Total Revenues and Other Sources</b>	<b>\$518,909,682</b>	<b>\$525,838,206</b>	<b>\$530,338,140</b>	<b>\$551,311,326</b>	<b>\$551,446,803</b>
<b>Expenditures:</b>					
General Government	\$130,152,923	\$133,963,285	\$142,036,342	\$141,623,872	\$142,230,999
Education	23,412,207	23,388,173	24,454,494	25,543,670	28,723,760
Public Safety	52,621,117	53,450,389	54,278,563	56,649,885	59,704,529
Health	27,454,413	27,909,052	29,550,305	30,722,273	30,248,742
Transportation	1,254,875	1,256,318	1,243,242	1,242,665	1,233,466
Economic Assistance & opportunity	181,398,517	177,464,354	171,069,306	179,370,576	181,334,767
Culture and Recreation	566,488	603,042	559,970	548,696	332,715
Home & Community Service	1,738,266	2,889,707	2,863,168	3,097,771	3,612,380
Employee Benefits	51,376,812	59,256,314	64,799,262	62,988,069	65,226,053
Debt Service:					
Principial Retirement	0	0	0	0	0
Interest	195,937	40,875	34,708	0	0
Capital Outlay	2,261,940	1,157,121	1,597,071	2,240,523	2,249,651
<b>Total Expenditures</b>	<b>\$472,433,495</b>	<b>\$481,378,630</b>	<b>\$492,486,431</b>	<b>\$504,028,000</b>	<b>\$514,897,062</b>
<b>Other Financing Sources</b>					
Operating Transfers Out	(40,969,171)	(40,120,213)	(35,027,285)	(37,101,773)	(34,718,034)
<b>Total Expenditures and Other Uses</b>	<b>\$513,402,666</b>	<b>\$521,498,843</b>	<b>\$527,513,716</b>	<b>\$541,129,773</b>	<b>\$549,615,096</b>
<b>Revenues and Other Sources Over (under) Expenditures and Other Uses</b>	<b>5,507,016</b>	<b>4,339,363</b>	<b>2,824,424</b>	<b>10,181,553</b>	<b>1,831,707</b>
Fund Balances (Deficits), Beginning of Year	36,517,059	42,024,075	47,051,983	49,876,407	60,057,960
Prior Period Adjustment	0	0	0	0	0
Equity Transfer					
<b>Fund Balances (Deficits), End of Year</b>	<b>\$42,024,075</b>	<b>\$46,363,438</b>	<b>\$49,876,407</b>	<b>\$60,057,960</b>	<b>\$61,889,667</b>

Source: County's Audited Financial Statements  
 Table itself not audited.

COUNTY OF ALBANY, NEW YORK  
 COMBINED BALANCE SHEET  
 GENERAL FUND  
 For the Years Ended December 31:

<b>Assets:</b>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Cash and Cash Equivalents	\$34,812,130	\$36,941,581	\$41,994,650	\$33,618,933	\$27,282,167
Cash Restricted	200,897	65	150,136	2,000,381	1,850,383
Investments	0	0	0	0	0
Receivables					
Taxes receivable	68,427,298	74,773,939	75,559,548	74,241,949	73,524,451
State and federal receivables	61,008,447	63,825,416	58,530,465	47,806,420	51,744,776
Other	4,307,188	4,180,637	3,805,365	3,410,534	5,824,118
Due From Other Funds	7,262,548	3,676,156	4,008,762	5,010,327	5,343,973
Due From Other Governments	3,180,261	5,159,046	4,137,726	3,474,751	2,735,822
Prepaid Expenses	0	113,978	0	4,838,011	4,495,233
Inventory	61,532	90,552	62,131	53,683	53,423
<b>Total</b>	<u>\$179,260,301</u>	<u>\$188,761,370</u>	<u>\$188,248,783</u>	<u>\$174,454,989</u>	<u>\$172,854,346</u>
<b>Liabilities:</b>					
Accounts Payable	27,321,931	22,445,359	24,706,358	19,332,243	10,683,681
Accrued Expenditures	2,544,283	1,033,196	1,542,418	2,027,753	2,405,824
Due to Other Governments	57,510,580	67,180,169	66,130,296	47,288,014	48,461,829
Due to Other Funds	1,722,802	1,469,817	3,395,924	1,431,138	3,130,488
Other Liabilities	0	0	0	0	0
Deferred Revenues	30,291,794	31,920,404	36,678,284	39,997,148	38,725,685
Retainage Payable	6,256,263	7,860,414	5,919,096	4,320,733	7,557,172
Bond and Tax Anticipation Notes Payable	10,900,000	9,800,000	0	0	
<b>Total Liabilities</b>	<u>136,547,653</u>	<u>141,709,359</u>	<u>138,372,376</u>	<u>114,397,029</u>	<u>110,964,679</u>
<b>Fund Balances:</b>					
Nonspendable	61,532	204,530	62,131	4,891,694	4,548,656
Restricted	1,719,797	1,987,056	2,078,294	3,789,012	1,850,383
Assigned	6,054,131	5,131,725	5,430,897	6,858,664	9,217,465
Unassigned	34,877,188	39,728,700	42,305,085	44,518,590	46,273,163
<b>Total Fund Equity</b>	<u>42,712,648</u>	<u>47,052,011</u>	<u>49,876,407</u>	<u>60,057,960</u>	<u>61,889,667</u>
	<u>\$179,260,301</u>	<u>\$188,761,370</u>	<u>\$188,248,783</u>	<u>\$174,454,989</u>	<u>\$172,854,346</u>

Source: County's Audited Financial Statements  
 Table itself not audited.

**APPENDIX C\***

**FINANCIAL STATEMENTS FOR FISCAL YEAR ENDED DECEMBER 31, 2017\***

**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/ER1304783.pdf>**

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

**\*Such Financial Statements and opinion are intended to be representative only as of the date  
thereof. The Auditor, BST & Co. CPAs, LLP, has not been requested by the County to  
further review and/or update such Financial Statements or opinion in connection with the  
preparation and dissemination of this Official Statement. The Auditor has not consented to  
the inclusion of the reports or extracts from this Official Statement. The consent of the  
Auditor was not sought by the County.**

**APPENDIX D**

**FORM UNDERTAKING TO PROVIDE NOTICES OF EVENTS**

## APPENDIX D

### FORM UNDERTAKING TO PROVIDE NOTICES OF EVENTS

#### Section 1. Definitions

“EMMA” shall mean Electronic Municipal Market Access System implemented by the MSRB.

“Financial Obligation” shall mean a (A) debt obligation; (B) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (C) guarantee of (A) or (B). Financial Obligation shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with Rule 15c2-12.

“GAAP” shall mean generally accepted accounting principles as in effect from time to time in the United States.

“Holder” shall mean any registered owner of the Security and any beneficial owner of the Security within the meaning of Rule 13d-3 under the Securities Exchange Act of 1934.

“Issuer” shall mean the County of Albany, a municipal corporation of the State of New York.

“MSRB” shall mean the Municipal Securities Rulemaking Board established in accordance with the provisions of Section 15B(b)(1) of the Securities Exchange Act of 1934.

“Purchaser” shall mean the financial institution referred to in the Certificate of Determination, executed by the Executive (Deputy) Comptroller of the Issuer as of June 6, 2019.

“Rule 15c2-12” shall mean Rule 15c2-12 under the Securities Exchange Act of 1934, as amended through the date of this Undertaking, including any official interpretations thereof.

“Security” shall mean the Issuer’s **\$37,388,690 Public Improvement Bond Anticipation Notes – 2019 Series A**, dated June 6, 2019, maturing November 21, 2019, and delivered on the date hereof.

Section 2. Obligation to Provide Notices of Events. (a) The Issuer hereby undertakes, for the benefit of Holders of the Security, to provide or cause to be provided either directly or through Capital Markets Advisors, LLC, 11 Grace Avenue, Suite 308, Great Neck, New York, to EMMA, or any successor thereto, in an electronic format as prescribed by the MSRB in a timely manner, not in excess of ten (10) business days after the occurrence of any such event, notice of any of the following events with respect to the Security:

- (1) Principal and interest payment delinquencies;
- (2) Non-payment related defaults, if material;
- (3) Unscheduled draws on debt service reserves reflecting financial difficulties;
- (4) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (5) Substitution of credit or liquidity providers, or their failure to perform;

- (6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Security, or other material events affecting the tax status of the Security;
- (7) Modifications to rights of Security Holders, if material;
- (8) Bond calls, if material, and tender offers;
- (9) Defeasances;
- (10) Release, substitution, or sale of property securing repayment of the Security, if material;
- (11) Rating changes;
- (12) Bankruptcy, insolvency, receivership or similar event of the obligated person;

Note to paragraph (12): For the purposes of the event identified in paragraph (12) of this section, the event is considered to occur when any of the following occur: The appointment of a receiver, fiscal agent or similar officer for an obligated person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the obligated person, 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 obligated person.

- (13) The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, 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;
- (14) Appointment of a successor or additional trustee or the change of name of a trustee, if material;
- (15) Incurrence of a Financial Obligation of the obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the obligated person, any of which affect Security Holders, if material; and
- (16) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the obligated person, any of which reflect financial difficulties.

(b) Nothing herein shall be deemed to prevent the Issuer from disseminating any other information in addition to that required hereby in the manner set forth herein or in any other manner. If the Issuer disseminates any such additional information, the Issuer shall have no obligation to update such information or include it in any future materials disseminated hereunder.



(c) Nothing herein shall be deemed to prevent the Issuer from providing notice of the occurrence of certain other events, in addition to those listed above, if the Issuer determines that any such other event is material with respect to the Security; but the Issuer does not undertake to commit to provide any such notice of the occurrence of any event except those events listed above.

Section 3. Remedies. If the Issuer shall fail to comply with any provision of this Undertaking, then any Security Holder may enforce, for the equal benefit and protection of all Holders similarly situated, by mandamus or other suit or proceeding at law or in equity, this Undertaking against the Issuer and any of the officers, agents and employees of the Issuer, and may compel the Issuer or any such officers, agents or employees to perform and carry out their duties under this Undertaking; provided that the sole and exclusive remedy for breach of this Undertaking shall be an action to compel specific performance of the obligations of the Issuer hereunder and no person or entity shall be entitled to recover monetary damages hereunder under any circumstances. Failure to comply with any provision of this Undertaking shall not constitute an event of default on the Security.

Section 4. Parties in Interest. This Undertaking is executed to assist the Purchaser to comply with paragraph (b)(5) of Rule 15c2-12 and is delivered for the benefit of the Holders. No other person shall have any right to enforce the provisions hereof or any other rights hereunder.

Section 5. Amendments. Without the consent of any Security Holders, the Issuer at any time and from time to time may enter into any amendments or changes to this Undertaking for any of the following purposes:

- (a) to comply with or conform to any changes in Rule 15c2-12 (whether required or optional);
- (b) to add a dissemination agent for the information required to be provided hereby and to make any necessary or desirable provisions with respect thereto;
- (c) to evidence the succession of another person to the Issuer and the assumption of any such successor of the duties of the Issuer hereunder;
- (d) to add to the duties of the Issuer for the benefit of the Holders, or to surrender any right or power herein conferred upon the Issuer; or
- (e) to cure any ambiguity, to correct or supplement any provision hereof which may be inconsistent with any other provision hereof, or to make any other provisions with respect to matters or questions arising under this Undertaking which, in each case, comply with Rule 15c2-12 or Rule 15c2-12 as in effect at the time of such amendment or change;

provided that no such action pursuant to this Section 5 shall adversely affect the interests of the Holders in any material respect. In making such determination, the Issuer shall rely upon an opinion of nationally recognized bond counsel.

Section 6. Termination. This Undertaking shall remain in full force and effect until such time as all principal, redemption premiums, if any, and interest on the Security shall have been paid in full or the Security shall have otherwise been paid or legally defeased in accordance with its terms. Upon any such legal defeasance, the Issuer shall provide notice of such defeasance to EMMA. Such notice shall state whether the Security has been defeased to maturity or to redemption and the timing of such maturity or redemption.

Section 7. Undertaking to Constitute Written Agreement or Contract. This Undertaking shall constitute the written agreement or contract for the benefit of Holders of the Security, as contemplated under Rule 15c2-12.

Section 8. Governing Law. This Undertaking shall be governed by the laws of the State of New York determined without regard to principles of conflict of law.

IN WITNESS WHEREOF, the undersigned has duly authorized, executed and delivered this Undertaking as of June 6, 2019.

COUNTY OF ALBANY, NEW YORK

By: /s/\_\_\_\_\_  
Executive (Deputy) Comptroller