

**PRELIMINARY OFFICIAL STATEMENT DATED JANUARY 30, 2020**

**NEW AND RENEWAL ISSUE  
BOOK-ENTRY-ONLY BONDS**

**RATING: SEE "RATING" HEREIN  
SERIAL BONDS AND BOND ANTICIPATION NOTES**

*In the opinion of Norton Rose Fulbright US LLP, New York, New York, Bond Counsel, assuming continuous compliance with certain covenants described herein, interest on the Bonds and the Notes will be excludable from gross income for federal income tax purposes under existing law, and interest on the Bonds and the Notes will not be subject to the alternative minimum tax. In the further opinion of Bond Counsel, under existing law interest on the Bonds and the Notes is exempt from personal income taxes imposed by the State of New York or any political subdivision thereof (including The City of New York). See "TAX MATTERS" herein for a description of the opinion of Bond Counsel and certain other tax consequences.*

*The City will not designate the Bonds and the Notes as "qualified tax-exempt obligations" pursuant to Section 265(b)(3) of the Internal Revenue Code of 1986.*

**CITY OF NEW ROCHELLE  
WESTCHESTER COUNTY, NEW YORK**

**\$23,992,951 PUBLIC IMPROVEMENT (SERIAL) BONDS, 2020  
(the "Bonds")**

**DATED: Date of Delivery**

**MATURITY DATE: February 15, 2021- 2050**

**\$13,087,200 BOND ANTICIPATION NOTES, 2020  
(the "Notes")**

**DATED: February 25, 2020**

**MATURITY DATE: February 25, 2021**

The Bonds and the Notes are general obligations of the City of New Rochelle, in the County of Westchester, New York (the "City"), and will contain a pledge of the faith and credit of the City for the payment of the principal thereof and interest thereon and, unless paid from other sources, the Bonds and the Notes are payable from ad valorem taxes which may be levied upon all the taxable real property within the City, without limitation as to rate or amount, subject to the statutory limitations imposed by Chapter 97 of the New York Laws of 2011, as amended. (See "*The Tax Levy Limit Law*" herein).

The Bonds are dated their Date of Delivery and will bear interest from that date until maturity at the annual rate or rates as specified by the purchaser of the Bonds, payable semiannually on February 15 and August 15 in each year until maturity, commencing on February 15, 2021. The Bonds shall mature on February 15 in each year in the principal amounts specified on the inside cover page hereof. The Bonds will be subject to redemption prior to maturity. (See "*Optional Redemption*" herein).

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

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

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

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

Capital Markets Advisors, LLC has served as the Municipal Advisor to the City in connection with the issuance of the Bonds and the Notes.

The Bonds and the Notes are offered when, as and if issued and received by the purchaser(s) and subject to the receipt of the respective unqualified legal opinions as to the validity of the Bonds and Notes of Norton Rose Fulbright US LLP, Bond Counsel, of New York, New York. It is anticipated that the Bonds and the Notes will be available for delivery through the facilities of DTC on or about February 25, 2020.

THIS PRELIMINARY OFFICIAL STATEMENT IS IN A FORM DEEMED FINAL BY THE CITY FOR PURPOSES OF SECURITIES AND EXCHANGE COMMISSION RULE 15c2-12 (THE "RULE"). EXCEPT FOR CERTAIN INFORMATION THAT HAS BEEN OMITTED HEREFROM IN ACCORDANCE WITH SAID RULE AND THAT WILL BE SUPPLIED WHEN THIS OFFICIAL STATEMENT IS UPDATED FOLLOWING THE SALE OF THE OBLIGATIONS HEREIN DESCRIBED, THIS OFFICIAL STATEMENT WILL BE SO UPDATED UPON REQUEST OF THE SUCCESSFUL BIDDER. THE CITY WILL COVENANT IN AN UNDERTAKING TO PROVIDE CONTINUING DISCLOSURE WITH RESPECT TO THE BONDS AND THE NOTES AS DEFINED IN THE RULE (SEE "DISCLOSURE UNDERTAKING" HEREIN.)

Dated: February \_\_, 2020

The Bonds mature on February 15 in each of the years, subject to prior redemption, as set forth below:

<u>Year</u>	<u>Amount*</u>	<u>Interest</u> <u>Rate</u>	<u>Yield</u>	<u>Year</u>	<u>Amount*</u>	<u>Interest</u> <u>Rate</u>	<u>Yield</u> <u>%</u>
2021	\$407,951	%	%	2036**	\$ 790,000	%	%
2022	635,000			2037**	805,000		
2023	645,000			2038**	825,000		
2024	650,000			2039**	840,000		
2025	660,000			2040**	860,000		
2026	665,000			2041**	875,000		
2027	675,000			2042**	895,000		
2028	685,000			2043**	915,000		
2029**	695,000			2044**	935,000		
2030**	710,000			2045**	960,000		
2031**	720,000			2046**	980,000		
2032**	730,000			2047**	1,005,000		
2033**	745,000			2048**	1,025,000		
2034**	760,000			2049**	1,050,000		
2035**	775,000			2050**	1,075,000		

\* The principal maturities of the Bonds are subject to adjustment following their sale, pursuant to the terms of the accompanying Notice of Sale to achieve substantially level or declining annual debt service as provided in the Local Finance Law.

\*\* Subject to optional redemption prior to maturity as described herein.

## **CITY OFFICIALS**

NOAM BRAMSON

Mayor

MARTHA LOPEZ-HANRATTY

ALBERT TARANTINO

YADIRA RAMOS-HERBERT

IVAR HAYDEN

SARA KAYE

LIZ FRIED

Council Members

CHARLES B. STROME III

City Manager

MARK ZULLI

Commissioner of Finance

JOSEPH SCHALLER

Police Commissioner

ANDREW SANDOR

Fire Chief

SCOTT D. PICKUP

Commissioner of Public Works

KATHLEEN GILL

Chief of Staff/Corporation Counsel

LUIZ ARAGON

Commissioner of Development

WILLIAM ZIMMERMANN

Interim Commissioner of Parks & Recreations

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### **BOND COUNSEL**

**NORTON ROSE FULBRIGHT US LLP**

**New York, New York**

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### **MUNICIPAL ADVISOR**



**CAPITAL MARKETS ADVISORS, LLC**

Hudson Valley \* Long Island \* New York City \* Southern Tier \* Western New York

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

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**OFFICIAL STATEMENT**  
**CITY OF NEW ROCHELLE**  
**WESTCHESTER COUNTY, NEW YORK**

**relating to**

**\$23,992,951 PUBLIC IMPROVEMENT (SERIAL) BONDS, 2020**

**and**

**13,087,200 BOND ANTICIPATION NOTES, 2020**

This Official Statement, including the cover page and appendices hereto, presents certain information relating to the City of New Rochelle in the County of Westchester, State of New York (the "City," "Counties" and "State," respectively) in connection with the sale of \$23,992,951 Public Improvement (Serial) Bonds, 2020 (the "Bonds") and \$13,087,200 Bond Anticipation Notes, 2020 (the "Notes").

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

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

**THE BONDS**

***Description of the Bonds***

The Bonds are dated their Date of Delivery and will bear interest from that date until maturity, payable semiannually on February 15 and August 15 in each year until maturity, commencing February 15, 2021. The Bonds shall mature on February 15 in each year in the principal amounts specified on the inside cover page hereof. The Bonds will be subject to redemption prior to maturity. (See "*Optional Redemption*" herein).

The record payment date for the payment of principal of and interest on the Bonds is the last business day of the calendar month preceding each interest payment date.

***Authority for and Purpose of the Bonds***

The Bonds shall be issued pursuant to the Constitution and laws of the State of New York including, among others, the City Law and the New York Local Finance Law, and various bond resolutions adopted by City Council on their respective dates for the objects or purposes listed below. A portion of the proceeds from the sale of the Bonds in the amount of \$2,140,000, together with \$590,000 in available funds, will be used to redeem a \$2,730,000 portion of the City's Bond Anticipation Notes, 2019 Series A (the "2019A Notes") at maturity. The remainder of the proceeds from the sale of the Bonds will be used to provide original or additional original financing for the objects or purposes as listed on the following page:

<u>Purpose</u>	<u>Original Issue Date</u>	<u>Amount Outstanding</u>	<u>New Money</u>	<u>Principal Paydown</u>	<u>Amount to Bonds</u>
Fire Tower Ladder	3/05/15	\$ 480,000	\$ 0	\$240,000	\$ 240,000
Street Resurfacing - Citywide	11/17/15	1,200,000	0	200,000	1,000,000
Street Resurfacing	3/03/16	1,050,000	0	150,000	900,000
Beechmont Lake Improvements	2/25/20	0	2,000,000	0	2,000,000
Study and Repair Work – SSES	10/04/17	0	2,922,951	0	2,922,951
Reconstruction of Sanitary Sewer and Storm Drains – DOZ	2/28/19	0	16,265,000	0	16,265,000
Drainage Improvements – West End	2/25/20	0	665,000	0	665,000
<b>Totals:</b>		<u>\$2,730,000</u>	<u>\$21,852,951</u>	<u>\$590,000</u>	<u>\$23,992,951</u>

## THE NOTES

### *Description*

The Notes will be dated and will mature, without option of prior redemption, as reflected on the cover page hereof.

The City will act as Paying Agent for any Notes issued in book-entry form and the purchaser(s) will serve as paying agent for the Notes registered in the name of the purchaser(s). Paying agent fees, if any, **for non-book-entry notes** will be paid by the purchaser(s). The City's contact information is Mark Zulli, Commissioner of Finance, at (914) 879-3142, mzulli@newrochelleny.com

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

The Notes are being issued pursuant to the Constitution and statutes of the State, including among others, the General Municipal Law, the Local Finance Law, City Law and bond resolutions adopted by the City Council on their respective dates, authorizing the issuance of bonds to finance the various objects or purposes of the City listed below. A portion of the proceeds from the sale of the Notes in the amount of \$9,622,200, together with \$3,178,606 in available funds, will be used to redeem \$12,800,806 of the City's 2019A Notes at maturity. A portion of the proceeds from the sale of the Notes in the amount of \$3,465,000 will be used to provide original financing for certain objects or purposes as reflected below:

<u>Purpose</u>	<u>Original Issue Date</u>	<u>Amount Outstanding</u>	<u>New Money</u>	<u>Principal Paydown</u>	<u>Amount to Notes</u>
Saltdome	3/05/15	29,406	0	29,406	0
Trucks and Vehicles	3/05/15	201,800	0	201,800	0
Storm Drain/Sanitary Sewer Improvements	3/05/15	50,000	0	50,000	0
Sidewalk Replacement	3/05/15	25,000	0	25,000	0
Fire Turnout Gear	11/17/15	85,200	0	85,200	0
Trucks and Vehicles	3/03/16	360,000	0	180,000	180,000
Storm Drain/Sanitary Sewer Improvements	3/03/16	100,000	0	50,000	50,000
Sidewalk Replacement	3/03/16	60,000	0	30,000	30,000
Engine #24 and #18 Replacement	3/03/16	494,400	0	247,200	247,200
Microwave Radio System	3/03/16	50,000	0	25,000	25,000
Police CIU Truck	3/03/16	34,000	0	17,000	17,000
Security Cameras	3/03/16	40,000	0	20,000	20,000
Information System Equipment	3/03/16	60,000	0	30,000	30,000
Street Resurfacing	3/02/17	600,000	0	200,000	400,000
Fire Truck – Ladder #13	3/02/17	495,000	0	165,000	330,000
Hazmat Bus	3/02/17	138,000	0	46,000	92,000

<u>Purpose</u>	<u>Original Issue Date</u>	<u>Amount Outstanding</u>	<u>New Money</u>	<u>Principal Paydown</u>	<u>Amount to Notes</u>
Police Dispatch Records Managing System	3/02/17	\$ 378,000	\$ 0	\$ 126,000	\$ 252,000
Citywide Cameras System Expansion	3/02/17	60,000	0	20,000	40,000
Trucks and Vehicles	3/02/17	900,000	0	300,000	600,000
Vehicles – Development	3/02/17	42,000	0	14,000	28,000
Muni Parking Meters – On Street	3/02/17	600,000	0	200,000	400,000
Street and Sidewalk Replacement	3/02/18	1,160,000	0	290,000	870,000
Fire Apparatus – Rescue 54	3/02/18	360,000	0	90,000	270,000
Portable Radios	3/02/18	240,000	0	60,000	180,000
Citywide Cameras System Expansion	3/02/18	104,000	0	26,000	78,000
Police Department LPR System	3/02/18	108,000	0	27,000	81,000
Quaker Ridge Ramps	3/02/18	160,000	0	40,000	120,000
Pistol Range Target System	3/02/18	160,000	0	40,000	120,000
Traffic Signals and Systems	3/02/18	488,000	0	122,000	366,000
Trucks and Vehicles – DPW & Parks	3/02/18	1,320,000	0	330,000	990,000
Tree Replacement	3/02/18	136,000	0	34,000	102,000
Hudson Park Improvements	3/02/18	232,000	0	58,000	174,000
Armored Rescue Vehicle	2/26/19	275,000	0	0	275,000
Acquisition of Garbage Trucks and Various Vehicles	2/26/19	1,250,000	0	0	1,250,000
Street Resurfacing and Improvements	2/26/19	1,000,000	0	0	1,000,000
Police or Fire Communications Equipment	2/26/19	220,000	0	0	220,000
Acquisition of Passenger Vehicle	2/26/19	60,000	0	0	60,000
Traffic Signal Systems	2/26/19	500,000	0	0	500,000
Acquisition of Fire Department Equipment	2/26/19	125,000	0	0	125,000
Acquisition of Passenger Vehicle	2/26/19	100,000	0	0	100,000
Huguenot Park Improvements	2/25/20	0	150,000	0	150,000
Concrete Pavement Repairs – Main St.	2/25/20	0	300,000	0	300,000
Colored Pavement – North Ave.	2/25/20	0	310,000	0	310,000
Road Design, Maintenance and Improvements – North Lincoln Rd.	2/25/20	0	250,000	0	250,000
Road Resurfacing	2/25/20	0	1,000,000	0	1,000,000
Traffic Signal Equipment	2/25/20	0	250,000	0	250,000
Citywide Camera System Expansion	2/25/20	0	105,000	0	105,000
Vehicle Replacement – DPW	2/25/20	0	1,000,000	0	1,000,000
Vehicle Replacement – Parks and Recreation	2/25/20	0	100,000	0	100,000
Totals:		<u>\$12,800,806</u>	<u>\$3,465,000</u>	<u>\$3,178,606</u>	<u>\$13,087,200</u>

## **THE BONDS AND THE NOTES**

### ***Optional Redemption***

The Bonds maturing on or before February 15, 2028 are not subject to redemption prior to maturity. The Bonds maturing on or after February 15, 2029 will be subject to redemption prior to maturity, at the option of the City, on any date on or after February 15, 2028, in whole or in part, and if in part in any order of their maturity and in any amount within a maturity (selected by lot within a maturity), at the redemption equal to the principal amount of the Bonds to be redeemed, plus accrued interest to the date of redemption.

The City may select the maturities of the Bonds to be redeemed and the amount to be redeemed of each maturity selected, as the City shall determine to be in the best interest of the City at the time of such redemption. If less than all of the Bonds of any maturity are to be redeemed prior to maturity, the particular Bonds of such maturity to be redeemed shall be selected by the City by lot in any customary manner of selection as determined by the City's Commissioner of Finance. Notice of such call for redemption shall be given by mailing such notice to the registered owner not less than thirty (30) days prior to such date. Notice of redemption having been given as aforesaid, the Bonds so called for redemption shall, on the date of redemption set forth in such call for redemption, become due and payable, together with accrued interest to such redemption date, and interest shall cease to be paid thereon after such redemption date.

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

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

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

The Bonds and the Notes will be general obligations of the City and will contain a pledge of the faith and credit of the City for the payment of the principal thereof and the interest thereon. For the payment of such principal of and interest on the Bonds and the Notes, the City has the power and statutory authorization to levy ad valorem taxes on all taxable real property in the City, subject to certain statutory limitations imposed by the Tax Levy Limit Law. (See "*Tax Levy Limit Law*" herein.)

Under the Constitution of the State, the City is required to pledge its faith and credit for the payment of the principal of and interest on the Bonds and the Notes, and the State is specifically precluded from restricting the power of the City to levy taxes on real estate for the payment of interest on or principal of indebtedness theretofore contracted. However, the Tax Levy Limit Law imposes a statutory limitation on the City's power to increase its annual tax levy. As a result, the power of the City to levy real estate taxes on all the taxable real property within the City is subject to statutory limitations set forth in Tax Levy Limit Law, unless the City complies with certain procedural requirements to permit the City to levy certain year-to-year increases in real property taxes. (See "*Tax Levy Limit Law*" herein.)

## **DESCRIPTION OF BOOK-ENTRY SYSTEM**

The Depository Trust Company ("DTC") will act as securities depository for the Bonds and those Notes issued in book-entry form. The Bonds and such Notes issued in book-entry form will be issued as fully-registered bonds and 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 bond certificate will be issued for each maturity of the Bonds and will be deposited with DTC. One fully-registered note certificate will be issued for each Note issued in book-entry form bearing the same rate of interest and CUSIP number, and will be deposited with DTC.

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

Purchases of the Bonds and the Notes under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds and the Notes on DTC's records. The ownership interest of each actual purchaser of each



bond or note (“Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds and 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 Bonds and the Notes, except in the event that use of the book-entry system for the Bonds and the Notes is discontinued.

To facilitate subsequent transfers, all Bonds and 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 Bonds and 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 Bonds and the Notes; DTC’s records reflect only the identity of the Direct Participants to whose accounts such Bonds and 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 Bonds and 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 City 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 Bonds and the Notes are credited on the record date (identified in a listing attached to the Omnibus Proxy).

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

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

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

Source: The Depository Trust Company

## **ENFORCEMENT OF REMEDIES UPON DEFAULT**

The following description of factors affecting the possible enforcement of remedies upon a default by the City is not intended to constitute legal advice and is not a substitute for obtaining the advice of counsel on such matters. Factors governing the

availability of remedies against the City are complex and the obligations of the City, under certain circumstances, might not be enforced precisely as written.

**General Municipal Law Contract Creditors' Provision.** Each Bond and Note when duly issued and paid for will constitute a contract between the City and the purchaser. Such contracts, if not honored, would generally be enforceable through court action. Section 3-a of the General Municipal Law provides, subject to exceptions not pertinent, that the rate of interest to be paid by the City upon any judgment or accrued claim against it on an amount adjudged due to a creditor shall not exceed nine per centum per annum from the date due to the date of payment. This provision might apply if there were a default in the payment of the principal of and interest on the Bonds or the Notes.

**Unavailability of Remedies of Levy and Attachment.** As a general rule, property and funds of a municipal corporation serving the public welfare and interest have not been judicially subjected to execution or attachment to satisfy a judgment, although judicial mandates have been issued to officials to appropriate and pay judgments out of certain funds or the proceeds of a tax levy. Under the general rule with respect to municipalities, judgments against the City may not be enforced by levy and execution against property owned by the City.

**Constitutional Non-Appropriation Provision.** The Constitution of the State, Article VIII, Section 2, contains the following provision relating to the annual appropriation of monies for the payment of principal of and interest on indebtedness of every county, city, town, village and school district in the State: "If at any time the respective appropriating authorities shall fail to make such appropriations, a sufficient sum shall be set apart from the first revenues thereafter received and shall be applied to such purposes. The fiscal officer of any county, city, town, village or school district may be required to set aside and apply such revenues as aforesaid at the suit of any owner of obligations issued for any such indebtedness." If the City were to fail to make a required appropriation, however, the ability of affected owners of City indebtedness to enforce this provision as written could be compromised or eliminated as described below under "Bankruptcy", "State Debt Moratorium Law" and "Possible Priority of Continuation of Essential Public Services".

**Bankruptcy.** The Federal Bankruptcy Code allows municipalities, such as the City, recourse to the protection of a Federal Court for the purpose of adjusting outstanding indebtedness. Should the City file for relief under the Federal Bankruptcy Code there could be adverse effects on the owners of the Bonds and/or the Notes.

The State, in Section 85.80 of the Local Finance Law, has authorized any municipality in the State to file a petition with the United States District Court or court of bankruptcy under any provision of the laws of the United States, now or hereafter in effect, for the composition or adjustment of municipal indebtedness. Congress has enacted such a law in the form of the Federal Bankruptcy Code. Given the authority established in the aforesaid Section 85.80 of the Local Finance Law, the Federal Bankruptcy Code, under certain circumstances, can provide municipalities in New York with easier access to judicially approved adjustment of debt and can permit judicial control over identifiable and unidentifiable creditors.

Under the United States Constitution, Federal law is supreme and may be enforced irrespective of contrary state law. Accordingly, proceedings in accordance with the Federal Bankruptcy Code could result in an allocation of funds that fails to honor the faith and credit pledge required by the State Constitution.

No current State law purports to create any collateral or priority for owners of the Bonds or the Notes should the City be under the jurisdiction of any court, pursuant to the laws of the United States, now or hereafter in effect, for the composition or adjustment of municipal indebtedness. The Bonds and the Notes could be deemed unsecured obligations of the City in a bankruptcy case.

Under the Federal Bankruptcy Code, a petition may be filed in the Federal Bankruptcy court by a municipality that is insolvent, which generally means the municipality is 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 Federal Bankruptcy Code also requires that a plan be filed for the adjustment of the municipality's debt, which may modify or alter the rights of creditors. Any plan of adjustment can be confirmed by the court over the objections of creditors if the plan is found to be "fair and equitable" and in the "best interests of creditors." The City may be able, without the consent and over the objection of owners of the Bonds and the Notes, to impair and alter the terms and provisions of the Bonds and the Notes, including the payment terms, interest rate, maturity date, and payment sources, as long as the bankruptcy court finds that the alterations are "fair and equitable." If confirmed by the bankruptcy court, the plan would be binding upon all creditors affected by it.

The rights of the owners of Bonds and the Notes to receive interest and principal from the City and the enforceability of the City's faith and credit pledge to pay such interest and principal could be adversely affected by the restructuring of the City's

debt under Chapter 9 of the Federal Bankruptcy Code. No assurance can be given that any priority of owners of debt obligations issued by the City (including the Bonds and the Notes) to payment from monies retained in any fund or from other sources would be recognized if a petition were filed by or on behalf of the City under the Federal Bankruptcy Code. Such monies might, under such circumstances, be paid to satisfy the claims of all creditors generally, or might even be directed to satisfy other claims instead of being paid to the owners of the Bonds and/or the Notes.

Regardless of any specific adverse determinations in a bankruptcy proceeding of the City, the fact of such a bankruptcy proceeding could have an adverse effect on the liquidity and market value of the Bonds and the Notes.

**State Debt Moratorium Law.** Unless the Federal Bankruptcy Code or other Federal Law applies, as described above, enforcement of the rights of Bond and/or Note owners will generally be governed by State law. In 1975, a general State law debt service moratorium statute was enacted.

Under that legislation, 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 was suspended. 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, in *Flushing National Bank v. Municipal Assistance Corporation for the City of New York*, 40 N.Y.2d 731 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 obligations. Accordingly, State legislation materially limiting the timing or manner of actions to enforce the faith and credit pledge against an issuer of general obligation debt (including that portion of Title 6-A of Article 2 of the Local Finance Law enacted in 1975 authorizing any municipality in a State-declared financial emergency period to petition to stay the enforcement against such municipality of any claim for payment relating to any contract, debt or obligation of the municipality) could be determined to conflict with the State Constitution and may not be enforceable.

The State Constitutional provision providing for first revenue set asides applies to the payment of interest on all indebtedness and to the payment of principal payments or bonds, but does not apply to pay payment of principal due on tax anticipation notes, revenue anticipation notes or bond anticipation notes.

**Possible Priority of Continuation of Essential Public Services.** In prior years, certain events and legislation affecting an owner's remedies upon default have resulted in litigation. While courts of final jurisdiction have upheld and sustained the rights of note or bond owners, such courts might hold that future events, including financial crises as they may occur in the State and in political subdivisions of the State, require the exercise by the State or its political subdivisions of emergency and police powers to assure the continuation of essential public services prior to the payment of debt service.

**No Past Due Debt.** No principal of or interest on City indebtedness is past due. The City has never defaulted in the payment of the principal of and interest on any indebtedness.

## **MARKET FACTORS AFFECTING FINANCINGS OF THE STATE AND MUNICIPALITIES OF THE STATE**

There are certain potential risks associated with an investment in the Bonds and the Notes, and investors should be thoroughly familiar with this Official Statement, including its appendices, in order to make an informed investment decision. Investors should consider, in particular, the following factors:

The City's credit rating could be affected by circumstances beyond the City's control. Economic conditions such as the rate of unemployment and inflation, termination of commercial operations by corporate taxpayers and employers, as well as natural catastrophes, could adversely affect the assessed valuation of City property and its ability to maintain fund balances and other statistical indices commensurate with its current credit rating. As a consequence, a decline in the City's credit rating could adversely affect the market value of the Bonds and/ or the Notes.

If and when an owner of any of the Bonds and/or the Notes should elect to sell all or a part of the Bonds and/or the Notes prior to maturity, there can be no assurance that a market will have been established, maintained and continue in existence for the purchase and sale of any of those Bonds and/or Notes. The market value of the Bonds and the Notes is dependent upon the ability of holder to potentially incur a capital loss if such Bonds and Notes are sold prior to their maturity.

There can be no assurance that adverse events including, for example, the seeking by another municipality in the State or elsewhere of remedies pursuant to the Federal Bankruptcy Act or otherwise, will not occur which might affect the market

price of and the market for the Bonds and/or the Notes. In particular, if a significant default or other financial crisis should occur in the affairs of the State or any of its municipalities, public authorities or other political subdivisions thereby possibly further impairing the acceptability of obligations issued by those entities, both the ability of the City to arrange for additional borrowing(s) as well as the market for and market value of outstanding debt obligations, including the Bonds and/or the Notes, could be adversely affected.

The City is dependent in part upon financial assistance from the State in the form of State aid as well as grants and loans to be received (“State Aid”). The City’s receipt of State aid may be delayed as a result of the State’s failure to adopt its budget timely and/or to appropriate State Aid to municipalities and school districts. Should the City fail to receive all or a portion of the amounts of State Aid expected to be received from the State in the amounts and at the times anticipated, occasioned by a delay in the payment of such moneys or by a reduction in State Aid or its elimination, the City is authorized pursuant to the Local Finance Law (“LFL”) to provide operating funds by borrowing in anticipation of the receipt of such uncollected State Aid, however, there can be no assurance that, in such event, the City will have market access for any such borrowing on a cost effective basis. The elimination of or any substantial reduction in State Aid would likely have a materially adverse effect upon the City requiring either a counterbalancing increase in revenues from other sources to the extent available or a curtailment of expenditures. (See also “*State Aid*” herein.)

In addition, in some recent years, the City’s receipt of State aid was delayed as a result of the County’s delay in disseminating State aid to cities within its borders, including the City. If the County should further delay payments to the municipalities within its borders, including the City, in this year or future years, the City may be affected by such a delay.

Future amendments to applicable statutes whether enacted by the State or the United States of America affecting the treatment of interest paid on municipal obligations, including the Bonds and the Notes, for income taxation purposes could have an adverse effect on the market value of the Bonds and the Notes (see “Tax Matters” herein).

The enactment of the Tax Levy Limit Law, which imposes a tax levy limitation upon municipalities, school districts and fire districts in the State, including the City, without providing exclusion for debt service on obligations issued by municipalities and fire districts, may affect the market price and/or marketability for the Bonds and the Notes. (See “The Tax Levy Limit Law” herein.)

Federal or State legislation imposing new or increased mandatory expenditures by municipalities, school districts and fire districts in the State, including the City could impair the financial condition of such entities, including the City and the ability of such entities, including the City to pay debt service on their respective obligations.

## **LITIGATION**

In the ordinary conduct of its affairs, the City is subject to a number of lawsuits. The City’s insurance policies are more than adequate to cover the costs of potential litigation beyond the applicable self-insured retention (SIR). The City does not believe, however, that such suits, individually or in the aggregate, are likely to have a material adverse effect on the financial condition of the City. The City is a defendant in numerous pending tax certiorari proceedings, the results of which cannot be determined at this time. Any future refunds resulting from adverse settlements will be funded in the year in which the payments are made.

## **TAX MATTERS**

### ***Tax Exemption***

The delivery of the Bonds and the Notes is subject to the opinion of Bond Counsel to the effect that interest on the Bonds and the Notes for federal income tax purposes (1) will be excludable from gross income, as defined in Section 61 of the Internal Revenue Code of 1986, as amended to the date of such opinion (the “Code”), pursuant to Section 103 of the Code and existing regulations, published rulings, and court decisions, and (2) will not be included in computing the alternative minimum taxable income of the owners thereof. The statutes, regulations, rulings, and court decisions on which such opinion is based are subject to change.

In rendering the foregoing opinions, Bond Counsel will rely upon representations and certifications of the City made in a certificate (the “Tax Certificate”) dated the date of delivery of the Bonds and the Notes pertaining to the use, expenditure,

and investment of the proceeds of the Bonds and the Notes and will assume continuing compliance by the City with the provisions of the Tax Certificate subsequent to the issuance of the Bonds and the Notes. The Tax Certificate contains covenants by the City with respect to, among other matters, the use of the proceeds of the Bonds and the Notes and the facilities financed therewith by persons other than state or local governmental units, the manner in which the proceeds of the Bonds and the Notes are to be invested, the periodic calculation and payment to the United States Treasury of arbitrage “profits” from the investment of proceeds, and the reporting of certain information to the United States Treasury. Failure to comply with any of these covenants may cause interest on the Bonds and the Notes to be includable in the gross income of the owners thereof from the date of the issuance.

Bond Counsel’s opinion is not a guarantee of a result, but represents its legal judgment based upon its review of existing statutes, regulations, published rulings and court decisions and the representations and covenants of the City described above. No ruling has been sought from the Internal Revenue Service (the “IRS”) with respect to the matters addressed in the opinion of Bond Counsel, and Bond Counsel’s opinion is not binding on the IRS. The IRS has an ongoing program of auditing the tax-exempt status of the interest on tax-exempt obligations. If an audit of the Bonds and the Notes is commenced, under current procedures the IRS is likely to treat the City as the “taxpayer,” and the owners of the Bonds and the Notes would have no right to participate in the audit process. In responding to or defending an audit of the tax-exempt status of the interest on the Bonds and the Notes, the City may have different or conflicting interests from the owners of the Bonds and the Notes. Public awareness of any future audit of the Bonds and the Notes could adversely affect the value and liquidity of the Bonds and the Notes during the pendency of the audit, regardless of its ultimate outcome.

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

Except as described above, Bond Counsel expresses no opinion with respect to any federal, state or local tax consequences under present law, or proposed legislation, resulting from the receipt or accrual of interest on, or the acquisition or disposition of, the Bonds and the Notes. Prospective purchasers of the Bonds and the Notes should be aware that the ownership of tax-exempt obligations such as the Bonds and the Notes may result in collateral federal tax consequences to, among others, financial institutions, life insurance companies, property and casualty insurance companies, certain foreign corporations doing business in the United States, S corporations with subchapter C earnings and profits, individual recipients of Social Security or Railroad Retirement benefits, individuals otherwise qualifying for the earned income tax credit, owners of an interest in a financial asset securitization investment trust (FASIT), and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry, or who have paid or incurred certain expenses allocable to, tax-exempt obligations. Prospective purchasers should consult their own tax advisors as to the applicability of these consequences to their particular circumstances.

Existing law may change so as to reduce or eliminate the benefit to holders of the Bonds and the Notes of the exclusion of interest thereon from gross income for federal income tax purposes. Proposed legislative or administrative action, whether or not taken, could also affect the value and marketability of the Bonds and the Notes. Prospective purchasers of the Bonds and the Notes should consult with their own tax advisors with respect to any proposed changes in tax law.

### ***Tax Accounting Treatment of Discount and Premium on Certain Bonds and Notes***

The initial public offering price of certain Bonds (the “Discount Bonds”) and Notes (the “Discount Notes” and, together with the Discount Bonds, the “Discount Obligations”) may be less than the amount payable on such Bonds or Notes at maturity. An amount equal to the difference between the initial public offering price of a Discount Obligation (assuming that a substantial amount of the Discount Obligations of that maturity are sold to the public at such price) and the amount payable at maturity constitutes original issue discount to the initial purchaser of such Discount Obligation. A portion of such original issue discount allocable to the holding period of such Discount Obligation by the initial purchaser will, upon the disposition of such Discount Obligation (including by reason of its payment at maturity), be treated as interest excludable from gross income, rather than as taxable gain, for federal income tax purposes, on the same terms and conditions as those for other interest on the Bonds and the Notes described above under “Tax Exemption.” Such interest is considered to be accrued actuarially in accordance with the constant interest method over the life of a Discount Obligation, taking into account the semiannual compounding of accrued interest, at the yield to maturity on such Discount Obligation and generally will be allocated to an initial purchaser in a different amount from the amount of the payment denominated as interest actually received by the initial purchaser during the tax year.

However, such interest may be required to be taken into account in determining the amount of the branch profits tax applicable to certain foreign corporations doing business in the United States, even though there will not be a corresponding

cash payment. In addition, the accrual of such interest may result in certain other collateral federal income tax consequences to, among others, financial institutions, life insurance companies, property and casualty insurance companies, S corporations with subchapter C earnings and profits, individual recipients of Social Security or Railroad Retirement benefits, individuals otherwise qualifying for the earned income tax credit, owners of an interest in a FASIT, and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry, or who have paid or incurred certain expenses allocable to, tax-exempt obligations. Moreover, in the event of the redemption, sale or other taxable disposition of a Discount Obligation by the initial owner prior to maturity, the amount realized by such owner in excess of the basis of such Discount Obligation in the hands of such owner (adjusted upward by the portion of the original issue discount allocable to the period for which such Discount Obligation was held) is includable in gross income. Owners of Discount Obligations should consult with their own tax advisors with respect to the determination of accrued original issue discount on Discount Obligations for federal income tax purposes and with respect to the state and local tax consequences of owning and disposing of Discount Obligations.

The purchase price of certain Bonds (the "Premium Bonds") and Notes (the "Premium Notes" and, together with the Premium Bonds, the "Premium Obligations") paid by an owner may be greater than the amount payable on such Bonds or Notes at maturity. An amount equal to the excess of a purchaser's tax basis in a Premium Obligation over the amount payable at maturity constitutes premium to such purchaser. The basis for federal income tax purposes of a Premium Obligation in the hands of such purchaser must be reduced each year by the amortizable bond premium, although no federal income tax deduction is allowed as a result of such reduction in basis for amortizable bond premium. Such reduction in basis will increase the amount of any gain (or decrease the amount of any loss) to be recognized for federal income tax purposes upon a sale or other taxable disposition of a Premium Obligation. The amount of premium which is amortizable each year by a purchaser is determined by using such purchaser's yield to maturity. Purchasers of the Premium Obligations should consult with their own tax advisors with respect to the determination of amortizable bond premium on Premium Obligations for federal income tax purposes and with respect to the state and local tax consequences of owning and disposing of Premium Obligations.

Notice 94-84, 1994-2 C.B. 559, states that the IRS is studying whether the stated interest portion of the payment at maturity on a short-term debt obligation (such as the Notes), that matures not more than one year from the date of issue, bears a stated fixed rate of interest and is described in Section 103(a) of the Code, is (i) qualified stated interest that is excluded from the stated redemption price at maturity of the obligation (within the meaning of Section 1273 of the Code) but is excluded from gross income pursuant to Section 103(a) of the Code, or (ii) is not qualified stated interest and, therefore, is included by the taxpayer in the stated redemption price at maturity of the obligation, creating or increasing (as to that taxpayer) original issue discount on the obligation that is excluded from gross income pursuant to Section 103(a) of the Code. Notice 94-84 states that until the IRS provides further guidance with respect to tax-exempt short-term debt obligations, a taxpayer holding such obligations may treat the stated interest payable at maturity either as qualified stated interest or as included in the stated redemption price at maturity of the obligation. However, the taxpayer must treat the amounts to be paid at maturity on all tax-exempt short-term debt obligations in a consistent manner. Notice 94-84 does not address various aspects necessary to the application of the latter method (including, for example, the treatment of a holder acquiring its Note other than in the original public offering or at a price other than the original offering price). Each person considering acquiring the Notes should consult its own tax advisor with respect to the tax consequences of ownership of and of the election between the choices of treatment of the stated interest payable at maturity on the Notes.

## **LEGAL MATTERS**

The legality of the authorization and issuance of the Bonds and the Notes will be covered by the unqualified legal opinions of Norton Rose Fulbright US LLP, Bond Counsel, of New York, New York. Such legal opinions will be delivered in substantially the forms attached hereto in Appendices D and E.

## **DISCLOSURE UNDERTAKING**

In accordance with the requirements of Rule 15c2-12 as the same may be amended or officially interpreted from time to time (the "Rule") promulgated by the Securities and Exchange Commission, the City has agreed to provide an executed Undertaking to Provide Continuing Disclosure for the Bonds and an executed Undertaking to Disclose Certain Events for the Notes, in substantially the forms attached hereto as Appendices F and G, respectively.

## **MUNICIPAL ADVISOR**

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

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

## **RATING**

The City has applied to Moody’s Investors Service, Inc. (“Moody’s”) for a rating on the Bonds. Such application is pending at this time. The City did not apply for a rating on the Notes.

On February 14, 2019, Moody’s affirmed its “Aa2” credit rating on the City’s outstanding uninsured general obligation limited tax debt.

Such ratings reflect only the view of such organization, and an explanation of the significance of such rating may be obtained only from such rating agency, at the following address: Moody’s Investors Service, Inc., 7 World Trade Center at 250 Greenwich Street, New York, New York 10007. There can be no assurance that such rating will continue for any specified period of time or that such rating will not be revised or withdrawn, if in the judgment of Moody’s circumstances so warrant. Any such change or withdrawal of such rating may have an adverse effect on the market price of such notes or the availability of a secondary market for those notes.

## **ADDITIONAL INFORMATION**

Periodic public reports relating to the financial condition of the City, its operations and the balances, receipts and disbursements of the various funds of the City are available for the public inspection at the business office of the City.

Additional information may be obtained from Mark Zulli, the Commissioner of Finance, at (914) 879-3142, mzulli@newrochelleny.com or from Capital Markets Advisors, LLC, the City’s Municipal Advisor, at (516) 570-0340.

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 City and the original purchasers or holders of any of the Bonds or Notes.

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 City nor Capital Markets Advisors, LLC assumes any liability or responsibility for errors or omissions on such website. Further, Capital Markets Advisors, LLC and the City 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 City 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 Bonds and the Notes by the City and may not be reproduced or used in whole or in part for any other purpose.

CITY OF NEW ROCHELLE  
WESTCHESTER COUNTY, NEW YORK

By: \_\_\_\_\_  
Mark Zulli  
Commissioner of Finance

DATED: February \_\_, 2020



**APPENDIX A**

**THE CITY**

## THE CITY

### ***General Information***

The City was founded in 1899. The City's population is currently estimated at 79,742 according to the U.S. Department of Commerce Bureau of the Census 2014-2018 American Community Survey 5-year estimates. The City is located in the southern end of the County of Westchester in the southeastern portion of New York State on Long Island Sound, about 16 miles northeast of midtown New York City.

New Rochelle, the seventh-largest city in New York State, is a diverse and vibrant community. It has many positive attributes that support its reputation as the "Queen City of the Sound", including: a housing stock with a market value of over \$9 billion; a median home value of \$562,700 and median household income of \$80,918 according to the U.S. Department of Commerce Bureau of the Census 2014-2018 American Community Survey 5-year estimates, exceeding State-wide averages; a property tax collection rate of over 99%, one of the highest in the State; an excellent school system, including a centrally located high school that was cited as one of 114 "Distinguished High Schools" in the United States by the U.S. Department of Education; and a # 13 ranking in the September 2014 issue of 24/7 Wall Street's "America's Best Cities to Live In" among 550 cities with populations of 65,000 or more based on factors such as crime rates, economic growth, educational attainment and housing affordability.

The City of New Rochelle has embarked upon a bold and ambitious multi-stage transformation that will be the largest economic undertaking in the City's history. This Downtown Revitalization plan includes goals that could result in roughly one million square feet of retail and restaurant space in the core downtown area, with over two million square feet of office space, up to 7,000 residential units and a mix of hotel rooms, adult care and independent living units, cultural attractions and significantly expanded parking.

The plan includes retrofitting vacant buildings for productive re-use; increasing the City's tax base; generating jobs and career opportunities to help retain current residents and attract new ones; leveraging Metro North's plan to run trains from New Rochelle to both Grand Central Station and Penn Station, making New Rochelle the closest Westchester County community to do so; integrating innovative downtown parking solutions; and incorporating sustainable, yet economical, smart growth elements where feasible.

An action plan resulting in comprehensive zoning changes to allow for this development was approved by the City Council. To date, over thirty large projects have begun the constructions process with many more expected to begin in the next few years. Some of those projects have already completed.

In 2016, the City Council conducted a policy setting exercise recognizing that an investment must be made in order to both maintain existing infrastructure and accommodate the proposed growth of the City. As a result, a ten-year capital plan was strategically developed to fund this investment beginning in 2017. The plan has been funded through development fees, grants, partnerships, use of fund balance, bond issuance and a one-time tax increase in 2016. The ten-year capital strategy addresses the need to accommodate the City's demographic and economic growth while maintaining the existing infrastructure, and improving the quality of life for residents. As of December 2018, there are 147 projects in the capital plan of which 61 are completed, 14 are in the design phase, 45 are in process, and 19 are pending.

The City intends to invest \$152.6 million in capital projects over the next seven years City-wide. The plan includes improvements in Community Services and Public Facilities, Economic Growth and Business Development, Neighborhood Resiliency, Parks and Natural Resources, Streets and Sidewalks, and Vehicle and Equipment Projects. The ten-year capital program will be funded with long-term borrowing; grants and other special funds; fund balance and the one-time tax increase. Debt service for these new projects commenced in FY 2018 and has been incorporated into the City's budgets thereafter.

In December 2019, the City adopted a sanitary sewer and stormwater system fee ("SDF") which will generate approximately \$2,000,000 in annual revenue. The SDF will be used to cover all costs associated with the administration, maintenance, expansion, equipment and other related costs associated with the City's sewer and stormwater systems.

## ***City Government***

New Rochelle has operated under a Council-Manager form of government since January 1, 1932. The City is governed by City Charter, other general laws of the State of New York and various local laws and ordinances. The City Council is the legislative body, establishing City policies. It is the responsibility of the City Council to approve all legislation, including ordinances and local laws, to adopt and modify, as required, operating and capital budgets, to levy real property taxes and to authorize the issuance of all indebtedness. New Rochelle's City Council consists of a Mayor and six Council members elected by district.

### **Mayor**

The Mayor is elected at a general election for a four-year term and there is no restriction on the number of terms that may be served. As a member of the City Council, the Mayor presides over the Council and is eligible to vote on matters before the City Council. The current Mayor, Noah Bramson, was first elected in November 2005 and was most recently re-elected in November 2019.

The Mayor serves as a member and presiding officer of the City Council. In addition to officiating at all City ceremonial functions, the Mayor takes an active role in promoting the City. The Mayor also appoints members of the Planning Board, Civil Service Commission and Parks and Recreation Advisory Committee, among others.

### **City Council**

The Council, under the City Charter, is given certain specific duties: to set policy, to appoint the City Manager, approve the budget and to enact local laws, resolutions and ordinances. Enactment of a local law must be preceded by a public hearing. A majority vote of the Council is required to pass such a law. Council members also make appointments to certain citizen advisory committees.

Members of Council meet regularly in chambers at City Hall. On the second Tuesday of each month, they meet at 3:45 PM for a Committee of the Whole Meeting. At 7:00 PM, the Regular Meeting offers a "citizens to be heard" segment, providing residents with an opportunity to register opinions and suggestions. On the third Tuesday of the month at 7:00 PM, the Council holds a legislative session at which matters earlier deliberated upon are subject to a vote.

### **City Manager**

The City Manager, appointed by the Council, is the Chief Administrative Officer of the City. It is the Manager's responsibility to supervise and coordinate the work of the departments, prepare and submit to the Council and annual budget estimate, enforce city ordinances and state laws, and execute all contracts, leases and deeds authorized by the Council. The City Manager keeps the Council informed about the fiscal condition and future needs of the City and has the sole power to appoint and remove all heads of departments in the administrative services of the City.

The City Manager participates in the discussion of all matters coming before Council, but has no vote. The terms under which the Manager serves are determined by the Council. The Manager makes appointments to the Municipal Housing Authority and the Board of Appeals on Zoning, among others.

## ***Financial Organization***

Subject to the State Constitution, the City operates pursuant to the City Charter and in accordance with other laws governing the City, including the General City Law, General Municipal Law and Local Finance Law, to the extent that such laws are applicable to the City under its charter form of government.

## ***Employees***

The City currently budgets for 623 full-time employees as of January 1, 2020. The following is a breakdown of employee representation by the collective bargaining agents which represent them and the dates of expiration of their agreements.

<u>Employee Organization</u>	<u>Expiration Date</u>	<u>Budgeted No. of Employees</u>
Civil Service Employees Association	12/31/20	104
Police Association of New Rochelle, N.Y., Inc.	12/31/26	128
Superior Police Officer's Association	12/31/19*	39
AFL-CIO Local 663	12/31/20	139
United Firefighters Association	12/31/20	152
School Crossing Guards	12/31/19*	17
Superior Fire Officer's Association	12/31/20	5

\*Contracts in negotiations.

## ***Employee Pension Benefits***

Substantially all employees of the City are members of the State and Local Employees' Retirement System ("ERS") or the State and Local Police and Fire Retirement System ("PFRS" and, together with ERS, the "Retirement System"), a cost-sharing multiple public employer retirement system. The obligation of employers and employees to contribute and the benefit to employees are governed by the State Retirement System and Social Security Law (the "Retirement System Law"). The Retirement System offers a wide range of plans and benefits which are related to years of service and final average salary, vesting of retirement benefits, death and disability benefits and optional methods of benefit payments. All benefits generally vest after ten years of credited service. The Retirement System Law generally provides that all participating employers in each retirement system are jointly and severally liable for any unfunded amounts which are collected through annual billings to all participating employers. Generally, all full-time employees participate in the Retirement System. ERS is non-contributory with respect to members hired prior to July 27, 1976. All ERS members hired on or after July 27, 1976, with less than 10 years of service, must contribute 3% of gross annual salary toward the cost of retirement programs.

Historically there has been a state mandate requiring full (100%) funding of the annual actuarially required local governmental contribution out of current budgetary appropriations. With the strong performance of the Retirement System in the 1990s, the locally required annual contribution declined to zero. However, with the subsequent decline in the equity markets, the pension system became underfunded. As a result, required contributions increased substantially to 11% to 15% (percentage dependent on tier) of payroll for employees' retirement systems, respectively. Wide swings in the contribution rate resulted in budgetary planning problems for many participating local governments. While the City is aware of the potential negative impact on its budget and will take the appropriate steps to budget accordingly for the increase, there can be no assurance that its financial position will not be negatively impacted.

Chapter 49 of the New York Laws of 2003 amended the Retirement and Social Security Law and the Local Finance Law. The amendments empowered the State Comptroller to implement a comprehensive structural reform program for ERS. The reform program established a minimum contribution for any local governmental employer equal to 4.5% of pensionable salaries for bills which were due December 15, 2003 and for all fiscal years thereafter, as a minimum annual contribution where the actual rate would otherwise be 4.5% or less due to the investment performance of the fund. In addition, the reform program instituted a billing system to match the budget cycle of municipalities and school districts that will advise such employers over one year in advance concerning the actual pension contribution rates for the next annual billing cycle. Under the previous method, the requisite ERS contributions for a fiscal year could not be determined until after the local budget adoption process was complete. Under the new system, a contribution for a given fiscal year will be based on the valuation of the pension fund on the prior April 1 of the calendar year preceding the contribution due date instead of the following April 1 in the year of contribution so that the exact amount may now be included in a budget.

On July 30, 2004, Governor Pataki signed into law Chapter 260 of the New York Laws of 2004 (“Chapter 260”). Chapter 260 contains three components which altered the way municipalities and school districts contribute to the State pension system: (1) revision of the payment due date, (2) extension of the period of time for pension debt amortization, and (3) authorization to establish a pension reserve fund. Prior to the effective date of the provisions of Chapter 260, the annual retirement bill sent to municipalities and school districts from the State had reflected pension payments due between April 1 and March 31, consistent with the state fiscal year.

Chapter 260 provided for the following changes:

- **Contribution Payment Date Change:** The law changed the date on which local pension contributions are due to the State. The annual required contribution became due February 1 annually instead of December 15.
- **Pension Contributions Reserve Fund:** The law created special authorization to create a new category of reserve fund under the General Municipal Law. Municipalities and school districts may now establish a retirement contribution reserve fund that can be funded from other available current government resources.

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

On December 10, 2009, then Governor Paterson signed into law pension reform legislation. The legislation created a new Tier 5 pension level, the most significant reform of the State’s pension system in more than a quarter-century. Key components of Tier 5 include:

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

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

The City amortized pension payments in 2011; however, the City has not done so since and has no plans to amortize such payments in the future. All pension payments have been made in December of each year to take advantage of the cash discount offered by the State of New York.

The amounts of payments by the City to the respective Retirement Systems for the past five years and amounts budgeted for the current fiscal year are presented below:

Fiscal Year Ending <u>December 31</u>	Employees' Retirement <u>System</u>	Policemen's and Firemen's <u>Retirement System</u>
2015	3,651,003	8,578,119
2016	3,358,972	8,322,178
2017	2,746,913	9,437,326
2018	3,192,953	9,542,103
2019	3,197,292	10,032,182
2020 (Adopted Budget)	3,575,072	10,512,718

### ***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 City account for its unfunded accrued liability and compliance in meeting its ARC. Actuarial valuation will be required every 2 years for the City.

The City is in compliance with the requirements of GASB 75 as was required by the end of the City’s 2018 fiscal year. It has been determined that the City’s total OPEB liability as of December 31, 2018 was approximately \$315,653,532 assuming a discount rate of 3.64%.

### ***New Rochelle Industrial Development Agency***

The New Rochelle Industrial Development Agency (“IDA”) is a public benefit corporation created in 1977 pursuant to Section 908-b of the New York State General Municipal Law. Its seven-member governing board is appointed by the New Rochelle City Council to indefinite terms. Presently, a member of the New Rochelle City Council serves as the IDA’s Treasurer and the City Manager of the City of New Rochelle serves as the IDA’s Vice Chair. A representative from the New Rochelle School District serves on the board as well as four other residents of New Rochelle.

The IDA mission is to assist companies to secure various financial benefits designed to aid in the viability of development projects within the City.

The IDA is a separate entity and operates independently from the City of New Rochelle. However, because the City appoints its board of directors, the IDA is financially accountable to the City and is also included in the City's financial statements as a component unit. The City is not responsible for any IDA debt.

### ***New Rochelle Corporation for Local Development***

The City of New Rochelle Corporation for Local Development ("CLD") is a local development corporation created in 2013 under Sections 402 and 1411 of the New York Not-for-Profit Corporation Law for the purposes of relieving unemployment, bettering job opportunities and attracting or retaining business in the City of New Rochelle. The Board of Directors of the CLD consist of the members of the Board of the New Rochelle Industrial Development Agency and are appointed by the City of New Rochelle. As such, the CLD members have complete responsibility for management of the Agency and accountability for all fiscal matters.

The CLD mission is to promote, develop and assist non-profits to reduce unemployment within the City.

On April 18, 2018, the CLD issued bonds Series 2018 A-1 in the amount of \$3,805,000 maturing August 1, 2028, and A-2 in the amount of \$20,195,000 maturing August 1, 2050 (the "CLD Bonds"). The CLD Bonds are not guaranteed by the City, however, the city is obligated in a related sublease.

The sublease does not constitute a general debt or liability obligation of the City, or a pledge of the faith and credit or taxing power of the City, but shall be a special obligation expressly subject to appropriation by the City and terminable by the City by reason of its failure or refusal to so appropriate.

The obligation of the City to make payments under the sublease does not constitute an obligation for which the City has levied or pledged any form of taxation.

Under the ground lease, the City shall pay Base Ground Rent equal to \$260,000 for the first lease year and for each subsequent lease year, the immediate prior sublease Base Rental Rate increased by 1.65%. In addition, the City shall pay additional rent including, without limitation, amounts related to applicable CAM charges, real estate taxes, and the additional rent amounts pursuant to Section 3.1 of the sublease. Additional details may be found in the executed sublease.

The CLD is a separate entity and operates independently from the City of New Rochelle. However, because the City appoints its board of directors, the CLD is financially accountable to the City and is also included in the City's financial statements as a component unit. The City is not responsible for any CLD debt, although payments made by the City are expected to be available to the CLD to pay debt service on the CLD Bonds.

### ***Downtown New Rochelle Business Improvement District***

The Downtown New Rochelle Business Improvement District (BID) is a non-profit organization formed in November 26, 1999 under Section 402 and 1411 of the New York Not-for-Profit Corporation Law. Its primary purpose is development of the business district and support of projects designed to stimulate economic growth. The BID is a discretely presented component unit of the City created for the sole purpose of executing the responsibilities and to carry out the activities prescribed in the District Plan and District target area including, but not limited to, marketing, public relations, business assistance services and to promote and support the District.

The BID is a separate entity and operates independently from the City of New Rochelle. However, because the City provides the majority of the BID's funding, the BID is financially accountable to the City and is also included in the City's financial statements as a component unit. The City is not responsible for any BID debt.

## **FINANCIAL FACTORS**

### ***Budgetary Procedures***

The City follows the procedures enumerated below in establishing the budgetary data reflected in the financial statements:

- a) On or before the tenth day of November of each year, the City Manager prepares and submits to the City Council a budget estimate presenting a financial plan for conducting the affairs of the City for the subsequent fiscal year.
- b) Upon receipt of the City Manager's budget estimate, the Council considers the same and, after publication, holds a public hearing.
- c) The resolution fixing the date, time and place for the public hearing may be adopted before the Manager submits the budget estimate to the Council, but the date so fixed must be not less than twenty days from the date of the publication of the budget estimate in the official newspaper.
- d) Not less than one week after the public hearing, the Council adopts the budget estimate as submitted or amended, which then becomes the annual budget, and at the same time appropriates the amounts set forth in the budget as adopted and for the purposes stated therein.
- e) Formal budgetary integration is employed during the year as a management control device for governmental funds.
- f) Budgets for General, Special Revenue and Debt Service funds are adopted on a basis consistent with generally accepted accounting principles. The Capital Project Fund is budgeted on a project basis.
- g) The City Council maintains control of the budget at the function level of expenditures.
- h) Appropriations in General, Special Revenue and Debt Service funds lapse at the end of the fiscal year except that outstanding encumbrances are reappropriated in the succeeding year.

In July 2019, the City received the Distinguished Budget Presentation Award from the Government Finance Officers Association ("GFOA") for its Annual Budget for the fiscal year beginning January 1, 2019. The award is the highest form of recognition in governmental budgeting and its attainment represents significant achievement by the City.

### ***Financial Statements***

The City retains independent certified public accountants. The last audited report covers the period ending December 31, 2018. In addition, the State Comptroller's office, through the Department of Audit and Control, periodically performs a compliance review to ascertain whether the City has complied with the requirements of various State and Federal statutes.

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

The City's Comprehensive Annual Financial Reports for the years ended December 31, 1986 - 2018, from which a portion of the information in Appendices A and B has been drawn, were awarded the Certificate of Achievement for excellence in financial reporting by the Government Finance Officers Association of the United States and Canada (GFOA). The Certificate of Achievement is the highest form of recognition for excellence in state and local government financial reporting.



In order to be awarded a Certificate of Achievement, a government unit must publish an easily readable and efficiently organized Comprehensive Annual Financial Report, whose contents conform to program standards. Such CAFR must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only.

A summary of Budget Results (General Fund) are included as Appendix B-1. Balance Sheets (General Fund) are included as Appendix B-2. Revenues, Expenditures and Fund Balance (General Fund) is included as Appendix B-3.

### ***Statutes Governing City's Investment Policy***

Pursuant to the statutes of the State, the City is permitted to temporarily invest moneys which are not required for immediate expenditures, with the exception of moneys the investment of which is otherwise provided for by law, in the following investments: (1) special time deposit accounts in, or certificates of deposit issued by a bank or trust company located and authorized to do business in the State, provided however, that such time deposit account or certificate of deposit is payable within such time as the proceeds shall be needed to meet the expenditures for which such moneys were obtained and provided further that such time deposit account or certificate of deposit, in excess of the amount insured under the Federal Deposit Insurance Act, be secured by a pledge of eligible securities, as that term is defined in the law; (2) obligations of the United States of America; (3) obligations guaranteed by agencies of the United States of America where the payment of principal and interest are guaranteed by the United State of America; (4) obligations of the State; (5) with the approval of the State Comptroller, in tax anticipation notes or revenue anticipation notes issued by any municipalities, school district or district corporation, other than those notes issued by the City; (6) certificates of participation issued by political subdivisions of the State, as those terms are defined in the law; (7) obligations of a New York public corporation which are made lawful investments for the City pursuant to the enabling laws of such public corporation; or (8) in the case of moneys held in certain reserve funds established by the City pursuant to law, in obligations of the City. Any investments made by the City pursuant to law are required to be payable or redeemable at the option of the City within such times as the proceeds will be needed to meet expenditures for purposes for which the moneys were provided and, in the case of obligations purchased with the proceeds of bonds or notes, shall be payable or redeemable in any event, at the option of the owner, within two years of the date of purchase. These statutes also require that the City's investments, unless registered or inscribed in the name of the City, must be purchased through, delivered to and held in custody of a bank or trust company in the State. All such investments held in the custody of a bank or trust company must be held pursuant to a written custodial agreement as that term is defined in the law. Historically, the City has not chosen to invest in repurchase agreements. Collateral is required for demand deposit, money market accounts and certificates of deposit not covered by Federal deposit insurance. Obligations that may be pledged as collateral are obligations of the United States and its agencies and obligations of the State and its municipalities and school districts.

Annually, the City Council adopts an investment policy consistent with the above statutory limitations. It is the City's current practice to invest only in: (1) certificates of deposit or time deposit accounts that are fully secured as required by statute, (2) obligations of the United States of America or (3) obligations guaranteed by agencies of the United States where the payment of principal and interest is guaranteed by the United States of America. This practice is subject to change within the limits of applicable law, as amended from time to time.

### ***Revenues***

***Property Taxes.*** The City derives a major portion of its General Fund revenues from a tax on real property (see "*Statement of Revenues, Expenditures and Changes in Fund Balance*" in Appendix B, herein). Based on audited results, property taxes accounted for approximately 44.8% of total General Fund revenues for the fiscal year ended December 31, 2018.

The following table sets forth total General Fund revenues and real property tax revenues during each of the last five audited fiscal years as well as the budgeted amounts for the most recent and current fiscal years.

<u>Fiscal Year</u>	<u>Property Tax Revenues</u>		
	<u>Total Revenues</u>	<u>Real Property Taxes</u>	<u>Real Property Taxes to Revenues</u>
2014	\$117,847,031	\$54,928,686	46.6%
2015	122,061,253	56,073,614	45.9
2016	124,938,333	56,817,575	45.5
2017	130,573,630	60,033,678	46.0
2018	138,797,940	62,176,185	44.8
2019 (Adopted Budget)	137,384,480	63,831,470	46.5
2020 (Adopted Budget)	139,851,905	63,613,189	45.5

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

### ***State Aid***

The City receives financial assistance from New York State. In its General Fund budget for the 2020 fiscal year, approximately 6.0% of the operating revenues of the City are estimated to be received in the form of State aid. If the State should experience difficulty in borrowing funds in anticipation of the receipt of State taxes in order to pay State aid to municipalities and school districts in the State, including the City, in any year the City may be affected by a delay in the receipt of State aid until sufficient State taxes have been received by the State to make State aid payments. Additionally, if in any year the State should not adopt its budget in a timely manner, municipalities and school districts in the State, including the City, may be affected by a delay in the payment of State aid.

The State is not constitutionally obligated to maintain or continue State aid to the City. No assurance can be given that present State aid levels will be maintained in the future. In view of the State's continuing budget problems, future State aid reductions are likely. State budgetary restrictions which eliminate or substantially reduce State aid could have a material adverse effect upon the City, requiring either a counterbalancing increase in revenues from other sources to the extent available, or a curtailment of expenditures (see also "Market Factors Affecting Financing of the State and Municipalities of the State" herein).

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

<u>Fiscal Year</u>	<u>State Aid</u>		
	<u>Total Revenues</u>	<u>State Aid</u>	<u>State Aid to Revenues</u>
2014	117,847,031	8,755,993	8.4
2015	122,061,253	9,360,279	8.6
2016	124,938,333	9,432,891	9.1
2017	130,573,630	9,629,644	7.4
2018	138,797,940	9,022,220	6.5
2019 (Adopted Budget)	137,384,480	8,876,538	6.5
2020 (Adopted Budget)	139,851,905	8,717,780	6.2

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

## ***Recent Financial Operations***

### **City General Fund Operations FY 2014**

For the City's Fiscal Year ended December 31, 2014, the City's General Fund revenues and other financing sources of \$119,528,992 exceeded expenditures and other financing uses of \$118,216,622 by \$1,312,370. The fund balance at the beginning of the year was \$11,912,075, and was \$13,224,445 at the end of the year for an increase of 11.0%.

### **City General Fund Operations FY 2015**

For the City's Fiscal Year ended December 31, 2015, the City's General Fund revenues and other financing sources of \$122,710,917 exceeded expenditures and other financing uses of \$117,761,100 by \$4,949,817. The fund balance at the beginning of the year was \$13,224,445, and was \$18,174,262 at the end of the year for an increase of 37.4%.

### **City General Fund Operations FY 2016**

For the City's Fiscal Year ended December 31, 2016, the City's General Fund revenues and other financing sources of \$125,065,698 exceeded expenditures and other financing uses of \$119,946,263 by \$5,119,435. The fund balance at the beginning of the year was \$18,174,262, and was \$23,293,697 at the end of the year for an increase of 28.2%.

### **City General Fund Operations FY 2017**

For the City's Fiscal Year ended December 31, 2017, the City's General Fund revenues and other financing sources of \$130,683,433 exceeded expenditures and other financing uses of \$130,336,134 by \$347,299. The fund balance at the beginning of the year was \$23,293,697, and was \$23,640,996 at the end of the year for an increase of 1.47%.

### **City General Fund Operations FY 2018**

For the City's Fiscal Year ended December 31, 2018, the City's General Fund revenues and other financing sources of \$139,649,614 was less than expenditures and other financing uses of \$140,969,769 by \$1,320,155. The fund balance at the beginning of the year was \$23,640,996, and was \$22,320,841 at the end of the year for a decrease of 5.91%.

### **City General Fund Operations FY 2019 Budget**

The City's fiscal year 2019 budget includes General Fund revenues and other financing sources of \$140,727,536 and appropriated fund balance of \$4,000,000, expenses and other financing uses of \$140,727,536, and an increase in property taxes of 2.66%. A summary of the City's 2019 Adopted Budget can be found in Appendix B herein.

### **City General Fund Operations FY 2020 Budget**

The City's fiscal year 2020 budget includes General Fund revenues and other financing sources of \$143,344,585, and appropriated fund balance of \$2,500,000, expenses and other financing uses of \$139,851,905, and a decrease in property taxes of 0.34%. A summary of the City's 2020 Adopted Budget can be found in Appendix B herein.

## **THE STATE COMPTROLLER'S FISCAL STRESS MONITORING SYSTEM AND COMPLIANCE REVIEWS**

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

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

entity is completely free of fiscal stress conditions. Rather, the entity’s financial information, when objectively scored according to the FSMS criteria, did not generate sufficient points to place them in one of the three established stress categories. The most current applicable report of the State Comptroller designates the City as “**no designation.**” For additional details regarding the Fiscal Stress Monitoring System visit the State Comptroller’s official website. Note: Reference to websites implies no warranty of accuracy of information therein.

The financial affairs of the City are subject to periodic compliance reviews by OSC to ascertain whether the City has complied with the requirements of various State and federal statutes. In 2018, the City was audited on whether the Bureau of Buildings officials ensured that elevators were inspected as required by the New York State Uniform Fire Prevention and Building Code or the City’s local law, as applicable. The City was also audited on its financial condition for the audit year 2014 and was one of eight local governments audited for a Statewide report entitled Background Checks at Municipal Youth Programs for the audit year 2013. Complete reports can be obtained from OSC’s website. Reference to this website implies no warranty of accuracy of information therein.

## **TAX INFORMATION**

### ***Limitation on Real Estate Tax Levy***

The City is responsible for levying taxes for City purposes. The City's real property tax levying powers, other than for debt service and certain other enumerated purposes, are limited by the State Constitution to two percent of the five-year average full valuation of taxable real property of the City.

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

#### **Real Property Tax Assessment and Rates**

Fiscal Year Ending <u>December 31:</u>	<u>Assessed Valuation</u>	State Equalization <u>Ratio</u>	<u>Full Valuation</u>
2016	\$265,016,649	2.93%	\$ 9,044,936,826
2017	266,508,706	2.91	9,158,374,777
2018	266,485,395	2.86	9,317,671,154
2019	265,758,612	2.49	10,672,690,763
2020	264,405,752	2.44	<u>10,836,301,311</u>
Total Five-Year Full Valuation			<u>\$49,029,974,831</u>
Five-Year Average Full Valuation			9,805,994,966
2% of Five-Year Average Full Valuation			<u>196,119,899</u>
Total Tax Levy – General City Purposes			63,577,817
Less: Total Exclusions			10,117,665
Tax Levy Subject to Tax Limit			<u>53,460,152</u>
Constitutional Tax Margin			<u>\$142,594,614</u>
Percentage of Tax Limit Exhausted			<u>30.84%</u>

Sources: City Assessor’s Office and 2019 Adopted Budget.

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

Although the State Legislature is limited by Article VIII, Section 12 of the State Constitution from imposing limitations on the power to raise taxes to pay “interest on or principal of indebtedness theretofore contracted”, the State Legislature may from time to time impose additional limitations on the ability to issue new indebtedness or to raise taxes therefor.

Chapter 97 of the New York Laws of 2011, as amended, (the “Tax Levy Limit Law” or the “Law”), generally applies to local governments and school districts in the State (with certain exceptions) and imposes additional procedural requirements on the ability of municipalities to levy certain year-to-year increases in real property taxes.

The City has been subject to the Tax Levy Limit Law since its budget for its fiscal year beginning January 1, 2012. Pursuant to the Tax Levy Limit Law, additional procedural requirements are imposed if a municipality seeks to increase the tax levy by more than the lesser of (i) two percent (2%) or (ii) the annual increase in the consumer price index, over the amount of the City’s prior year’s tax levy (the “Tax Levy Increase Limit”). If the City seeks to adopt a budget requiring a tax levy exceeding the Tax Levy Increase Limit, a favorable vote of at least five members of the seven-member City Council would be required. The City Council would also be required to act by Local Law rather than simply by resolution, and a public hearing would be required. The City exceeded the cap for the fiscal year ended 2017. The tax levy increases remained within provisions of the Tax Levy Limit Law for the fiscal years ended 2014, 2015, 2016, 2018, 2019 and 2020.

The Law permits certain exceptions to the Tax Levy Increase Limit. The City may levy taxes exceeding the Tax Levy Increase Limit, if necessary, to support the following expenditures: (i) funds needed to pay judgments arising out of tort actions that exceed five percent of the total tax levied by the City in the prior fiscal year and (ii) required pension payments (but only that portion of such payments attributable to the average actuarial contribution rate exceeding two percentage points). Taxes necessary for these expenditures will not be included in the calculation of the Tax Levy Increase Limit.

The Law also provides for adjustments to be made to the City’s Tax Levy Increase Limit based upon changes in the assessed value of the taxable real property in the City. Additionally, the City is permitted to carry forward a certain portion of its unused tax levy capacity from the prior year.

Notes or Bonds of the City issued prior to the June 24, 2011 effective date of the Tax Levy Limit Law are payable from real property taxes that can be levied as necessary without regard to any Constitutional or statutory limit. Inasmuch as the Law has no exclusion for principal and interest on notes and bonds, however, levies required to pay principal and interest on notes and bonds will be included in the calculation of the Tax Levy Increase Limit. In the absence of administrative or judicial guidance, and with limited experience operating under the Law, the effect of the Law on the City’s finances and its ability to continue to levy taxes sufficient to both pay debt service on pre June 24, 2011 and post June 24, 2011 notes and bonds and meet its other governmental responsibilities is uncertain.

## ***Real Property Tax Collection Procedure and History***

The City collects its own current taxes and delinquent taxes. In addition, the City acts as collecting agent for New Rochelle School District and Westchester County taxes. The City remits to the School District (2 years after the date the taxes are past due) and to the County (in the year of levy) the full amount of their respective tax levies. The City regularly includes in its levy an allowance for uncollected taxes and for deferred tax revenues. These amounts have historically been sufficient to compensate for any shortfall in collections of City, School District, and County taxes.

City and County taxes are payable in one installment each due January 1 and June 1, respectively, each installment becoming delinquent thirty-one days after the respective due date. Interest at two percent per month is charged during the period of delinquency. A 5% additional penalty is charged for delinquent school taxes.

Unpaid taxes levied against real property situated in the City may be redeemed and repaid by payment of the amount due the City plus 24% interest per annum until "in rem" foreclosure action is commenced. Amounts paid by the City are included in the annual budget as uncollected taxes and constitute a lien held by the City.

<u>Fiscal Year</u> <u>Ended December 31:</u>	<u>Total</u> <u>Taxes on Roll</u>	<u>Current Taxes</u> <u>Uncollected</u>	<u>Percentage Current</u> <u>Taxes Uncollected</u>
2015	112,640,525	1,204,641	1.07%
2016	111,847,866	1,051,274	0.93
2017	114,308,513	1,032,467	0.90
2018	115,267,051	835,503	0.93
2019	120,639,814	1,030,982	0.99

### ***Valuations and Tax Data***

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

	<u>Assessed Valuations</u>				
	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Assessed Value	\$265,016,649	\$266,508,706	\$266,485,395	\$266,758,612	\$264,405,752
Equal. Ratio	2.93%	2.91%	2.86%	2.49%	2.44%
Full Value	9,044,936,826	9,158,374,777	9,317,671,154	10,672,690,763	10,836,301,311
Tax Rate <sup>(1)</sup>					
City Taxes	\$210.95	\$225.21	\$229.68	\$234.23	\$240.46
County Taxes	177.41	171.73	169.68	186.36	186.36 <sup>(2)</sup>
Total Taxes on Roll	\$388.36	\$396.94	\$399.36	\$420.59	\$426.82

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

(2) Westchester County Refuse and Sewer tax rates are not set until February 2020.

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

### ***Tax Certiorari Proceedings***

In common with other municipalities, the City continues to be served with real estate tax certiorari petitions contesting the validity of tax assessments upon real property. The City intends to defend itself vigorously against all such claims and actions.

The amount the City paid for such claims in FY 2014 to FY 2018, inclusive, along with unaudited amount paid for FY 2019 and budgeted amount for FY 2020 as shown below:

2014	795,462
2015	600,808
2016	395,221
2017	337,215
2018	431,311
2019 <sup>(1)</sup>	30,370
2020 <sup>(2)</sup>	500,000

(1) Unaudited

(2) Adopted Budget

No assurance can be given as to the City's ultimate liability on existing and future refund claims. Furthermore, these amounts do not include litigation relating to real estate taxation other than challenges to assessments.

***Ten Largest Taxpayers***

The following table presents the assessments of the City's ten largest taxpayers for the 2020 assessment roll.

<b><u>Taxable Assessments<sup>(1)</sup></u></b>			
<u>Taxpayer</u>	<u>Nature of Business</u>	<u>2020 Assessed Valuation</u>	<u>% of Total Assessed Valuation</u>
Con Edison of NY	Public Utility	\$ 9,878,765	3.74%
SUEZ Water	Public Utility	2,839,333	1.07
New Roc Associates LP	Entertainment	1,903,200	0.72
Harbor One Company LLC	Apartment Building	1,457,350	0.55
HD Development of Maryland	Retail Services	780,000	0.30
Palmer-Petersville Assoc LP	Retail Services	727,900	0.28
GHP 145 Huguenot Delaware, LLC	Office Building	725,000	0.27
Costco Wholesale Corp	Retail Services	693,550	0.26
Joyce Road E & A LLC	Retail Services	667,000	0.25
210-220-230 Owners Corp.	Apartment Building	<u>661,500</u>	<u>0.25</u>
Total:		<u>\$20,333,598</u>	<u>7.69%</u>

(1) The City's total taxable assessed value for the 2020 fiscal year is \$264,405,752.

***Sales and Compensating Use Taxes***

Section 1210 of the New York Tax Law (the "Tax Law") authorizes counties to levy sales and compensating use taxes of up to 3% in addition to the 4.25% sales tax levied by the State. The Tax Law also permits cities to impose certain sales and compensating use taxes within their city limits preemptively. Sales and compensating use taxes are collected by the State and distributed on a monthly basis.

The City levies the maximum 3% sales and compensating use tax permitted by the Tax Law. Through August 31, 1993 the County received 1.5% and the City received 1.5%. Effective September 1, 1993, Section 1210 was amended to empower the City to impose an additional 1% sales tax through December 31, 1995. The 1% additional sales tax has since been extended through December 31, 2020.

The sales and compensating use tax collections as recorded by the City for each of the last five audited fiscal years, the most recent unaudited fiscal year and the current year's budget are as follows:

<u>Year</u>	<u>Amount Received</u>
2014	\$26,655,117
2015	27,558,972
2016	28,364,976
2017	28,133,118
2018	29,885,812
2019 (Unaudited)	29,210,774
2020 (Adopted Budget)	30,000,000

### ***Hotel Room Occupancy Tax***

Chapter 88 of the New York Laws of 2009 (the “Hotel Tax Law”) authorized the City to levy a hotel room occupancy tax at a rate of three percent (3%) of the rent on every occupied room or rooms of hotels, motels, inns, clubs or similar places of accommodation within the City. The Hotel Tax Law was amended in 2012, 2015 and 2018, each time extending the authority of the City to impose the occupancy tax for an additional three years. The current Law, unless amended, shall expire on September 1, 2021.

The revenues that the City receives from the Hotel Room Occupancy Tax for each of the last five fiscal years and the current year’s budget are shown below:

<u>Year</u>	<u>Amount Received</u>
2015	327,516
2016	318,974
2017	310,703
2018	319,866
2019 (Unaudited)	320,000
2020 (Adopted Budget)	320,000

### ***Construction Activity***

Major planned developments the estimated cost of construction based on permits issued for each of the developments is set forth below.

#### **2019 Permits Issued**

<u>Development</u>	<u>No. of Units</u>	<u>Estimated Cost</u>
391 Huguenot Street	60	\$ 12,200,000
283 North Avenue	114	39,500,000
14 Lecount Place	553	121,987,012
Church/Division Street	742	251,026,394
10 Commerce Drive	172	39,135,306
64 Centre Avenue	144	41,455,170

#### **2020-2021 Projected Permits**

<u>Development</u>	<u>No. of Units</u>	<u>Estimated Cost</u>
277 North Avenue	442	\$ 129,082,788
600 North Avenue	75	19,290,846
2 Hamilton Avenue	56	12,530,340
500 Main Street	447	169,100,242
26 Garden Street	187	66,300,000
11 Garden Street	219	77,600,000
327 Huguenot Street	249	94,885,200
339 Huguenot Street	285	101,041,500
265 Huguenot Street	301	106,700,000
25 Maple Avenue	180	51,983,299
24 Maple Avenue	334	87,015,315
247 North Avenue	244	86,500,000
525 Main Street	351	124,500,000
116 Guion Place	179	63,500,000
316 Huguenot Street	190	67,356,520



**2020 Projected Permits**

<u>Development</u>	<u>No. of Units</u>	<u>Estimated Cost</u>
115 Cedar Street	225	61,500,151
11 Lawton Street	596	317,700,000
57 Grand Street	70	13,035,000
8 Westchester Place	72	14,334,293
45 Harrison Street	238	84,400,000
316 Huguenot	190	50,747,437

**CITY INDEBTEDNESS**

***Constitutional Requirements***

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

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

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

*General.* The City is further subject to the general constitutionally imposed duty of the State Legislature to restrict the power of taxation and contracting indebtedness to prevent abuses in the exercise of such powers. As has been noted under “Nature of Obligation”, the State Legislature is prohibited by a specific constitutional provision from restricting the power of the City to levy taxes on real estate for the payment of interest on or principal of indebtedness theretofore contracted. However, the Chapter 97 of the New York Laws of 2011 imposes a statutory limitation on the City’s power to increase its annual tax levy. The amount of such increase is limited by the formulas set forth in the Tax Levy Limit Law. See “Tax Levy Limit Law,” above.

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

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

There is no constitutional limitation on the amount that may be raised by the City by tax on real estate in any fiscal year to pay principal of and interest on all indebtedness. However, the Tax Levy Limit Law imposes a statutory

limitation on the power of the City to increase its annual tax levy. Such increases are limited by the formulas set forth in the Tax Levy Limit Law. See “Tax Levy Limit Law,” above.

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

### ***Statutory Procedure***

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

Pursuant to the Local Finance Law, the City authorizes the issuance of bonds by the adoption of a bond resolution approved by at least two-thirds of the members of the Common Council, the finance board of the City. Customarily, the City Council has delegated to the Commissioner of Finance, as Chief Fiscal Officer of the City, the power to authorize and sell bond anticipation notes in anticipation of authorized bonds.

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

(1) Such obligations are authorized for a purpose for which the City is not authorized to expend money, or

(2) There has not been substantial compliance with the provisions of law, which should have been complied with in the authorization of such obligations

and an action contesting such validity, is commenced within twenty days after the date of such publication, or,

(3) Such obligations are authorized in violation of the provisions of the constitution.

Except on rare occasions the City complies with this estoppel procedure. It is a procedure that is recommended by Bond Counsel, but it is not required by law. By the date of delivery of the Bonds, the City will have complied with the estoppel procedure for every bond resolution used to issue the Bonds.

Each bond resolution usually authorizes bonds for the object or purpose to be financed, sets forth the plan of financing and specifies the maximum maturity of the bonds subject to the legal (Constitution, Local Finance Law and case law) restrictions relating to the period of probable usefulness with respect thereto.

Expenditures for financeable objects or purposes are usually capital expenditures, but the Local Finance Law permits short and long term financing of certain non-capital expenditures and assigns them a period of probable usefulness.

The City Council, as the finance board of the City, has the power to enact bond resolutions. In addition, such finance board has the power to authorize the sale and issuance of obligations. However, such finance board may delegate the power to sell the obligations to the Commissioner of Finance, as the Chief Fiscal Officer of the City, pursuant to the Local Finance Law.

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

The Local Finance Law also contains provisions providing the City with power to issue certain other short-term general obligation indebtedness including revenue and tax anticipation notes and budget notes (see “Details of Outstanding Indebtedness” herein).

**Computation of Debt Limit**

Summary of Indebtedness, Debt Limit and Net Debt-Contracting Margin as of January 30, 2020.

Five-Year Average Full Valuation of Taxable Real Property .....		\$9,805,994,966
Debt Limit - 7% thereof .....		686,419,648
<u>Inclusions:</u>		
Bonds .....	\$49,240,000	
Bond Anticipation Notes .....	15,530,806	
Total Inclusions		\$64,770,806
<u>Exclusions</u>		
Appropriations .....	<u>6,340,000</u>	
Total Exclusions		<u>6,340,000</u>
Total Net Indebtedness .....		<u>58,430,806</u>
Net Debt-Contracting Margin .....		<u>\$627,988,842</u>
Percent of Debt-Contracting Power Exhausted .....		<u>8.51%</u>

**Bond Anticipation Notes and Other Short-Term Obligations**

The City currently has the following bond anticipation notes and other short-term obligations outstanding:

**Bond Anticipation Notes**

<u>Dated</u>	<u>Due</u>	<u>Issue</u>	<u>Amount</u>
2/26/2019	2/26/2020	2019 Series A	15,530,806 <sup>(1)</sup>

- (1) A portion of the proceeds from the sale of the Bonds in the amount of \$2,140,000, together with \$590,000 in available funds, will be used to redeem a \$2,730,000 portion of the City’s 2019A Notes. A portion of the proceeds from the sale of the Notes in the amount of \$9,622,200, together with \$3,178,606 in available funds, will be used to redeem the remaining \$12,800,806 of the City’s 2019A Notes at maturity.

**Lease Purchase Obligations Debt Service Schedule**

The following table sets forth all principal and interest payments required on all outstanding lease purchase obligations of the City, a majority of which comes from an energy performance contract.

**Lease Purchase Obligations Principal and Interest Maturity**

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total Annual</u>
<u>Ending December 31:</u>			<u>Debt Service</u>
2020 <sup>(1)</sup>	\$ 418,854	\$ 71,146	\$ 490,000
2021	435,033	54,967	490,000
2022	453,033	36,967	490,000
2023	<u>452,308</u>	<u>37,692</u>	<u>490,000</u>
Totals:	<u>\$1,759,228</u>	<u>\$200,772</u>	<u>\$1,960,000</u>

- (1) For entire fiscal year.

***Trend of Outstanding Indebtedness***

As of December 31:	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019<sup>(1)</sup></u>
Bonds	\$58,470,000	\$51,480,000	\$54,088,000	\$49,145,000	\$50,550,000
Bond Anticipation Notes	<u>9,990,370</u>	<u>11,824,651</u>	<u>14,277,702</u>	<u>16,251,753</u>	<u>15,530,806</u>
Total Debt Outstanding	<u>\$68,460,370</u>	<u>\$63,304,651</u>	<u>\$70,976,287</u>	<u>\$67,946,554</u>	<u>\$66,080,806</u>

(1) Unaudited.

***Direct and Overlapping Indebtedness***

The real property taxpayers of the City are responsible for a proportionate share of outstanding debt obligations of the County and the City School District of the City of New Rochelle. Such taxpayers' share of this overlapping debt is based upon the amount of the City's equalized property values taken as a percentage of each separate unit's total values.

The table below sets forth both the total outstanding principal amount of debt issued by the City and the approximate magnitude of the burden on taxable property in the City of the debt instruments issued and outstanding by such other political units. Authorized but unissued debt has not been included.

**Statement of Direct and Overlapping Indebtedness**

Gross Direct Indebtedness				\$64,770,806
Exclusions and Deductions				<u>6,340,000</u>
Net Direct Indebtedness				<u>\$58,430,806</u>
<u>Overlapping Debt</u>				
<u>Issuer</u>	<u>Outstanding</u>	<u>As of</u>	<u>Share</u>	<u>Amount</u> <u>Applicable to City</u>
Westchester County	\$808,606,451	12/20/19	2.33%	\$ 18,840,530
New Rochelle City SD	80,576,756	06/30/19	85.30%	<u>68,731,973</u>
Total Net Overlapping Debt				\$87,572,503
Total Net Direct Debt				<u>58,430,806</u>
Total Net Direct and Overlapping Debt				<u>\$146,003,309</u>

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

***Debt Ratios***

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

	<u>Amount</u>	<u>Debt Per</u> <u>Capita<sup>(1)</sup></u>	<u>Debt to</u> <u>Full Value<sup>(2)</sup></u>
Net Direct Indebtedness	\$ 58,430,806	\$732.75	0.54%
Net Direct and Overlapping Indebtedness	146,003,309	1,830.95	1.35

(1) The population of the City is estimated at 79,742 as of 2018. Source: American Community Survey 5-year Estimates.

(2) The City's full value of taxable real property for fiscal year 2020 is \$10,836,301,311.

## ***Debt Service Schedule***

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

### **Bond Principal and Interest Maturity**

Fiscal Year Ending December 31st	Principal	Interest	Total Principal & Interest
2020 <sup>(1)</sup>	7,650,000	1,844,883	9,494,883
2021	7,885,000	1,423,371	9,308,371
2022	8,150,000	1,136,813	9,286,813
2023	6,265,000	834,526	7,099,526
2024	4,740,000	633,426	5,373,426
2025	1,725,000	502,638	2,227,638
2026	1,370,000	446,975	1,816,975
2027	1,410,000	401,413	1,811,413
2028	1,095,000	359,463	1,454,463
2029	1,130,000	320,688	1,450,688
2030	1,160,000	284,038	1,444,038
2031	1,195,000	246,438	1,441,438
2032	1,000,000	207,356	1,207,356
2033	260,000	187,181	447,181
2034	270,000	179,231	449,231
2035	275,000	171,056	446,056
2036	285,000	162,656	447,656
2037	295,000	153,772	448,772
2038	305,000	144,397	449,397
2039	310,000	134,594	444,594
2040	325,000	124,275	449,275
2041	335,000	113,341	448,341
2042	345,000	101,866	446,866
2043	355,000	90,053	445,053
2044	370,000	77,819	447,819
2045	380,000	64,925	444,925
2046	395,000	51,363	446,363
2047	410,000	37,275	447,275
2048	425,000	22,663	447,663
2049	435,000	7,613	442,613
Totals	<u>\$50,550,000</u>	<u>\$10,466,108</u>	<u>\$61,016,108</u>

(1) For entire fiscal year.

Source: Audited Financial Statements, City of New Rochelle.

### ***Authorized but Unissued Items***

The authorized and unissued obligations of the City will consist of approximately \$27,885,000, a majority of which will be used for road reconstructions and improvements and sanitary sewer and storm drain reconstruction and improvements.

## ECONOMIC AND DEMOGRAPHIC DATA

### *Population Trends*

<u>Year</u>	<u>City of New Rochelle</u>	<u>County of Westchester</u>	<u>State of New York</u>
1970	75,385	894,227	18,241,366
1980	70,794	866,599	17,557,288
1990	67,265	875,578	17,990,455
2000	72,182	923,441	18,976,457
2010	77,062	949,113	19,378,102
2018	79,742	967,612	19,542,209

Source: U.S. Department of Commerce, Bureau of the Census and American Community Survey 5-year estimates 2014-2018.

### *Selected Listing of Major Employers*

<u>Name</u>	<u>Type</u>	<u>Approximate Number of Employees</u>
New Rochelle City School District	Public Schools	1,356
Montefiore New Rochelle Hospital	Hospital	1,304
City of New Rochelle	Municipality	611
Iona College	College	573
United Hebrew Geriatric Center	Nursing Home	400
Home Depot	Retail	350
College of New Rochelle	College	347
Surf Club	Entertainment	300
Shop Rite	Retail	300
Dumont Masonic Home	Nursing Home	284
Westchester County Health Department	Government	200

Source: City of New Rochelle, 2019 Adopted Budget.

### *Unemployment Rate Statistics*

#### Yearly Average Unemployment Rates

<u>Year</u>	<u>City</u>	<u>County</u>	<u>State</u>
2014	5.8%	5.1%	6.3%
2015	5.2	4.5	5.3
2016	4.9	4.3	4.9
2017	5.0	4.5	4.7
2018	4.3	3.9	4.1

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

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### **Monthly Unemployment Rates**

<u>Month</u>	<u>City</u>	<u>County</u>	<u>State</u>
December 2018	4.0%	3.5%	3.9%
January 2019	4.7	3.9	4.6
February	4.8	3.8	4.4
March	4.5	3.6	4.1
April	3.5	3.2	3.6
May	3.5	3.4	3.8
June	3.4	3.4	3.8
July	3.9	3.8	4.1
August	4.2	4.1	4.2
September	4.0	3.7	3.7
October	4.0	3.7	3.9
November	3.8	3.5	3.6

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

### ***Other Information***

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

The City is in compliance with the estoppel procedure for the Bonds and the Notes provided in Title 6 of Article 2 of the Local Finance Law.

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

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

The fiscal year of the City is the calendar year.

**End of Appendix A**

**APPENDIX B**

**FINANCIAL STATEMENT SUMMARIES**



**City of New Rochelle**  
**Statement of Budgeted Revenues and Expenditures**  
**Operating Funds**  
**Fiscal Year Ended December 31:**

	Adopted Budget <u>2019</u>	Adopted Budget <u>2020</u>
<b>REVENUES:</b>		
Real Property Taxes	\$ 63,831,470	\$ 63,613,189
Other Tax Items	2,367,316	2,559,000
Non Property Tax Items	32,233,000	33,133,000
Departmental Income	11,213,345	14,281,174
Intergovernmental Charges	1,973,404	1,987,404
Use of Money and Property	1,220,224	2,106,645
Licenses & Permits	7,115,350	6,750,350
Fines & Forfeitures	3,726,600	3,411,600
Sale of Property and Compensation for Loss	137,600	137,500
County Aid	296,500	254,000
State Aid	8,876,538	8,717,780
Federal Aid	290,133	290,133
Miscellaneous	103,000	110,130
Appropriated Fund Balance	<u>4,000,000</u>	<u>2,500,000</u>
<b>TOTAL REVENUES</b>	<u><u>\$ 137,384,480</u></u>	<u><u>\$ 139,851,905</u></u>
<b>EXPENDITURES:</b>		
General Government Support	\$ 11,195,278	\$ 12,183,761
Public Safety	71,528,798	73,267,377
Development	6,065,694	6,191,652
Public Works	23,874,437	23,842,337
Parks, Recreation, Youth & Aging Services	6,285,475	6,567,040
Employee Benefits	8,977,776	8,807,335
Debt Service	<u>4,893,371</u>	<u>5,537,530</u>
<b>TOTAL EXPENDITURES</b>	<u><u>\$ 132,820,829</u></u>	<u><u>\$ 136,397,032</u></u>
<b>OTHER FINANCING SOURCES (USES):</b>		
Operating Transfers In	3,343,056	3,492,680
Operating Transfers Out	<u>(7,906,707)</u>	<u>(6,947,553)</u>
<b>Total Other Financing Sources (Uses)</b>	<u><u>\$ (4,563,651)</u></u>	<u><u>\$ (3,454,873)</u></u>
Excess (Deficiency) of Revenues and Other Sources over Expenditures and Other Uses	\$ -	\$ -

Source: Adopted Budgets of the City.

**City of New Rochelle**  
**Comparative Balance Sheet - General Fund**  
**Fiscal Year Ended December 31:**

	<u>2017</u>	<u>2018</u>
<b>Assets:</b>		
Cash and Cash Equivalents	\$ 25,614,357	\$ 17,612,157
Investments	4,184,827	3,021,802
Receivables		
Taxes and Liens	4,630,325	4,731,752
Other	7,684,885	9,514,863
Inventories	12,283	9,769
Prepaid Expenditures	<u>2,373,601</u>	<u>2,658,377</u>
<b>Total Assets</b>	<b><u>\$ 44,500,278</u></b>	<b><u>\$ 37,548,720</u></b>
<b>Liabilities:</b>		
Accounts Payable	\$ 1,761,566	\$ 1,930,170
Accrued Liabilities	2,082,350	3,040,129
Retained Percentages Payable	6,450	0
Due to School District	1,793,259	1,994,259
Due to Other Governments	266,551	282,744
Due to Other Funds	0	5,158,067
Unearned Revenues	12,527,582	500
Deferred Tax Revenue	<u>2,421,524</u>	<u>2,822,010</u>
<b>Total Liabilities</b>	<b><u>\$ 20,859,282</u></b>	<b><u>\$ 15,227,879</u></b>
<b>Fund Balances:</b>		
Nonspendable	\$ 2,385,884	\$ 2,706,329
Committed	300,000	300,000
Assigned	2,006,205	5,420,570
Unassigned (Deficit)	<u>18,948,907</u>	<u>13,893,942</u>
<b>Total Fund Balances</b>	<b><u>\$ 23,640,996</u></b>	<b><u>\$ 22,320,841</u></b>
<b>Total Liabilities and Fund Balances</b>	<b><u>\$ 44,500,278</u></b>	<b><u>\$ 37,548,720</u></b>

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

**City of New Rochelle**  
**Statement of Revenues, Expenditures, and Changes in Fund Balances - General Fund**  
**Fiscal Year Ended December 31:**

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
Revenues:					
Real Property Taxes	\$ 54,928,686	\$ 56,073,614	\$ 56,817,575	\$ 60,033,678	\$ 62,176,185
Other Tax Items	2,439,315	2,770,713	2,252,424	1,871,502	1,635,419
Non-Property Tax Items	30,040,216	31,000,374	31,848,822	31,443,983	33,323,049
Departmental Income	9,989,458	11,038,139	12,482,098	11,411,135	13,803,655
Intragovernmental Charges	2,705,077	2,585,225	2,669,905	2,753,486	3,069,713
Intergovernmental Charges	64,642	64,150	89,094	82,483	70,749
Use of Money and Property	343,836	265,157	355,432	547,165	1,106,611
Licenses and Permits	2,395,764	3,650,870	3,820,193	5,856,441	7,349,536
Fines and Forfeitures	2,827,622	2,817,510	3,140,913	4,160,441	3,563,609
Sale of Property and Compensation for Loss	77,907	98,785	79,056	139,005	547,873
State Aid	8,755,993	9,360,279	9,432,891	9,629,644	9,022,220
Federal Aid	1,310,118	406,036	140,653	454,628	508,188
Miscellaneous Revenues	1,968,397	1,930,401	1,809,277	2,190,039	2,621,133
<b>Total Revenues</b>	<b>\$ 117,847,031</b>	<b>\$ 122,061,253</b>	<b>\$ 124,938,333</b>	<b>\$ 130,573,630</b>	<b>\$ 138,797,940</b>
Expenditures:					
General Government	\$ 15,660,072	\$ 16,124,728	\$ 16,442,499	\$ 18,048,971	\$ 21,451,647
Public Safety	63,808,349	62,940,715	62,777,246	68,905,606	73,540,840
Transportation	6,254,880	6,521,419	5,737,013	6,139,869	6,688,596
Economic Assistance and Development	1,458,810	1,436,698	1,509,143	1,560,994	1,718,295
Culture and Recreation	4,678,082	4,488,370	4,446,343	4,852,426	4,802,219
Home and Community Service	9,783,476	9,527,649	9,856,506	10,298,573	9,108,980
Employee Benefits	6,912,553	7,236,164	7,733,446	7,770,417	8,524,509
Debt Service	51,249	50,727	66,893	224,973	3,970,023
<b>Total Expenditures</b>	<b>\$ 108,607,471</b>	<b>\$ 108,326,470</b>	<b>\$ 108,569,089</b>	<b>\$ 117,801,829</b>	<b>\$ 129,805,109</b>
Other Financing Sources (Uses):					
Sale of Real Property	\$ -	\$ 307,894	\$ -	\$ -	\$ -
Bond Anticipation Notes Issued	0	0	0	0	0
Insurance Recoveries	87,097	119,606	45,777	67,106	746,340
Operating Transfers In	1,594,864	222,164	81,588	42,697	105,334
Operating Transfers Out	(9,609,151)	(9,434,630)	(11,377,174)	(12,534,305)	(11,164,660)
<b>Total Other Financing Sources (Uses) and Other Uses</b>	<b>\$ (7,927,190)</b>	<b>\$ (8,784,966)</b>	<b>\$ (11,249,809)</b>	<b>\$ (12,424,502)</b>	<b>\$ (10,312,986)</b>
<b>Net Change in Fund Balances</b>	<b>1,312,370</b>	<b>4,949,817</b>	<b>5,119,435</b>	<b>347,299</b>	<b>(1,320,155)</b>
<b>Fund Balance (Deficits)- Beginning of Year</b>	<b>11,912,075</b>	<b>13,224,445</b>	<b>18,174,262</b>	<b>23,293,697</b>	<b>23,640,996</b>
<b>Fund Balance, End of Year</b>	<b>\$ 13,224,445</b>	<b>\$ 18,174,262</b>	<b>\$ 23,293,697</b>	<b>\$ 23,640,996</b>	<b>\$ 22,320,841</b>

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

**APPENDIX C**

**AUDITED FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED DECEMBER 31, 2018\***

**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/ER1365389.pdf>**

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

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

**APPENDIX D**

**FORM OF OPINION OF BOND COUNSEL  
FOR THE BONDS**

February 25, 2020

City of New Rochelle,  
County of Westchester,  
State of New York

Norton Rose Fulbright US LLP  
1301 Avenue of Americas  
New York, New York 10019  
United States

Tel +1 212 318 3000  
Fax +1 212 318 3400  
nortonrosefulbright.com

Re: City of New Rochelle, Westchester County, New York  
\$23,992,951 Public Improvement (Serial) Bonds, 2020

Ladies and Gentlemen:

We have been requested to render our opinion as to the validity of an issue of \$23,992,951 Public Improvement (Serial) Bonds, 2020 (the "Obligation"), of the City of New Rochelle, Westchester County, State of New York (the "Obligor"), dated February 25, 2020.

We have examined:

- (1) the Constitution and statutes of the State of New York;
- (2) the Internal Revenue Code of 1986 (the "Code"), including particularly Sections 103 and 141 through 150 thereof, and the applicable regulations of the United States Treasury Department promulgated thereunder;
- (3) a tax certificate (the "Tax Certificate") executed on behalf of the Obligor which includes, among other things, covenants, relating to compliance with the Code, with the owners of the Obligation that the Obligor will, among other things, (i) take all actions on its part necessary to cause interest on the Obligation not to be includable in the gross income of the owners thereof for federal income tax purposes, including, without limitation, restricting, to the extent necessary, the yield on investments made with the proceeds of the Obligation and investment earnings thereon, making required payments to the federal government, if any, and maintaining books and records in a specified manner, where appropriate, and (ii) refrain from taking any action which would cause interest on the Obligation to be includable in the gross income of the owners thereof for federal income tax purposes, including, without limitation, refraining from spending the proceeds of the Obligation and investment earnings thereon on certain specified purposes; and
- (4) a certificate executed on behalf of the Obligor which includes, among other things, a statement that compliance with such covenants is not prohibited by, or violative of, any provision of local or special law, regulation or ordinance applicable to the Obligor.

We also have examined a certified copy of proceedings of the finance board of the Obligor and other proofs authorizing and relating to the issuance of the Obligation, including the form of the Obligation. In rendering the opinions expressed herein we have assumed (i) the accuracy and truthfulness of all public records, documents and proceedings, including factual information, expectations and statements contained therein, examined by us which have been executed or

certified by public officials acting within the scope of their official capacities, and have not verified the accuracy or truthfulness thereof, and (ii) compliance by the Obligor with the covenants contained in the Tax Certificate. We also have assumed the genuineness of the signatures appearing upon such public records, documents and proceedings and the certifications thereof.

In our opinion:

- (a) The Obligation has been authorized and issued in accordance with the Constitution and statutes of the State of New York and constitutes a valid and legally binding general obligation of the Obligor, all the taxable real property within which is subject to the levy of ad valorem taxes to pay the Obligation and interest thereon, without limitation as to rate or amount, except as to certain statutory limitations which may result from the application of Chapter 97 of the Laws of 2011, as amended, provided, however, that the enforceability (but not the validity) of the Obligation: (i) may be limited by any applicable bankruptcy, insolvency or other law now existing or hereafter enacted by said state or the federal government affecting the enforcement of creditors' rights; and (ii) may be subject to the exercise of judicial discretion.
- (b) The Obligor has the power to comply with its covenants with respect to compliance with the Code as such covenants relate to the Obligation; provided, however, that the enforceability (but not the validity) of such covenants may be limited by any applicable bankruptcy, insolvency or other law now existing or hereafter enacted by said state or the federal government affecting the enforcement of creditors' rights.
- (c) Under existing law, interest on the Obligation (1) will be excludable from the gross income, as defined in section 61 of the Code, of the owners thereof for Federal income tax purposes, pursuant to section 103 of the Code and existing regulations, published rulings, and court decisions, assuming continuing compliance after the date hereof by the Obligor with the provisions of the Tax Certificate, and (2) will not be included in computing the Federal alternative minimum taxable income of the owners thereof. Under existing law, interest on the Obligation is exempt from personal income taxes imposed by the State of New York or any political subdivision thereof (including The City of New York).

We express no opinion with respect to any other federal, state or local tax consequences under present law or any proposed legislation resulting from the receipt or accrual of interest on, or the acquisition or disposition of, the Obligation. Ownership of tax-exempt obligations such as the Obligation may result in collateral federal tax consequences to, among others, financial institutions, life insurance companies, property and casualty insurance companies, certain foreign corporations doing business in the United States, S corporations with subchapter C earnings and profits, owners of an interest in a financial asset securitization investment trust, individual recipients of Social Security or Railroad Retirement Benefits, individuals otherwise qualifying for the earned income tax credit and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry, or who have paid or incurred certain expenses allocable to, tax-exempt obligations.

Our opinions are based on existing law, which is subject to change. Such opinions are further based on our knowledge of facts as of the date hereof. We assume no duty to update or

supplement our opinions to reflect any facts or circumstances that may hereafter come to our attention or to reflect any changes in any law that may hereafter occur or become effective. Moreover, our opinions are not a guarantee of result and are not binding on the Internal Revenue Service; rather, such opinions represent our legal judgment based upon our review of existing law that we deem relevant to such opinions and in reliance upon the representations and covenants referenced above.

The scope of our engagement in relation to the issuance of the Obligation has extended solely to the examination of the facts and law incident to rendering the opinion expressed herein. Such opinion is not intended and should not be construed to express or imply any conclusion that the amount of real property subject to taxation within the boundaries of the Obligor, together with other legally available sources of revenue, if any, will be sufficient to enable the Obligor to pay the principal of or interest on the Obligation as the same respectively become due and payable. Reference should be made to the Official Statement prepared by the Obligor in relation to the Obligation for factual information which, in the judgment of the Obligor, could materially affect the ability of the Obligor to pay such principal and interest. While we have participated in the preparation of such Official Statement, we have not verified the accuracy, completeness or fairness of the factual information contained therein and, accordingly, we express no opinion as to whether the Obligor, in connection with the sale of the Obligation, has made any untrue statement of a material fact or omitted to state a material fact necessary in order to make any statements made, in the light of the circumstances under which they were made, not misleading.

Very truly yours,



**APPENDIX E**

**FORM OF OPINION OF BOND COUNSEL  
FOR THE NOTES**

February 25, 2020

City of New Rochelle,  
County of Westchester,  
State of New York

Norton Rose Fulbright US LLP  
1301 Avenue of Americas  
New York, New York 10019  
United States

Tel +1 212 318 3000  
Fax +1 212 318 3400  
nortonrosefulbright.com

Re: City of New Rochelle, Westchester County, New York  
\$13,087,200 Bond Anticipation Notes, 2020

Ladies and Gentlemen:

We have been requested to render our opinion as to the validity of an issue of \$13,087,200 Bond Anticipation Notes, 2020 (the "Obligation"), of the City of New Rochelle, Westchester County, State of New York (the "Obligor"), dated February 25, 2020.

We have examined:

- (1) the Constitution and statutes of the State of New York;
- (2) the Internal Revenue Code of 1986 (the "Code"), including particularly Sections 103 and 141 through 150 thereof, and the applicable regulations of the United States Treasury Department promulgated thereunder;
- (3) a tax certificate (the "Tax Certificate") executed on behalf of the Obligor which includes, among other things, covenants, relating to compliance with the Code, with the owners of the Obligation that the Obligor will, among other things, (i) take all actions on its part necessary to cause interest on the Obligation not to be includable in the gross income of the owners thereof for federal income tax purposes, including, without limitation, restricting, to the extent necessary, the yield on investments made with the proceeds of the Obligation and investment earnings thereon, making required payments to the federal government, if any, and maintaining books and records in a specified manner, where appropriate, and (ii) refrain from taking any action which would cause interest on the Obligation to be includable in the gross income of the owners thereof for federal income tax purposes, including, without limitation, refraining from spending the proceeds of the Obligation and investment earnings thereon on certain specified purposes; and
- (4) a certificate executed on behalf of the Obligor which includes, among other things, a statement that compliance with such covenants is not prohibited by, or violative of, any provision of local or special law, regulation or ordinance applicable to the Obligor.

We also have examined a certified copy of proceedings of the finance board of the Obligor and other proofs authorizing and relating to the issuance of the Obligation, including the form of the Obligation. In rendering the opinions expressed herein we have assumed (i) the accuracy and truthfulness of all public records, documents and proceedings, including factual information, expectations and statements contained therein, examined by us which have been executed or certified by public

officials acting within the scope of their official capacities, and have not verified the accuracy or truthfulness thereof, and (ii) compliance by the Obligor with the covenants contained in the Tax Certificate. We also have assumed the genuineness of the signatures appearing upon such public records, documents and proceedings and the certifications thereof.

In our opinion:

- (a) The Obligation has been authorized and issued in accordance with the Constitution and statutes of the State of New York and constitutes a valid and legally binding general obligation of the Obligor, all the taxable real property within which is subject to the levy of ad valorem taxes to pay the Obligation and interest thereon, without limitation as to rate or amount, except as to certain statutory limitations which may result from the application of Chapter 97 of the Laws of 2011, as amended, provided, however, that the enforceability (but not the validity) of the Obligation: (i) may be limited by any applicable bankruptcy, insolvency or other law now existing or hereafter enacted by said state or the federal government affecting the enforcement of creditors' rights; and (ii) may be subject to the exercise of judicial discretion.
- (b) The Obligor has the power to comply with its covenants with respect to compliance with the Code as such covenants relate to the Obligation; provided, however, that the enforceability (but not the validity) of such covenants may be limited by any applicable bankruptcy, insolvency or other law now existing or hereafter enacted by said state or the federal government affecting the enforcement of creditors' rights.
- (c) Under existing law, interest on the Obligation (1) will be excludable from the gross income, as defined in section 61 of the Code, of the owners thereof for Federal income tax purposes, pursuant to section 103 of the Code and existing regulations, published rulings, and court decisions, assuming continuing compliance after the date hereof by the Obligor with the provisions of the Tax Certificate, and (2) will not be included in computing the Federal alternative minimum taxable income of the owners thereof. Under existing law, interest on the Obligation is exempt from personal income taxes imposed by the State of New York or any political subdivision thereof (including The City of New York).

We express no opinion with respect to any other federal, state or local tax consequences under present law or any proposed legislation resulting from the receipt or accrual of interest on, or the acquisition or disposition of, the Obligation. Ownership of tax-exempt obligations such as the Obligation may result in collateral federal tax consequences to, among others, financial institutions, life insurance companies, property and casualty insurance companies, certain foreign corporations doing business in the United States, S corporations with subchapter C earnings and profits, owners of an interest in a financial asset securitization investment trust, individual recipients of Social Security or Railroad Retirement Benefits, individuals otherwise qualifying for the earned income tax credit and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry, or who have paid or incurred certain expenses allocable to, tax-exempt obligations.

Our opinions are based on existing law, which is subject to change. Such opinions are further based on our knowledge of facts as of the date hereof. We assume no duty to update or supplement our opinions to reflect any facts or circumstances that may hereafter come to our attention or to reflect

any changes in any law that may hereafter occur or become effective. Moreover, our opinions are not a guarantee of result and are not binding on the Internal Revenue Service; rather, such opinions represent our legal judgment based upon our review of existing law that we deem relevant to such opinions and in reliance upon the representations and covenants referenced above.

The scope of our engagement in relation to the issuance of the Obligation has extended solely to the examination of the facts and law incident to rendering the opinion expressed herein. Such opinion is not intended and should not be construed to express or imply any conclusion that the amount of real property subject to taxation within the boundaries of the Obligor, together with other legally available sources of revenue, if any, will be sufficient to enable the Obligor to pay the principal of or interest on the Obligation as the same respectively become due and payable. Reference should be made to the Official Statement prepared by the Obligor in relation to the Obligation for factual information which, in the judgment of the Obligor, could materially affect the ability of the Obligor to pay such principal and interest. While we have participated in the preparation of such Official Statement, we have not verified the accuracy, completeness or fairness of the factual information contained therein and, accordingly, we express no opinion as to whether the Obligor, in connection with the sale of the Obligation, has made any untrue statement of a material fact or omitted to state a material fact necessary in order to make any statements made, in the light of the circumstances under which they were made, not misleading.

Very truly yours,

**APPENDIX F**

**UNDERTAKING TO PROVIDE CONTINUING DISCLOSURE  
FOR THE BONDS**

**ANNUAL AND CONTINUING  
DISCLOSURE UNDERTAKING CERTIFICATE  
PURSUANT TO RULE 15c2-12 OF THE  
SECURITIES AND EXCHANGE COMMISSION**

On the date hereof, the City of New Rochelle, Westchester County, New York (the “City”) is issuing its Bonds (as defined herein). To facilitate compliance with Rule 15c2-12 of the Securities and Exchange Commission (the “SEC”) promulgated under the Securities Exchange Act of 1934, as amended by the underwriter (as defined in the Rule), the Issuer hereby undertakes for the benefit of the records and beneficial owners from time to time of the Bonds (the “Holders”) to provide

**A. Definitions.** As used in this Undertaking, the following terms have the meanings ascribed to such terms below:

“*Bonds*” means the Issuer’s \$23,992,951 Public Improvement (Serial) Bonds, 2020, dated February 25, 2020.

“*Financial Obligation*” means a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii); provided that “*financial obligation*” shall not include municipal securities (as defined in the Securities Exchange Act of 1934, as amended) as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

“*MSRB*” means the Municipal Securities Rulemaking Board.

“*Rule*” means SEC Rule 15c2-12, as amended from time to time.

“*SEC*” means the United States Securities and Exchange Commission.

“*Undertaking*” means this Annual and Continuing Disclosure Undertaking.

**B. Annual Reports.** With respect to the Bonds, the Issuer shall electronically file annually with the MSRB, (1) within six months after the end of each fiscal year ending after the date hereof, financial information and operating data with respect to the Issuer of the general type contained in or cross referenced in the Issuer’s final Official Statement, dated February 11, 2020, in **APPENDIX A** under the headings “**THE CITY**”, “**FINANCIAL FACTORS**”, “**TAX INFORMATION**”, “**CITY INDEBTEDNESS**” and “**LITIGATION**”, and in **APPENDICES B AND C**, and (2) if not provided as part of such financial information and operating data, audited financial statements of the Issuer, when and if available. If audited financial statements are not available at that time the City will electronically file unaudited financial statements when available. Any financial statements so to be electronically filed shall be prepared in accordance with the accounting principles as the Issuer may be required to employ from time to time pursuant to state law or regulation, and shall be audited, if the Issuer commissions an audit of such statements and the audit is completed within the period during which they must be provided.

If the Issuer changes its fiscal year, it will electronically file with the MSRB of the change (and of the date of the new fiscal year end) prior to the next date by which the Issuer otherwise

would be required to provide financial information and operating data pursuant to this Undertaking.

The financial information and operating data to be electronically filed pursuant to this Undertaking may be set forth in full in one or more documents or may be included by specific reference to any document available to the public on the MSRB's Internet Web site or filed with the SEC.

**C. Event Notices.** The Issuer shall electronically file with the MSRB notice of any of the following events with respect to the Obligations in a timely manner and not more than ten business days after occurrence of the event:

- (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-exempt status of the Bonds, or other material events affecting the tax status of the Bonds;
- (7) Modifications to rights of holders of the Bonds, if material;
- (8) Bond calls, if material, and tender offers;
- (9) Defeasances;
- (10) Release, substitution, or sale of property securing repayment of the Bonds, if material;
- (11) Rating changes;
- (12) Bankruptcy, insolvency, receivership, or similar event of the Issuer, which shall occur as described below;
- (13) The consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of its assets, other than in the ordinary course of business, the entry into of 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 Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer, 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 Issuer, any of which reflect financial difficulties.

For these purposes, any event described in the immediately preceding paragraph (12) is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the Issuer in a proceeding under the United States 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 Issuer, 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 Issuer.

The Issuer shall electronically file with the MSRB, in a timely manner, notice of any failure by the Issuer to provide financial information or operating data in accordance with this Undertaking by the time required by this Undertaking.

**D. Filings with the MSRB.** All financial information, operating data, financial statements, notices, and other documents provided to the MSRB in accordance with this Undertaking shall be provided in an electronic format prescribed by the MSRB and shall be accompanied by identifying information as prescribed by the MSRB.

**E. Limitations, Disclaimers, and Amendments.** The Issuer shall be obligated to observe and perform the covenants specified in this Undertaking for so long as, but only for so long as, the Issuer remains an “obligated person” with respect to the Bonds within the meaning of the Rule.

The provisions of this Undertaking are for the sole benefit of the holders and beneficial owners of the Bonds, and nothing in this Undertaking, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The Issuer undertakes to provide only the financial information, operating data, financial statements, and notices which it has expressly agreed to provide pursuant to this Undertaking and does not hereby undertake to provide any other information that may be relevant or material to a complete presentation of the Issuer’s financial results, condition, or prospects or hereby undertake to update any information provided in accordance with this Undertaking or otherwise, except as expressly provided herein. The Issuer does not make any representation or warranty concerning such information or its usefulness to a decision to invest in or sell Bonds at any future date.

UNDER NO CIRCUMSTANCES SHALL THE ISSUER BE LIABLE TO THE HOLDER OR BENEFICIAL OWNER OF ANY BOND OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE ISSUER, WHETHER NEGLIGENT OR WITH OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS UNDERTAKING, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR *MANDAMUS* OR SPECIFIC PERFORMANCE.

No default by the Issuer in observing or performing its obligations under this Undertaking shall constitute a breach of or default on the Bonds.



Nothing in this Undertaking is intended or shall act to disclaim, waive, or otherwise limit the duties of the Issuer under federal and state securities laws.

The provisions of this Undertaking may be amended by the Issuer from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the Issuer, but only if (1) the provisions of this Undertaking, as so amended, would have permitted an underwriter to purchase or sell Bonds in the primary offering of the Bonds in compliance with the Rule, taking into account any amendments or interpretations of the Rule to the date of such amendment, as well as such changed circumstances, and (2) either (a) the holders of the Bonds consent to such amendment or (b) a person that is unaffiliated with the Issuer (such as nationally recognized bond counsel) determines that such amendment will not materially impair the interests of the holders and beneficial owners of the Bonds. The Issuer may also repeal or amend the provisions of this Undertaking if the SEC amends or repeals the applicable provisions of the Rule or any court of final jurisdiction enters judgment that such provisions of the Rule are invalid, and the Issuer also may amend the provisions of this Undertaking in its discretion in any other manner or circumstance, but in either case only if and to the extent that the provisions of this sentence would not have prevented an underwriter from lawfully purchasing or selling Bonds in the primary offering of the Bonds, giving effect to (a) such provisions as so amended and (b) any amendments or interpretations of the Rule. If the Issuer so amends the provisions of this Undertaking, the Issuer shall include with any amended financial information or operating data next provided in accordance with this Undertaking an explanation, in narrative form, of the reasons for the amendment and of the impact of any change in the type of financial information or operating data so provided.

IN WITNESS WHEREOF, I have hereunto set my hand this February 25, 2020.

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Commissioner of Finance

**APPENDIX G**

**UNDERTAKING TO PROVIDE NOTICES OF EVENTS  
FOR THE NOTES**

**EVENT NOTICES CERTIFICATE  
PURSUANT TO RULE 15c2-12 OF THE  
SECURITIES AND EXCHANGE COMMISSION**

On the date hereof, the Issuer is issuing the Notes, and hereby undertakes, in accordance with the requirements of the Rule, as follows:

**A. Definitions.** As used in this Undertaking, the following terms have the meanings ascribed to such terms below:

“Notes” means the Issuer’s \$13,087,200 Bond Anticipation Notes, 2020, dated February 25, 2020.

“Issuer” means the City of New Rochelle, Westchester County, New York.

“Financial Obligation” means a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii); provided that “financial obligation” shall not include municipal securities (as defined in the Securities Exchange Act of 1934, as amended) as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

“MSRB” means the Municipal Securities Rulemaking Board.

“Rule” means SEC Rule 15c2-12, as amended from time to time.

“SEC” means the United States Securities and Exchange Commission.

“Undertaking” means this Disclosure Undertaking.

**B. Event Notices.** The Issuer shall provide notice of any of the following events with respect to the Notes to the MSRB in a timely manner and not more than 10 business days after occurrence of the event:

- (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-exempt status of the Notes (if applicable) or other material events affecting the tax status of the Notes;
- (7) Modifications to rights of holders of the Notes, if material;

- (8) Bond or Note calls, if material, and tender offers;
- (9) Defeasances;
- (10) Release, substitution, or sale of property securing repayment of the Notes, if material;
- (11) Rating changes;
- (12) Bankruptcy, insolvency, receivership, or similar event of the Issuer, which shall occur as described below;
- (13) The consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of its assets, other than in the ordinary course of business, the entry into of 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; and
- (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 Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer, 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 Issuer, any of which reflect financial difficulties.

For these purposes, any event described in the immediately preceding paragraph (12) is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the Issuer in a proceeding under the United States 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 Issuer, 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 Issuer.

The Issuer shall notify the MSRB, in a timely manner, of any failure by the Issuer to provide a notice described in “B”, above, by the time required by this Undertaking.

**C. Filings with the MSRB.** All notices and other documents provided to the MSRB in accordance with this Undertaking shall be provided in an electronic format prescribed by the MSRB and shall be accompanied by identifying information as prescribed by the MSRB.

**D. Limitations, Disclaimers, and Amendments.** The Issuer shall be obligated to observe and perform the covenants specified in this Undertaking for so long as, but only for so long as, the Issuer remains an “obligated person” with respect to the Notes within the meaning of the Rule.

The provisions of this Undertaking are for the sole benefit of the holders and beneficial owners of the Notes, and nothing in this Undertaking, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The Issuer undertakes to provide only the notices which it has expressly agreed to provide pursuant to this Undertaking and does not hereby undertake to provide any other information that may be relevant or material to a complete presentation of the Issuer's financial results, condition, or prospects or hereby undertake to update any information provided in accordance with this Undertaking or otherwise, except as expressly provided herein. The Issuer does not make any representation or warranty concerning such information or its usefulness to a decision to invest in or sell Notes at any future date.

UNDER NO CIRCUMSTANCES SHALL THE ISSUER BE LIABLE TO THE HOLDER OR BENEFICIAL OWNER OF ANY NOTE OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE ISSUER, WHETHER NEGLIGENT OR WITH OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS UNDERTAKING, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR *MANDAMUS* OR SPECIFIC PERFORMANCE.

No default by the Issuer in observing or performing its obligations under this Undertaking shall constitute a breach of or default on the Notes.

Nothing in this Undertaking is intended or shall act to disclaim, waive, or otherwise limit the duties of the Issuer under federal and state securities laws.

The provisions of this Undertaking may be amended by the Issuer from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the Issuer, but only if (1) the provisions of this Undertaking, as so amended, would have permitted an underwriter to purchase or sell Notes in the primary offering of the Notes in compliance with the Rule, taking into account any amendments or interpretations of the Rule to the date of such amendment, as well as such changed circumstances, and (2) either (a) the holders of the Notes consent to such amendment or (b) a person that is unaffiliated with the Issuer (such as nationally recognized bond counsel) determines that such amendment will not materially impair the interests of the holders and beneficial owners of the Notes. The Issuer may also repeal or amend the provisions of this Undertaking if the SEC amends or repeals the applicable provisions of the Rule or any court of final jurisdiction enters judgment that such provisions of the Rule are invalid, and the Issuer also may amend the provisions of this Undertaking in its discretion in any other manner or circumstance, but in either case only if and to the extent that the provisions of this sentence would not have prevented an underwriter from lawfully purchasing or selling Notes in the primary offering of the Notes, giving effect to (a) such provisions as so amended and (b) any amendments or interpretations of the Rule.

IN WITNESS WHEREOF, I have hereunto set my hand to this Disclosure Undertaking this February 25, 2020.

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Commissioner of Finance