

PRELIMINARY OFFICIAL STATEMENT DATED DECEMBER 13, 2023

NEW ISSUE

RATINGS: (See “RATINGS” herein)

In the opinion of Hawkins Delafield & Wood LLP, Bond Counsel to the City of Yonkers, New York, (i) interest and original issue discount on the Notes is not excludable from gross income for the United States federal income tax; and (ii) interest on the Notes is exempt from personal income taxes of New York State and its political subdivisions, including The City of New York and the City of Yonkers. See “TAX MATTERS” herein.

CITY OF YONKERS, NEW YORK

\$11,457,940 GENERAL OBLIGATION BOND ANTICIPATION NOTES-2024 (FEDERALLY TAXABLE)

Dated: Date of Issue

Maturity Date: September 30, 2024

The \$11,457,940 General Obligation Bond Anticipation Notes-2024 (Federally Taxable) (the “Notes”), will constitute general obligations of the City of Yonkers, New York (the “City”) and will contain a pledge of its faith and credit for the payment of the principal thereof and interest thereon and, unless paid from other sources, the Notes are payable from ad valorem taxes which may be levied upon all the taxable real property within the City, subject to certain statutory limitations imposed by Chapter 97 of the Laws of New York of 2011, as amended (the “Tax Levy Limit Law”). (See “Tax Levy Limit Law” under “PROPERTY TAXES” in Appendix A attached hereto).

The Notes are dated their Date of Issue and bear interest from that date until the Maturity Date, at the annual rate or rates 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, New York, New York (“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 the respective successful bidder at such interest rate.

If the Notes are issued in book-entry form, such notes will be delivered to DTC, which will act as Securities Depository for the Notes. Individual purchases will be made in book entry form only, in principal amounts of \$5,000 or integral multiples thereof, except for one necessary odd denomination. Purchasers will not receive certificates representing their interests in the Notes.

Principal of and interest on the Notes will be paid by The Bank of New York Mellon, New York, New York, the Paying Agent for the Notes, to the registered owner or, as the case may be to the Securities Depository, which will in turn remit such principal and interest to its Participants, for subsequent distribution to the Beneficial Owners of the Notes, as described herein.

CHAPTER 55 OF THE LAWS OF 2014 OF THE STATE OF NEW YORK (“CHAPTER 55”) AUTHORIZED THE CITY TO ISSUE DEFICIT BONDS ON BEHALF OF THE BOARD OF EDUCATION OF THE CITY IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED \$45,000,000 TO FUND THE CUMULATIVE DEFICIT IN THE GENERAL FUND OF SAID BOARD OF EDUCATION AS OF JUNE 30, 2014. ON MARCH 27, 2015, THE CITY ISSUED ITS \$37,260,000 SCHOOL DEFICIT BONDS-2015A PURSUANT TO SUCH AUTHORIZATION.

This Preliminary Official Statement is in a form “Deemed Final” by the City for the purpose of Securities and Exchange Commission Rule 15c2-12. For a description of the City’s Undertaking to Provide Notices of Events as described in the Rule, see “DISCLOSURE UNDERTAKING” herein.

The Notes are offered subject to the final approving opinion of Hawkins Delafield & Wood LLP, New York, New York, Bond Counsel to the City, and certain other conditions. It is expected that delivery of the Notes in definitive form will be made on or about January 10, 2024 at the office of the Securities Depository in Jersey City, New Jersey.

December __, 2023

This Preliminary Official Statement and the information contained herein are subject to completion or amendment without notice. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of these securities, in any jurisdiction in which such offer, solicitation, or sale would be unlawful prior to registration or qualification under the securities laws of such jurisdiction.

No dealer, broker, salesman or other person has been authorized by the City, or any officer thereof, to give any information or to make any representations, other than those contained in this Official Statement and if given or made, such other information or representations must not be relied upon as having been authorized by any of the City. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Notes by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information set forth herein has been obtained by the City, from sources which are believed to be reliable but it is not guaranteed as to accuracy or completeness. The information and expressions of opinion herein are subject to change without notice and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the City, since the date hereof. Such information and expressions of opinion are made for the purpose of providing information to prospective investors and are not to be used for any other purpose or relied on by any other party.

This Official Statement is submitted in connection with the sale of the Notes described herein and may not be reproduced or used, in whole or in part, for any other purpose. This Official Statement is not to be construed as a contract or agreement among the City, the purchasers or owners of any offered Notes. This Official Statement is being provided to prospective purchasers either in bound printed form (“Original Bound Format”) or in electronic format on the following websites: www.capmark.org or <https://emma.msrb.org/>. References to website addresses presented herein are for informational purposes only and unless specified otherwise, are not incorporated by reference into, and are not deemed to be a part of, this Official Statement.

The order and placement of materials in this Official Statement, including the Appendices, are not to be deemed a determination of relevance, materiality or importance, and this Official Statement, including the cover page, the inside cover page and the Appendices, must be considered in its entirety. The captions and headings in this Official Statement are for convenience only and in no way define, limit or describe the scope or intent, or affect the meaning or construction, of any provisions or sections of this Official Statement. The offering of the Notes is made only by means of this entire Official Statement.

The statements contained in this Official Statement and the Appendices hereto that are not purely historical are forward-looking statements. Such forward-looking statements can be identified, in some cases, by terminology such as “may,” “will,” “should,” “expects,” “intends,” “plans,” “anticipates,” “believes,” “estimates,” “predicts,” “potential,” “illustrate,” “example,” and “continue,” or the singular, plural, negative or other derivations of these or other comparable terms. Readers should not place undue reliance on forward-looking statements. All forward-looking statements included in this Official Statement are based on information available on the date of this Official Statement, and the City assumes no obligation to update any such forward-looking statements. The forward-looking statements included herein are necessarily based on various assumptions and estimates and are inherently subject to various risks and uncertainties, including, but not limited to, risks and uncertainties relating to the possible invalidity of the underlying assumptions and estimates and possible changes or developments in various important factors. Accordingly, actual results may vary from the projections, forecasts and estimates contained in this Official Statement and such variations may be material, which could affect the ability to fulfill some or all of the obligations under the Notes.

The Notes have not been recommended by any federal or state securities commission or regulatory authority. Furthermore, the foregoing authorities have not confirmed the accuracy or determined the adequacy of this document. Any representation to the contrary is a criminal offense. The Notes have not been registered with the Securities and Exchange Commission under the Securities Act of 1933, as amended, in reliance upon the exemption contained in Section 3(a)(2) of such act.

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CITY OF YONKERS

**Mayor
Mike Spano**

**City Council President
Lakisha Collins-Bellamy**

**Council Members
Tasha Diaz, Majority Leader
Mike Breen, Minority Leader
Shanae V. Williams
Corazon Pineda Isaac
John Rubbo
Anthony J. Merante**

**Deputy Mayors
Anthony M. Landi
Steven J. Levy**

**Corporation Counsel
Matthew Gallagher**

**Commissioner of Finance & Management Services and Comptroller
John A. Liszewski**

**Deputy Commissioner of Finance & Management Services
Elizabeth Janocha**

**Bond Counsel
Hawkins Delafield & Wood LLP
New York, New York**

**Auditors
PKF O'Connor Davies LLP
Harrison, New York**

**Municipal Advisor
Capital Markets Advisors LLC
Great Neck, New York**

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OFFICIAL STATEMENT
relating to the
CITY OF YONKERS, NEW YORK

\$11,457,940 GENERAL OBLIGATION BOND ANTICIPATION NOTES-2024 (FEDERALLY TAXABLE)

This Official Statement, which includes the cover page and appendices, presents information relating to the City of Yonkers, in the County of Westchester, New York (the “City”, “County” and “State”, respectively) and was prepared by the City in connection with the sale of its \$11,457,940 General Obligation Bond Anticipation Notes-2024 (Federally Taxable) (the “Notes”).

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

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

INTRODUCTION

The City is a municipal corporation of the State. With a population estimated at 208,121 according to 2022 Decennial US Census data, the City is the third most populous city in the State. The City has an area of approximately 18.3 square miles and is located in the southwestern section of the County. The City has substantial established residential areas, and there are 13 companies located in the City which have 200 or more employees. Its largest taxpayers include Consolidated Edison Company, Mack Cali’s Westchester Realty and The City of New York.

The City has the general power and responsibilities inherent in the operation of a municipal government. The City is responsible for and maintains police, fire, sanitation and water services, in-City sewer infrastructure, municipal streets, library, parks and facilities. A Board of Trustees, appointed by the Mayor, administers the Yonkers public school system (the “BOE” or “Board of Education”); however, the City Council is responsible for determining the level of and provides for educational expenditures as part of the annual budgetary process. Pursuant to State legislation enacted in connection with the State’s 2014-2015 Adopted Budget, the City and the BOE entered into an inter-municipal agreement, whereby the City assumed control of all financial and budget functions of the BOE. The inter-municipal agreement gives the City certain administrative controls over non-academic operations and functions of the BOE, as hereinafter defined. Under State law, the County, not the City, is responsible for funding mandated social service programs such as Medicaid, Aid to Families with Dependent Children and home relief programs. The City does not own, operate or have financial responsibility for any hospitals or colleges.

The Special Local Finance and Budget Act of the City of Yonkers, constituting Chapters 488 and 489 of the Laws of 1976 of the State (the “Act”), provides the purchasers of the City’s debt obligations, including the Notes, with special contractual safeguards not usually afforded to the holders of general obligation debt of other municipalities in the State. (See “*The Special Local Finance and Budget Act*” under “*DISCUSSION OF FINANCIAL OPERATIONS*” in Appendix A attached hereto.) (See Appendix C attached hereto for a summary of the provisions of the Act.)

The Notes will be general obligations of the City and will contain a pledge of the faith and credit of the City for the payment of the principal thereof and the interest thereon. For the payment of such principal of and interest on the Notes, the City has the power to levy ad valorem taxes on all taxable real property within the City, subject to certain statutory limitations imposed by the Tax Levy Limit Law. (See “*Tax Levy Limit Law*” under “*PROPERTY TAXES*” in Appendix A attached hereto.) A percentage of all City ad valorem real property taxes collected, together with the proceeds of a special one percent sales and use tax authorized by Chapter 871 of the State Laws of 1975, as amended (the “Special Sales Tax”), must be deposited, as received, into the Debt Service Fund maintained with the State Comptroller acting as Fiscal Agent (the “Fiscal Agent”). Funds in the Debt Service Fund may be used only to pay principal of and interest on bond and note obligations of the City. If at any point during a fiscal year the funds on deposit in the Debt Service Fund exceed the unpaid amount of all Special Debt Service due or to become due at or prior to the end of such fiscal year, the Fiscal Agent shall pay over to the City the amount of such excess for use by the City.

THE NOTES

Authorization for the Notes

The Notes are issued pursuant to the Constitution and statutes of the State, including the Local Finance Law and the Act and two special bond ordinances duly adopted by the City Council on November 28, 2023 and subsequently approved by the Mayor, authorizing the issuance of serial bonds for City purposes. (see “*Purpose of the Notes*” herein).

Description of the Notes

The Notes are dated their Date of Issue and bear interest from that date until the Maturity Date, at the annual rate or rates set forth on the inside cover page hereof.

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, New York, New York (“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 the respective successful bidder at such interest rate.

If the Notes are issued in book-entry form, such notes will be delivered to DTC, which will act as securities depository for the Notes. Individual purchases will be made in book entry form only, in principal amounts of \$5,000 or integral multiples thereof, except for one necessary odd denomination for the Notes. Purchasers will not receive certificates representing their interests in the Notes.

Principal of and interest on the Notes will be paid by The Bank of New York Mellon, New York, New York, the Paying Agent for the Notes, to the registered owner or, as the case may be to the Securities Depository, which will in turn remit such principal and interest to its Participants (as hereinafter defined), for subsequent distribution to the Beneficial Owners (as hereinafter defined) of the Notes, as described herein.

The Notes may be transferred or exchanged in the manner described on the Notes and as referenced in accompanying proceedings of the City. See also, “*FUNCTIONS OF THE FISCAL AGENT*” herein.

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

Purpose of the Notes

The proceeds of the Notes will be used to finance the objects or purposes listed below and to pay costs of issuance. The “Allocation of Note Proceeds” includes net original issuance premium allocated to each project.

Special Ordinance No. __-2023

| Object or Purpose | Amount Outstanding | Allocation of Note Proceeds |
|-----------------------------------|---------------------------|------------------------------------|
| Payment of Various Settled Claims | \$0 | \$9,457,940 |

Special Ordinance No. __-2023

| Object or Purpose | Amount Outstanding | Allocation of Note Proceeds |
|-----------------------------------|---------------------------|------------------------------------|
| Payment of Various Settled Claims | \$0 | \$2,000,000 |

PAYMENT AND SECURITY FOR THE NOTES

General

Each Note when duly issued and paid for will constitute a contract between the City and the holder thereof. The Notes will be general obligations of the City and will contain a pledge of the faith and credit of the City for the payment of the principal of and interest thereon. For the payment of such principal and interest, the City has the power and statutory authorization to levy ad valorem taxes on all taxable real property in the City, subject to certain statutory limitations imposed by the Tax Levy Limit Law. (See “*Tax Levy Limit Law*” under “*PROPERTY TAXES*” in Appendix A attached hereto.) Under the Constitution of the State, the State is specifically precluded from restricting the power of the City to levy taxes on real estate for such purpose. 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 certain 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.

The Notes also will be entitled to the benefits of the provisions of the Act and special sale ordinances adopted by the City Council authorizing each issue of City bonds since 1976 (collectively referred to hereinafter as the “Sale Ordinance”), including certain covenants of the City contained therein and certain rights of the City bondholders to enforce such covenants. The Sale Ordinance constitutes the special contract and credit agreement with bondholders authorized by the City in accordance with the Act. Pursuant to the Sale Ordinance and the Act, the State Comptroller is the Fiscal Agent and has specific monitoring and enforcement functions. (See “*FUNCTIONS OF THE FISCAL AGENT*” herein and a summary of the Act in Appendix C attached hereto.)

Debt Service Fund

Pursuant to the Sale Ordinance, the Debt Service Fund (as hereinafter defined in Appendix C), established by the City pursuant to the Act and its 1976 bond ordinance, is continued and shall be maintained by the City with the Fiscal Agent for the purpose of paying Special Debt Service. "Special Debt Service" means, with respect to a fiscal year, the amount required for the punctual payment of all principal and interest due and payable in such year on the Notes and on all of the City's other outstanding serial bonds, tax anticipation notes, revenue anticipation notes (subject to the limitation described herein), capital notes and budget notes and the required principal amortization and interest due on the City's outstanding bond anticipation notes and urban renewal notes. All such obligations are general obligations of the City. The City is also authorized to incur debt which is not a general obligation of the City, payable from and secured by increases in real property taxes on benefited property. (See "Tax Increment Financing" under "CITY INDEBTEDNESS" in Appendix A attached hereto.)

The Sale Ordinance reaffirms the requirements of the Act, and the safeguards and provisions which apply to the aforesaid obligations issued by the City in 1976 and thereafter, that the City appropriate in its budget for each fiscal year the amounts required for such year to pay Special Debt Service, as well as the amounts estimated to be required for interest on tax anticipation and revenue anticipation notes anticipated to be issued and to mature in such fiscal year.

The following amounts are required to be deposited in the Debt Service Fund:

(a) The percentage of all ad valorem real property taxes collected by the City, determined according to the following formula and calculated at the commencement of each fiscal year:

$$\frac{\text{total appropriation for Special Debt Service}}{\text{total city ad valorem real property tax levy less reserve for uncollected taxes}} = \text{Debt Service Percentage}$$

Immediately upon receipt of any ad valorem real property tax payments during each fiscal year, the City is required to remit the total of such payments to the Fiscal Agent, who will deposit into the Debt Service Fund the portion of such payment equal to the Debt Service Percentage. The remainder of such payment is then paid over to the City Comptroller (subject to (c) and (d) below) for City use.

(b) The revenues derived from the imposition of the Special Sales Tax of the City will be deposited monthly by or on behalf of the State Comptroller into the Debt Service Fund. (See "Revenues" under "DISCUSSION OF FINANCIAL OPERATIONS" in Appendix A attached hereto.)

There can be no assurance that the authorization or the imposition of the Special Sales Tax will not be repealed, amended or otherwise changed by the State or the City. Neither in the Act nor the Sale Ordinance does the State or the City expressly pledge or covenant to continue such special sales and use tax. Pursuant to the Sale Ordinance, the first one percent of any sales and use tax that is authorized and imposed by the City will be the Special Sales Tax and will be deposited into the Debt Service Fund.

(c) With respect to tax anticipation notes issued during a fiscal year (with the requisite Fiscal Agent authentications), the Fiscal Agent will retain from the original proceeds of such tax anticipation notes that portion thereof equal to the Debt Service Percentage (see (a) above) and the Added Debt Service Percentage (see (d) below) and shall pay over the remaining proceeds to the City Comptroller for City use. Thereafter, the Fiscal Agent is required to deposit into the Debt Service

Fund all ad valorem real property taxes until full provision for the payment of such tax anticipation notes has been made.

(d) With respect to the issuance of revenue anticipation notes, urban renewal notes and budget notes during a fiscal year, the Fiscal Agent is required to deposit in the Debt Service Fund from total ad valorem real property taxes thereafter received by him an additional amount (the “Added Debt Service Percentage”) computed as follows:

$$\frac{\text{Interest payable on such notes in such fiscal year}}{\text{Total uncollected City ad valorem real property Taxes less reserve for uncollected taxes}} = \text{Added Debt Service Percentage}$$

(e) The Sale Ordinance provides that no principal of or interest on other note obligations, issued during the year and for the payment of which the above described percentages do not apply, are to be paid from the Debt Service Fund unless the City shall deposit additional monies in the Debt Service Fund for such purpose.

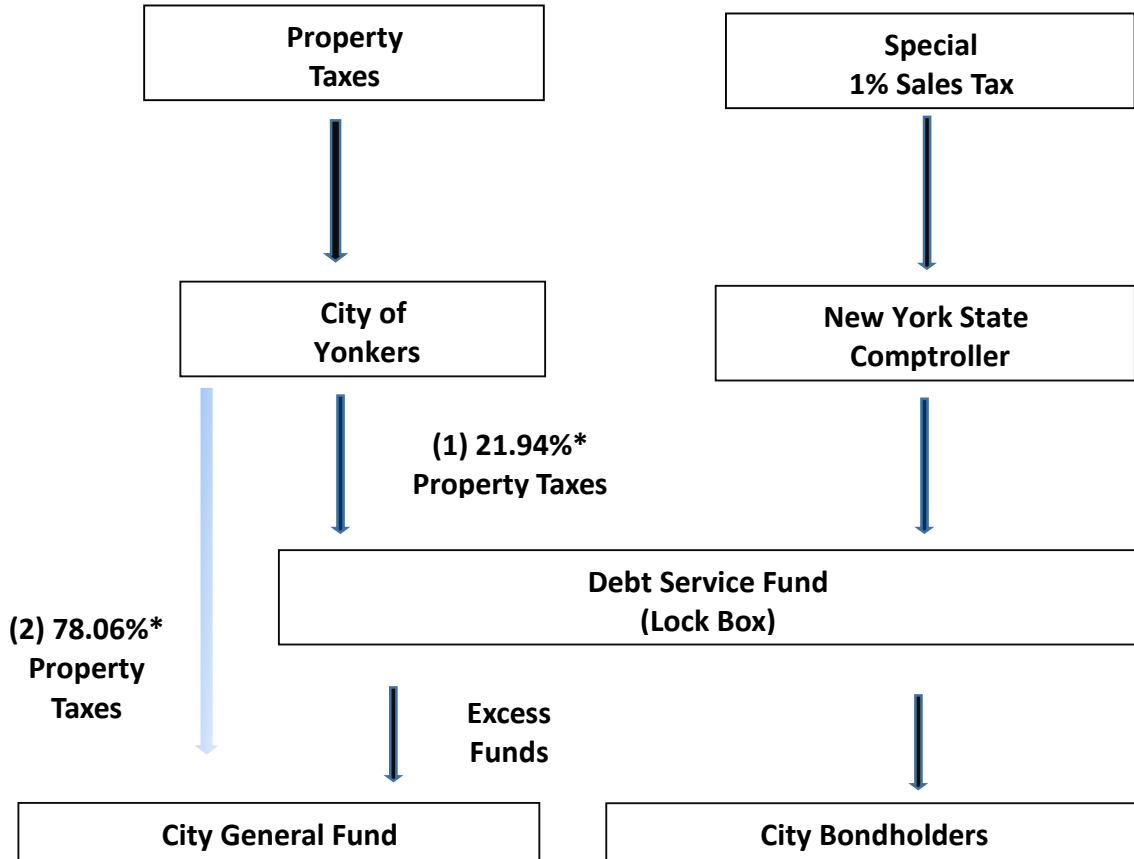
If at any time during a fiscal year the monies in the Debt Service Fund exceed the unpaid amount of Special Debt Service due, or to become due on or prior to the first day of July next ensuing, the Fiscal Agent shall pay over to the City Comptroller the amount of such excess for use by the City.

The Act provides that the Debt Service Fund and any or all monies payable to the Debt Service Fund are City property devoted to essential governmental purposes and shall not be subject to any order, judgment, lien, attachment, execution, setoff or counterclaim by any creditors of the City other than a creditor for whose benefit the Debt Service Fund is established. (See, however, “*SPECIAL RIGHTS AND REMEDIES*” herein for a discussion of the effect on the Debt Service Fund of the filing of a petition by or on behalf of the City under the Federal Bankruptcy Code or subsequently enacted law governing creditors’ rights.)

The Sale Ordinance contains a general covenant of the City to comply with the provisions of the Act and a specific covenant incorporating the requirements of the budgetary procedures set forth in the Act. (See “*Procedures*” under “*DISCUSSION OF FINANCIAL OPERATIONS*” in Appendix A attached hereto.) The Sale Ordinance also includes the pledge and agreement of the State to respect the Act and the contract of the City with the bondholders. (See “*State Pledge and Agreement*” under “*SPECIAL RIGHTS AND REMEDIES*” herein.)

The following summarizes the flow of funds pursuant to the Act:

Bondholder Flow of Funds*



* Reflects Debt Service Percentage for FY23-24.

FUNCTIONS OF THE FISCAL AGENT

Pursuant to the Act, the proceeds of City bonds and bond anticipation notes, including the Notes, are to be deposited with the Fiscal Agent in a special account. The Fiscal Agent is to withdraw monies from such account only upon written requisition of the City Council or the chief fiscal officer of the City, including a statement that such requisitioned item is properly accounted for. Pending such withdrawals, the Fiscal Agent, upon instruction from the chief fiscal officer of the City or his authorized deputy and in the manner provided by the New York State Local Finance Law and New York State General Municipal Law, shall invest the monies in investment obligations defined in the Sale Ordinance, which mature at such times and in such amounts so as to provide available monies to make payments from these accounts when required. The Fiscal Agent generally is required to deposit in the Debt Service Fund any monies or investment obligations remaining in such account after completion of the objects or purposes for which City bonds and bond anticipation notes, including the Notes, are issued.

The Debt Service Fund has been established with the Fiscal Agent for the purpose of paying the Special Debt Service. (See “*PAYMENT AND SECURITY FOR THE NOTES*” herein.) Pursuant to the Act, the City is required to remit to the Fiscal Agent any payment during a fiscal year of, or on account of, any City real property taxes levied by the City. The Fiscal Agent is required to deposit in the Debt Service Fund the Debt Service Percentage and the Added Debt Service Percentage, if any, of such tax receipts and pay the remainder over to the City Comptroller for the general use of the City. Revenues derived from the imposition of the Special Sales Tax authorized pursuant to the New York State Tax Law are also deposited in the Debt Service

Fund. If at any time during a fiscal year the monies in the Debt Service Fund exceed the unpaid amount of all Special Debt Service due or to become due on or prior to the July next ensuing, the Fiscal Agent is required to pay over to the City Comptroller the amount of such excess for the general use of the City. (See “*PAYMENT AND SECURITY FOR THE NOTES*” herein.)

The Fiscal Agent is required to withdraw from the Debt Service Fund from time to time during each fiscal year all amounts needed for the payment of all Special Debt Service of such fiscal year.

Tax anticipation notes, revenue anticipation notes, urban renewal notes, and budget notes cannot be issued by the City or be valid for any purpose unless authenticated by the Fiscal Agent upon the receipt of appropriate documentation as required by the Sale Ordinance.

The City must file with the Fiscal Agent its proposed budget, adopted budget, the Justification Documents (as defined in the Sale Ordinance) and all other documents required to be so filed by the Act or the Sale Ordinance. The Fiscal Agent is required to review all such documents and to approve or disapprove each document.

The Fiscal Agent may not approve any Justification Document unless it determines that such document complies with the Act and the Sale Ordinance and the City shall not take any action with respect to which any such document is required to be filed unless and until the Fiscal Agent shall have endorsed its approval thereon.

The Fiscal Agent is not given by the Act or Sale Ordinance the power as attorney in fact of the holders of the Notes or the holders of coupons to vote the claims of such holders in any bankruptcy proceeding or to accept or consent to any plan of reorganization, readjustment, arrangement or composition or other like plan, or by other action of any character to waive or change any right of any such holder or to give consent on behalf of any such holder to any modification or amendment of the Sale Ordinance requiring such consent under the provisions of the Sale Ordinance.

SPECIAL RIGHTS AND REMEDIES

The Act provides that the City may adopt as a contract with the holders of bonds an ordinance which provides for or contains covenants of the City to protect and safeguard the securities and rights of the holders. The City has adopted such covenants in the Sale Ordinance. The Sale Ordinance provides special rights to the holders of City bonds, including the requirement of annual audits by independent accountants, the maintenance of the Debt Service Fund and certain covenants of the City including its covenant to comply with the Act and the budget procedures discussed under “*Procedures*” under “*DISCUSSION OF FINANCIAL OPERATIONS*” in Appendix A attached hereto. The Sale Ordinance also contains covenants relating to the appointment, rights, powers and duties of the Fiscal Agent, including the right to have the Fiscal Agent review budget proceedings and enforce the budget procedures specified in the Act and Sale Ordinance. (See Appendix C attached hereto for summaries of the Act.)

The holders of all bonds and other general obligations, including the Notes, heretofore and hereafter issued by the City for the term that such bonds are outstanding have the benefit of the Act, which provides the holders of the Notes with certain rights and remedies. Under the State General Municipal Law currently applicable to the City, the rate of interest that may be adjudged due to creditors, with certain exceptions, is limited to nine per centum per annum. However, pursuant to and by reference to the Act, the Notes provide that any interest to be paid by the City upon any judgment or accrued claim with respect to the Notes shall be paid at the rate of interest per annum stated on such notes.

The Sale Ordinance vests in the Fiscal Agent the powers of enforcement of the Sale Ordinance and abrogates the right of the holders of the Notes to appoint a separate trustee for such purpose. The Sale Ordinance provide that the following shall be an “event of default”: (1) failure of the City to make payment of

principal of or interest on the Notes or any other obligations, whether at maturity or upon call for redemption, which continues for a period of thirty (30) days; or (2) failure or refusal by the City to comply with the provisions of the Act or the Sale Ordinance, or default by the City in the performance of any contract or covenant made with the holders of the Notes or any other obligations which continues for forty-five (45) days after written notice of such default to the City by the Fiscal Agent or the holders of five per cent (5%) of the principal amount of the Notes; or (3) filing by the City of a petition seeking a composition of indebtedness under any applicable law or statute of the United States of America or of the State of New York or the filing by the City of a petition pursuant to the bankruptcy provisions of federal law. The Fiscal Agent, during the happening or continuance of an event of default, may by mandamus or other suit in law or in equity enforce all such rights, including the right to require the City to assess, levy and collect taxes adequate to carry out the contract with the Noteholders and may enjoin any doing of acts or things by the City which may be in violation of the rights of the Noteholders.

While the Act permits the Sale Ordinance to include the right of the Fiscal Agent upon an event of default by the City on any issue of obligations to declare such obligations due and payable, the Sale Ordinance does not provide for such remedy and precludes the City from including such a remedy in any other contract with any other purchaser of obligations of the City.

Neither the Act nor the Sale Ordinance purports to create any priority for the holders of the Notes should the City be under the jurisdiction of any court, pursuant to the laws of the United States, now or hereafter in effect, for the composition or adjustment of municipal indebtedness.

The rights of the owners of Notes to receive interest and principal payments from the City could be adversely affected by a restructuring of the City's debt under Chapter 9 of the Federal Bankruptcy Code. No assurance can be given that any priority of holders of debt obligations issued by the City (including the Notes) to payment from monies retained in the Debt Service Fund or from other cash resources would be recognized if a petition were filed by or on behalf of the City under the Federal Bankruptcy Code or pursuant to other subsequently enacted laws relating to creditors' rights; such monies might, under such circumstances, be paid to satisfy the claims of all City creditors generally. Judicial enforcement of the City's obligation to make payments into the Debt Service Fund, of the State Comptroller's obligation to retain certain monies in the Debt Service Fund, of the rights of holders of bonds and notes of the City to monies in the Debt Service Fund and of the obligations of the City under certain covenants of the City and of the State under certain covenants of the State, may, under certain circumstances, be within the discretion of a court.

Under the Federal Bankruptcy Code, a petition may be filed in the Federal bankruptcy court by a municipality which is insolvent or unable to meet its debts as they mature. Generally, the filing of such a petition operates as a stay of any proceeding to enforce a claim against the municipality. The Federal Bankruptcy Code also requires that a plan be filed for the adjustment of the municipality's debts, which may modify or alter the rights of creditors and authorizes the Federal bankruptcy court to permit the municipality to incur indebtedness, which could have priority over existing creditors and which could be secured. Any plan of adjustment confirmed by the court must be approved by the requisite number of creditors. If confirmed by the bankruptcy court, the plan would be binding upon all creditors affected by it. Although Title 6 A of the Local Finance Law provides that a municipality in the State or its emergency control board may file a petition with any United States district court or court of bankruptcy under any provision of the laws of the United States, now or hereafter in effect, for the composition or adjustment of municipal indebtedness, the Act provides that the provisions of Title 6 A of the Local Finance Law shall not apply to the City or any bonds or notes issued by it. Reference should be made to the following section which describes the provisions of the Act relating to the power of the State to authorize the City to seek application of laws under the bankruptcy provisions of federal law. (See Appendix C attached hereto for a summary of the provisions of the Act.)

State Pledge and Agreement

In prior years, events and legislation in the State affecting bondholders' remedies upon default have resulted in litigation. While courts of final jurisdiction have upheld and sustained the rights of bondholders, it cannot now be ascertained whether future events and legislation and any litigation arising therefrom would or would not be held by a court of final jurisdiction to render the rights of bondholders subject to the emergency and police powers of the State to deal with various financial crises as they may occur in the State and in municipalities of the State and to assure the continuation of essential services therein.

However, in enacting the Act, the State determined that the powers and duties of the City authorized pursuant to the Act are an appropriate, reasonable and proper means which the State can and should exercise and that the provisions of the Act were necessary and in the public interest and an appropriate means to improve market reception for the purchase of the Notes and other obligations of the City.

Section 12 of Article VIII of the State Constitution provides that:

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

Pursuant to the provisions of the Act, the State authorized and directed the City to include in the bond ordinances authorizing the issuance of City bonds a pledge and agreement of the State with and for the benefit of the holders of the Notes and such City bonds, including both the original and all subsequent holders thereof.

The terms of said pledge and agreement are substantially as follows:

The State will not:

- (a) repeal, revoke, repudiate, limit, alter, stay, suspend or otherwise reduce or rescind or impair the power or duty of the City to exercise, perform, carry out and fulfill its responsibilities under the Act to the extent that the City has incorporated in the Sale Ordinance covenants and agreements to so exercise, perform, carry out and fulfill such responsibilities,
- (b) repeal, revoke, repudiate, limit, alter, stay, suspend or otherwise reduce or rescind or impair the rights and remedies of any such holders to fully enforce in a court of law such covenants and agreements so incorporated in the Sale Ordinance or to enforce the pledge and agreement of the State contained in the Sale Ordinance, or
- (c) otherwise exercise any sovereign power contrary to or inconsistent with the provisions of such Sale Ordinance, provided, however, the foregoing pledge and agreement shall be of no further force and effect if at any time:
 - (i) there is on deposit in a separate trust account with the Fiscal Agent sufficient monies or direct obligations of the United States of America or the State the principal of and/or interest on which will provide monies to pay punctually when due at maturity or prior

to maturity by redemption in accordance with their terms all principal of and interest on City bonds,

(ii) irrevocable instructions from the State and the City to the Fiscal Agent for such payment of such principal and interest with such monies have been given, and

(iii) notice to the holders of such bonds, as provided in the Sale Ordinance, has been given, and

provided further that such pledge and agreement by the State may be temporarily suspended upon the declaration of martial law in the City in the event of circumstances in the City deriving directly out of a natural disaster (such as an earthquake or major conflagration or flood, but not a snowstorm) or civil disturbance (such as military invasions or civil insurrections, but not strikes or crises created by financial abuses or economic events).

The Act provides that nothing contained in the Act shall preclude the State from authorizing the City to exercise, or the City from exercising, any power provided by law to seek application of laws then in effect under the bankruptcy provisions of federal law or to preclude the State from further exercise of its powers under Section 12 of Article VIII of the State Constitution. No such State authority exists at this time.

The Act further provides that the payment for the Notes by the purchasers of the Notes shall be deemed conclusive evidence of valuable consideration received by the State and the City for such pledge and agreement and of reliance upon such pledge and agreement by any holder of the Notes, and any actions by the State contrary to or inconsistent with the provisions of the Act are void. The State has granted any such holder the right to sue the State and enforce said pledge and agreement, and further, has waived all rights of defense based on sovereign immunity or sovereign power in such suit.

DESCRIPTION OF BOOK ENTRY SYSTEM

DTC will act as securities depository for the Notes for those notes issued in book-entry form. The Notes will be issued as fully registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully registered note certificate will be issued for each note bearing the same rate of interest and CUSIP number, in the aggregate principal amount of the Notes, and will be deposited with DTC.

DTC is a limited purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934, as amended. DTC holds and provides asset servicing for over 2.2 million issues of U.S. and non-U.S. equity, corporate and municipal debt issues, and money market instruments from over 100 countries that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC, in turn, is owned by a number of Direct Participants of DTC and Members of the National Securities Clearing Corporation, Fixed Income Clearing Corporation and Emerging Markets Clearing Corporation (NSCC, FICC and EMCC, also subsidiaries of DTCC), as well as by the New York Stock Exchange, Inc., the American Stock Exchange LLC, and the National Association of Securities Dealers, Inc. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant,

either directly or indirectly (“Indirect Participants”). The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com and www.dtc.org.

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

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

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

Redemption notices shall be sent to DTC. If less than all of the Notes 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.

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

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

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

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

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

MARKET FACTORS

There are certain potential risks associated with an investment in 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:

CHAPTER 55 OF THE LAWS OF 2014 OF THE STATE OF NEW YORK ("CHAPTER 55") AUTHORIZED THE CITY TO ISSUE DEFICIT BONDS ON BEHALF OF THE BOARD OF EDUCATION OF THE CITY IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED \$45,000,000 TO FUND THE CUMULATIVE DEFICIT IN THE GENERAL FUND OF SAID BOARD OF EDUCATION AS OF JUNE 30, 2014. ON MARCH 27, 2015, THE CITY ISSUED ITS \$37,260,000 SCHOOL DEFICIT BONDS-2015A PURSUANT TO SUCH AUTHORIZATION.

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 Notes.

If and when an owner of any of the Notes should elect to sell a note prior to its 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 Notes. The market value of the Notes is dependent upon the ability of holder to potentially incur a capital loss if such Note is sold prior to its 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 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 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, 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. The failure of the State to adopt its budget timely could also delay the certification of the City's budget by the State Comptroller. (See "*Procedures*" under "*DISCUSSION OF FINANCIAL OPERATIONS*," herein.)

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 Notes, for income taxation purposes could have an adverse effect on the market value of 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, including the City, may affect the market price and/or marketability for the Notes. (See "*Tax Levy Limit Law*" under "*PROPERTY TAXES*" in Appendix A attached hereto.)

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 the Notes.

An outbreak of disease or similar public health threat, such as the COVID-19 outbreak, or fear of such an event, could have an adverse impact on the City's financial condition and operating results by potentially delaying the receipt of real property taxes or resulting in a delay or reduction by the State in the payment of State aid.

CYBERSECURITY

The City, like many other public and private entities, rely on technology to conduct their operations. As recipients and providers of personal, private, or sensitive information, the City faces various cyber threats including, but not limited to: hacking, denial of service attacks, malware, ransomware and various other types of attacks on computer systems and other sensitive digital networks and information systems. To mitigate the risk to business operations and/or damage from cyber incidents or cyber-attacks, the City invests in various forms of cybersecurity and operational controls; however, no assurances can be given that such security and operational control measures will be completely successful in guarding against cyber threats and attacks. The results of any such attack(s) could impact business operations and/or damage City digital networks and systems and the costs of remedying any such damage could be substantial.

The City's computer network was attacked by a ransomware virus in September of 2021. The City's Department of Information Technology immediately responded and quarantined the virus. The City did not make any payments to the ransomware perpetrators. The City does not have a cybersecurity insurance policy. Costs for supplies, overtime and additional security measures put in place were paid for through the City's operating budget and the City has added additional levels of security following the incident.

OFFICE OF SUSTAINABILITY AND CLIMATE ACTION PLAN

The current administration is committed to making the City a leader in sustainability and taking meaningful action to protect the future of the environment, the City's economy and its diverse communities. Since establishing the Mayor's Office of Sustainability and the Yonkers Green City Advisory Committee, the City has launched a comprehensive energy master plan and completed dozens of actions to advance conservation, clean energy and waste reduction.

In 2014, the City became the first city in the State to complete the replacement of its nearly 12,000 streetlights with LED bulbs, resulting in \$18 million in energy cost-savings for taxpayers over 10 years and an annual reduction in carbon emissions of 3,000 tons. Going a step further, the City also recently became the first in the region to take lighting at a City park off-the-grid entirely with the installation of solar and wind powered LED lights at the JFK Park and Marina. The City's commitment to renewable energy and emissions reduction has also extended to its operation of buildings, infrastructure, vehicles and equipment with numerous energy-efficiency retrofits, green fleet initiatives, green building standards and the launch of the first emission-free dockless bike and scooter micromobility programs.

The City has also been a leader in protecting and improving the health of its natural resources. The award-winning “Daylighting” of the Saw Mill River has been called a model for urban redevelopment and environmental revitalization and has received international attention for its innovative approach. With 3 phases now complete, the Daylighting project has unearthed, restored, and transformed a major portion of the river – that had for decades been buried below City streets – into a natural habitat for migratory fish passage and beautiful new green space in the heart of Downtown Yonkers. The project has also helped spur over a billion dollars in transit oriented development, including new affordable housing and job growth in the downtown district.

The Mayor's Office of Sustainability is tasked with ensuring sustainable practices are incorporated into the planning and daily operations of every City department. It serves to create and promote opportunities for all residents and businesses to be part of a greener, healthier city for generations to come. The Office also receives guidance and recommendations on energy and sustainability initiatives from the Yonkers Green City Advisory Committee. The Office released a new solar RFP this month. Additionally, the Office is participating with the Parks Department on the New York Power Authority tree power purchase plan which is a “buy one get one free plan” to plant more trees.

In June of 2023, the Climate Action Plan was released to the public. It is 158 pages and is posted on the City's website. The full plan can be found here:

<https://www.yonkersny.gov/home/showpublisheddocument/38210/638222478781970000>

Currently, 92 new EV charging stations are being installed at City-owned facilities and properties. The City is presently in Phase 2 of EV deployment to include an additional seventy-five (75) Level 2 chargers and seven (7) to ten (10) Level 3 Chargers will be added by the fourth quarter of 2024. The City unities to reduce “Heat Island Effect”, provide shade and reduce CO2 emissions. In addition, the City is developing a new riverfront park in Ludlow section that will provide access to Hudson with kayaks, canoes as well as art and recreation. Expected completion by 2025.

Further, the Yonkers NY Rising Community Reconstruction Plan (NYRCR) was undertaken as part of New York State's Rising Community Reconstruction Program. The Yonkers NYRCR Plan was developed following Superstorm Sandy and lays out the City's vulnerabilities to more frequent and intense weather events resulting from climate change and outlines measures that may be taken to reduce risk.

Specifically, the plan identifies innovative reconstruction and resiliency projects and other actions to mitigate increasingly common natural risks resulting from climate change. The plan includes five focus areas incorporating watershed areas of the City most heavily impacted by storm damage including the Bronx River, Grassy Sprain Brook and Reservoir, Saw Mill River, Tibbetts Brook, and the Hudson River waterfront.

During and after Hurricane Irene and Superstorm Sandy, many water bodies in the City overtopped their banks and released floodwaters throughout the City. In addition to flooding, strong winds during Superstorm Sandy brought down trees and power lines causing disruption to power. These storms exposed vulnerabilities within the City. The issues identified affect the City's ability to withstand the impact and recover from future storms. The key critical issues facing the City as discussed in the plan include:

- (i) Riverine, Coastal, and Stormwater Flooding
- (ii) Tree and Wind Damage
- (iii) Susceptibility of Major Infrastructure to Storm Damage
- (iv) Communication and Education Challenges
- (v) Managing the Impacts of Development, including Resiliency Projects

To address specific vulnerabilities, a comprehensive needs and opportunities analysis was prepared. Strategies were then developed, including proposed projects for State funding, to address the stated needs and transform opportunities into action items. Some projects proposed for funding included:

- (i) Bronx River and Grassy Sprain Brook Hydrologic Study
- (ii) Saw Mill River Hydrologic Study
- (iii) Emergency Power to Street Lights along Evacuation Routes
- (iv) Yonkers Emergency Response and Recovery Campaign
- (v) Technical Assistance Program for Residential Resiliency
- (vi) Planning Study to Establish Best Management Practices for Upland Waterways
- (vii) Resilient Revitalization of the Alexander Street Waterfront – Study and Pilot Project
- (viii) Scout Field Engineering Study
- (ix) Creation of Access to Grassy Sprain Brook through Sprain Brook Parkway Sound Barrier
- (x) Reconstruction of Seawall at Yonkers Paddling and Rowing Club
- (xi) Feasibility Study for Creation of a Regional Flood Control Authority
- (xii) Planning Study for Sprain Diversion Channel

A full copy of such Plan is available at:

https://stormrecovery.ny.gov/sites/default/files/crp/community/documents/yonkers_nyrcr_combined_full_plan_akrf_3.30.15_0.pdf

References to website addresses presented herein are for informational purposes only. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement.

TAX MATTERS FOR THE NOTES

Opinion of Bond Counsel

In the opinion of Bond Counsel to the City, (i) interest and original issue discount (as described herein) on the Notes is included in gross income for federal income tax purposes and (ii) under existing statutes, interest on the Notes is exempt from personal income taxes of New York State and its political subdivisions, including The City of New York and the City of Yonkers.

The following discussion is a brief summary of the principal United States federal income tax consequences of the acquisition, ownership and disposition of Notes by original purchasers of the Notes who are “U.S. Holders,” as defined herein. This summary (i) is based on the Code, Treasury Regulations, revenue rulings and court decisions, all as currently in effect and all subject to change at any time, possibly with retroactive effect; (ii) assumes that the Notes will be held as “capital assets”; and (iii) does not discuss all of the United States federal income tax consequences that may be relevant to a U.S. Holder in light of its particular circumstances or to U.S. Holders subject to special rules, such as insurance companies, financial institutions, tax-exempt organizations, dealers in securities or foreign currencies, persons holding the Notes as a position in a “hedge” or “straddle,” U.S. Holders whose functional currency (as defined in Section 985 of the Code) is not the United States dollar, U.S. Holders who acquire Notes in the secondary market, or individuals, estates and trusts subject to the tax on unearned income imposed by Section 1411 of the Code.

Certain taxpayers that are required to prepare certified financial statements and file financial statements with certain regulatory or governmental agencies may be required to recognize income, gain and

loss with respect to the Notes at the time that such income, gain or loss is taken into account on such financial statements instead of under the rules described below. In addition, for tax years beginning after December 31, 2022, interest on the Notes is included in the “adjusted financial statement income” of certain corporations that are subject to the alternative minimum tax under Section 55 of the Code.

U.S. Holders of Notes should consult with their own tax advisors concerning the United States federal income tax and other consequences with respect to the acquisition, ownership and disposition of the Notes as well as any tax consequences that may arise under the laws of any state, local or foreign tax jurisdiction.

Original Issue Discount

In general, if Original Issue Discount (“OID”) is greater than a statutorily defined *de minimis* amount, a U.S. Holder of a Note must include in federal gross income (for each day of the taxable year, or portion of the taxable year, in which such U.S. Holder holds such Note) the daily portion of OID, as it accrues (generally on a constant-yield method) and regardless of the U.S. Holder’s method of accounting. “OID” is the excess of (i) the “stated redemption price at maturity” over (ii) the “issue price.” For purposes of the foregoing: “issue price” means the first price at which a substantial amount of the Note is sold to the public (excluding bond houses, brokers, or similar persons or organizations acting in the capacity of underwriters, placement agents or wholesalers); “stated redemption price at maturity” means the sum of all payments, other than “qualified stated interest,” provided by such Note; “qualified stated interest” is stated interest that is unconditionally payable in cash or property (other than debt instruments of the issuer) at least annually at a single fixed rate; and “*de minimis* amount” is an amount equal to 0.25 percent of the Note’s stated redemption price at maturity multiplied by the number of complete years to its maturity. A U.S. Holder may irrevocably elect to include in gross income all interest that accrues on a Note using the constant-yield method, subject to certain modifications.

Acquisition Discount on Short-Term Notes

Each U.S. Holder of a Note with a maturity not longer than one year (a “Taxable Short-Term Note”) is subject to rules of Sections 1281 through 1283 of the Code, if such U.S. Holder is an accrual method taxpayer, bank, regulated investment company, common trust fund or among certain types of pass-through entities, or if the Taxable Short-Term Note is held primarily for sale to customers, is identified under Section 1256(e)(2) of the Code as part of a hedging transaction, or is a stripped bond or coupon held by the person responsible for the underlying stripping transaction. In any such instance, interest on, and “acquisition discount” with respect to, the Taxable Short-Term Note accrue on a ratable (straight-line) basis, subject to an election to accrue such interest and acquisition discount on a constant-interest-rate basis using daily compounding. “Acquisition discount” means the excess of the stated redemption price of a Taxable Short-Term Note at maturity over the U.S. Holder’s tax basis therefor.

A U.S. Holder of a Short-Term Taxable Note not described in the preceding paragraph, including a cash-method taxpayer, must report interest income in accordance with the U.S. Holder’s regular method of tax accounting, unless such U.S. Holder irrevocably elects to accrue acquisition discount currently.

Bond Premium

In general, if a Note is originally issued for an issue price (excluding accrued interest) that reflects a premium over the sum of all amounts payable on the Note other than “qualified stated interest” (a “Taxable Premium Note”), that Taxable Premium Note will be subject to Section 171 of the Code, relating to bond premium. In general, if the U.S. Holder of a Taxable Premium Note elects to amortize the premium as “amortizable bond premium” over the remaining term of the Taxable Premium Note, determined based on constant-yield principles (in certain cases involving a Taxable Premium Note callable prior to its stated maturity date, the amortization period and yield may be required to be determined on the basis of an earlier call date that results in the highest yield on such bond), the amortizable premium is treated as an offset to interest

income; the U.S. Holder will make a corresponding adjustment to the U.S. Holder's basis in the Taxable Premium Note. Any such election is generally irrevocable and applies to all debt instruments of the U.S. Holder (other than tax-exempt bonds) held at the beginning of the first taxable year to which the election applies and to all such debt instruments thereafter acquired. Under certain circumstances, the U.S. Holder of a Taxable Premium Note may realize a taxable gain upon disposition of the Taxable Premium Note even though it is sold or redeemed for an amount less than or equal to the U.S. Holder's original acquisition cost.

Disposition and Defeasance

Generally, upon the sale, exchange, redemption, or other disposition (which would include a legal defeasance) of a Note, a U.S. Holder generally will recognize taxable gain or loss in an amount equal to the difference between the amount realized (other than amounts attributable to accrued interest not previously includable in income) and such U.S. Holder's adjusted tax basis in the Note.

The City may cause the deposit of moneys or securities in escrow in such amount and manner as to cause the Notes to be deemed to be no longer outstanding. For federal income tax purposes, such defeasance could result in a deemed exchange under Section 1001 of the Code and a recognition by such owner of taxable income or loss, without any corresponding receipt of moneys. In addition, the character and timing of receipt of payments on the Notes subsequent to any such defeasance could also be affected.

Information Reporting and Backup Withholding

In general, information reporting requirements will apply to non-corporate U.S. Holders of the Notes with respect to payments of principal, payments of interest, and the accrual of OID on a Note and the proceeds of the sale of a Note before maturity within the United States. Backup withholding may apply to U.S. Holders of Notes under Section 3406 of the Code. Any amounts withheld under the backup withholding rules from a payment to a beneficial owner, and which constitutes over-withholding, would be allowed as a refund or a credit against such beneficial owner's United States federal income tax provided the required information is furnished to the Internal Revenue Service.

U.S. Holders

The term "U.S. Holder" means a beneficial owner of a Note that is: (i) a citizen or resident of the United States, (ii) a corporation, partnership or other entity created or organized in or under the laws of the United States or of any political subdivision thereof, (iii) an estate the income of which is subject to United States federal income taxation regardless of its source or (iv) a trust whose administration is subject to the primary jurisdiction of a United States court and which has one or more United States fiduciaries who have the authority to control all substantial decisions of the trust.

Miscellaneous

Tax legislation, administrative actions taken by tax authorities, or court decisions, whether at the federal or state level, may adversely affect the tax-exempt status of interest on the Notes under state law and could affect the market price or marketability of the Notes.

Prospective purchasers of the Notes should consult their own tax advisors regarding the foregoing matters.

LEGAL MATTERS

Legal matters incident to the authorization, issuance and sale of the Notes will be subject to the final approving opinion of Hawkins Delafield & Wood LLP, New York, New York, Bond Counsel to the City, the

form of which is attached hereto as Appendix D. Certain legal matters will be passed on for the City by its Corporation Counsel.

RATINGS

The City has not applied to Moody's Investors Service ("Moody's") or S&P Global Ratings ("S&P") for ratings on the Notes.

On October 28, 2022, Moody's affirmed the long-term underlying credit rating of "A3" (stable outlook), applicable to the City's outstanding general obligation bonds issued for City purposes. Moody's also affirmed the enhanced rating of "A3" (stable outlook), assigned to bonds issued by the City on behalf of the Board of Education on account of the State aid intercept authorized by Section 99-b of the State Finance Law.

On November 3, 2022, S&P upgraded the long-term, underlying rating credit rating from "A" to "A+" with a stable outlook, applicable to the City's general obligation bonds.

These ratings reflect only the view of the rating agency furnishing the same, and an explanation of the significance of each of these ratings may be obtained only from the respective rating agency. There is no assurance that any of these ratings will continue for any given period of time or will not be raised, lowered or withdrawn entirely by the rating agency furnishing the same if, in its judgment, circumstances so warrant. Any downward revision or withdrawal of any of these ratings may have an adverse effect on the market price of such bonds or notes.

MUNICIPAL ADVISOR

Capital Markets Advisors LLC served as independent municipal advisor to the City for the Notes.

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 an independent advisory firm and is not engaged in the business of underwriting, trading or distributing municipal securities or other public securities and therefore will not participate in the underwriting of the Notes.

DISCLOSURE UNDERTAKING

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

Prior Compliance History

In certain recent years, the City failed to timely file bond call notices with the Municipal Securities Rulemaking Board's Electronic Municipal Market Access system ("EMMA") following the refunding of certain outstanding bond issues of the City. In addition, in December 2017 and April 2022, the City failed to timely file an EMMA notice in connection with an upgrade of its enhanced 99B Intercept rating on its school bonds. On February 9, 2018 and May 23, 2022, respectively, the City filed the event notices and failure to timely file notices for the aforementioned rating upgrades.

On September 18, 2019, the City issued its \$6,000,000 General Obligation Bond Anticipation Notes – 2019C which were purchased by FTN Financial Capital Markets. The City failed to timely file an event notice in connection with the incurrence of such financial obligation. On November 4, 2022, the City filed the notice of the incurrence of the financial obligation as well as the notice of failure to timely file. On September 17,

2020, the City issued its \$6,000,000 General Obligation Bond Anticipation Notes – 2020A which were purchased by J.P. Morgan Chase Bank, N.A. The City failed to timely file an event notice in connection with the incurrence of such financial obligation. On October 28, 2022, the City filed the notice of the incurrence of the financial obligation as well as the notice of failure to timely file.

The 240 day deadline for filing annual financial information and audited financial statements, as referenced in the form of Undertaking appearing in Appendix F attached hereto, is applicable to bonds of the City issued since 2013.

ADDITIONAL INFORMATION

The Official Statement is not to be construed as a contract or agreement between the City and the purchasers or holders of any of the Notes. Any statements made in this Official Statement involving matters of opinion, whether or not expressly so stated, are intended merely as an opinion and not as representations of fact. The information and expressions of opinions herein are subject to change without notice and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in affairs in the City since the date hereof.

Questions regarding this Official Statement or requests for additional financial information concerning the City should be directed to John Liszewski, Commissioner of Finance & Management Services, Board of Education, 1 Larkin Center, Yonkers, New York 10701; telephone (914) 377-6160. Additional financial information and forecasts are also available at the online home page of the City's Finance Department, located at <http://www.yonkersny.gov> by clicking on: Government-Departments A-F-Finance. References to website addresses presented herein are for informational purposes only. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement.

Any prospective financial information or forecasts which may be made available on the home page of the City's Finance Department reflect currently available estimates and judgments, and present, to the best of the City's knowledge and belief, the expected course of action and the expected future financial performance of the City and the Board of Education. However, this information is not fact and should not be relied upon as being necessarily indicative of future results. Readers of this Official Statement are cautioned not to place undue reliance on any such prospective financial information.

Neither the City's nor the Board of Education's independent auditor, nor any other independent accountants, have compiled, examined or performed any procedures with respect to any such prospective financial information or forecasts, nor have they expressed any opinion or any other form of assurance on such information or its achievability, and assume no responsibility for, and disclaim any association with, any such prospective financial information or forecasts.

The execution of this Official Statement and its delivery by the Commissioner of Finance & Management Services have been duly authorized.

CITY OF YONKERS

BY: John A. Liszewski
Commissioner of Finance & Management Services

December __, 2023

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THE CITY OF YONKERS

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THE GOVERNMENT OF YONKERS

City Services

The City of Yonkers was incorporated in 1872. Subject to the State Constitution, the City operates pursuant to the City Charter, adopted in 1961 and subsequently amended as described hereinafter, and in accordance with other laws governing the City, including the General City Law, the Second Class Cities Law, Municipal Home Rule Law, the General Municipal Law and the Local Finance Law, to the extent that such laws are applicable to a city operating under a charter form of government.

The City is responsible for and maintains police, fire, sanitation and water services, municipal streets, library, parks and facilities. Pursuant to State law, the County, not the City, is responsible for the local funding of mandated social service programs such as Medicaid, Aid to Families with Dependent Children, and home relief programs.

Although the City is also, in large measure, responsible for the financing of local primary and secondary educational expenditures, the BOE, composed of members appointed by the Mayor, administers the City's school system. Pursuant to State legislation enacted on April 1, 2014, the City and the BOE entered into an inter-municipal agreement, whereby the City assumes control of all Board financial and budget functions. The inter-municipal agreement gives the City certain administrative controls over non-academic operations functions of the BOE. (See "*DISCUSSION OF FINANCIAL OPERATIONS*" herein.)

City Officials

Set forth below is a brief description of the structure of the government of the City. In November 1989, voters in the City approved a change to the City Charter that transferred the executive power formerly held by the City Manager to the Mayor. It extended the mayoral term of office to four years and established the Mayor and his administration as a separate executive branch of government. The position of City Manager was eliminated. These changes took effect January 1, 1992. Prior to this date there had not been a strong mayoral position in the City for fifty years. The current Mayor, Mike Spano, was elected to his first term on November 8, 2011 and took office on January 1, 2012. Mayor Mike Spano was re-elected on November 3, 2015 and began his second term on January 1, 2016. On November 5, 2019, Mayor Mike Spano was elected to his third four-year term and was sworn in on January 2, 2020. On November 7, 2023, Mayor Mike Spano was elected to his fourth four-year term and will be sworn in on January 1, 2024.

The Mayor. The Mayor is elected for a four-year term and is designated by the charter to be the chief executive and administrative officer of the City. The Mayor is limited to up to 16 years consecutively, or 4 terms. The Mayor appoints the members of the Yonkers Parking Authority and the Industrial Development Agency, as well as, many other Boards and Commissions. The Mayor is responsible for appointing the Board of Trustees of the BOE without the advice and consent of the City Council. The Mayor is responsible for the appointment of all department and Agency heads, with the advice and consent of the City Council, except for the members of the Library Board and the City Clerk. The Mayor is responsible for the operations and performance of all City departments and agencies and prepares the City's Annual Budget. The Mayor is also a member of the Board of Cooperative Educational Services of the Sole Supervisory District of Westchester.

The City Council President. The City Council President is elected City-wide for a four-year term and presides over the deliberations of the City Council. The City Council President is limited to four consecutive terms. In addition, the City Council President is the Chair of the Rules Committee which sets the agenda for all City Council meetings. The City Council President also holds a seat on the Board of Contract and Supply as well as the Community Development Agency. The current City Council President, who began serving in that capacity on January 1, 2022, is Lakisha Collins-Bellamy.

City Council. The legislative power of the City is vested in the City Council. The membership of the City Council includes the City Council President and six members selected from single member districts. A City Council term is four years and the Council Members are limited to four consecutive terms. The Council meets at both regular and special meetings throughout the year. The Council utilizes the committee system, and through the committees, the Council reviews legislative proposals and, subject to the terms of the Act, adopts the annual budget, levies taxes, approves modifications to the budget proposed by the Mayor, and authorizes all indebtedness of the City. The Council appoints the City Clerk.

Commissioner of Finance and Management Services. The Commissioner of Finance and Management Services and Comptroller oversees the audit and financial aspects of the government. John A. Liszewski is the appointed Commissioner of Finance and Management Services. He heads the Department of Finance and Management Services for the City, and assists the Mayor in preparing the annual operating budget. The Commissioner of Finance and Management Services is responsible for monitoring operations against the budget and identifying the need to prepare revisions to the budget. The Commissioner of Finance and Management Services is appointed by the Mayor with the consent of the City Council.

Related Entities

Board of Education

The Board of Education (“BOE”) of the City is a separate public entity with its own budget, administration and members appointed by the Mayor. It has no taxing power and relies solely on the City Council for appropriations. With the signing of the Inter-municipal Agreement (IMA) on June 12, 2014, the City has taken over several non-academic departments from the BOE, such as, finance, human resources, legal, public information and information technology, allowing for greater transparency and accountability between the City and the BOE.

The BOE appoints a Superintendent of Schools to act as Chief Administrator of the City’s public school system. Dr. Luis Rodriguez was appointed Interim Superintendent of Schools on July 19, 2023.

As of September 2023, the school system operates 39 elementary, middle and high schools including grade configurations of: one (1) prekindergarten to 2 site; two (2) prekindergarten to 5 sites; eight (8) prekindergarten to 6 sites; one (1) grades 3 to eight 8; nineteen (19) prekindergarten to 8 sites; one (1) prekindergarten to 12 site; one (1) 6 to 12 site; one (1) 7 to 12; five (5) 9 to 12 sites; and one (1) adult education center for a total of 40 educational sites. Each elementary school has full-day prekindergarten, mandated full-day kindergarten and a unique magnet theme. There is a dedicated academically talented school for grades prekindergarten to 8. Montessori education is available across all grade levels and a grades 9-12 high school is dedicated to the International Baccalaureate Diploma Programme. The BOE’s Career & Technical Education programs as well as Yonkers’ My Brother’s Keeper initiative are touted by the New York State Education Department (NYSED) as models for the State. The comprehensive high schools provide 31 specialized career and college readiness programs and unique magnet themes. Yonkers Pathways to Success program provides free adult education, English as a New Language, job training and preparation for the New York State high school equivalency diploma.

In September 2024, two (2) new schools will open. The Justice Sonia Sotomayor Community School for grades prekindergarten to 8 and a grades 6 to 12 media and performing arts middle/high school, which is a long-term lease partnership between the Board of Education and Great Point Studios, owner and operator of the new Lionsgate Studio Yonkers – the largest modern-built film and television production facility in the Northeast.

Since its inception in 1881, Yonkers Public Schools has changed in many ways, but remains steadfastly committed to challenging the City’s youth to aspire to their highest potential, and inspire a life-long love of learning. The BOE embraces innovation by pioneering exemplar programs that are recognized

nationally and across the State. Yonkers Class of 2022 (Cohort 2018) had a 91% on-time graduation rate, which exceeds the statewide graduation rate. In 2016, Yonkers achieved an 83% graduation rate and was the first and only Big 5 cities school district to achieve a graduation rate over 80%. These successes are attributed to the perseverance of Yonkers district and school leadership, teachers and staff who work relentlessly to meet the needs of all students, and the strong collaborations with all stakeholders.

BOE operations are funded through City appropriations, Federal and State aid to education, grants, and locally generated revenues of the BOE. The BOE operates a school breakfast and lunch program separately accounted for in a special revenue fund designated School Lunch Fund.

Pursuant to the USDE approved ESSA Accountability State Plan Addendum to New York State's ESSA plan and Commissioner's Regulations §100.21, the New York State Education Department (NYSED) is required to identify schools in the bottom 5% of performance for the All Students group as Schools identified for Comprehensive Support and Improvement (CSI). Additionally, high schools that have a 4-year cohort graduation rate below 67% for the All Students group are identified for CSI, if the 5-year or 6-year cohort graduation rate is not at or above 67%. Schools that are low performing for a racial/ethnic group, English language learners (ELL), economically disadvantaged, or students with disabilities (SWD) subgroups are identified for Additional Targeted Support and Improvement (ATSI), and Targeted Support and Improvement (TSI).

In February 2023, NYSED identified four schools as CSI schools and one school as an ATSI school based on 21-22 school year NYSED assessment results. All schools identified for CSI and ATSI are required to develop an annual School Comprehensive Education Plan (SCEP) to be implemented by the first day of the 2023–2024 school year. These schools will remain with this identification until a new list of schools based on 2022-2023 assessment results is made known by NYSED in late Fall 2023.

Education aid from the State and Federal Governments to the BOE exclusive of school lunch program aid totaled \$375,977,368 for all purposes in FY18-19. Of this amount, \$323,815,033 comprised operating funds which are generally unrestricted, and \$52,162,335 was restricted for such purposes as improvement of reading skills, Pre-K, health services, and improving pupil performance.

Education aid from the State and Federal Governments to the BOE exclusive of school lunch program aid is totaled \$387,690,102 for all purposes in FY19-20. Of this amount, \$339,703,934 comprises operating funds which are generally unrestricted, and \$47,986,168 was restricted for such purposes as improvement of reading skills, Pre-K, health services, and improving pupil performance.

Education aid from the State and Federal Governments to the BOE exclusive of school lunch program aid totaled \$379,347,126 for all purposes in FY20-21. Of this amount, \$331,370,627 comprises operating funds which are generally unrestricted, and \$47,976,499 is restricted for such purposes as improvement of reading skills, Pre-K, health services, and improving pupil performance. The year over year decline in State and Federal aid was due to a decline in reimbursable aid revenue because of school closures in FY19-20 due to COVID.

Education aid from the State and Federal Governments to the BOE exclusive of capital projects, debt service, and school lunch program aid totaled \$438,371,834 for all purposes in FY21-22. Of this amount, \$357,281,115 comprises operating funds which are generally unrestricted, and \$81,090,719 is restricted for such purposes as improvement of reading skills, Pre-K, health services, and improving pupil performance.

Education aid from the State and Federal Governments to the BOE exclusive of capital projects and debt service, school lunch program aid totaled \$476,736,139 for all purposes in FY22-23. Of this amount, \$384,640,914 comprises operating funds which are generally unrestricted, and \$92,095,225 is restricted for such purposes as improvement of reading skills, Pre-K, health services, and improving pupil performance.

Education aid from the State and Federal Governments to the BOE exclusive of school lunch program aid is budgeted to be \$471,731,842 for all purposes in FY23-24. Of this amount, \$395,194,803 comprises operating funds which are generally unrestricted, and \$76,537,039 is restricted for such purposes as improvement of reading skills, Pre-K, health services, and improving pupil performance.

The following table sets forth information relating to the school system. Enrollment figures are determined in October of each year.

| | (School Year Ending June 30) | | | | | | | | | |
|------------|------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|---------------------------|
| | <u>2015</u> | <u>2016</u> | <u>2017</u> | <u>2018</u> | <u>2019</u> | <u>2020</u> | <u>2021</u> | <u>2022</u> | <u>2023</u> | <u>2024⁽¹⁾</u> |
| Enrollment | 26,440 | 26,527 | 26,598 | 26,834 | 26,583 | 26,142 | 25,242 | 24,421 | 24,269 | 24,511 |
| Schools | 39 | 39 | 39 | 39 | 39 | 39 | 39 | 39 | 39 | 39 |

(1) Projected

The following organizations are related to the City, but are not incorporated within the City’s basic financial statements as they do not satisfy the criteria set forth in GASB Statement No. 61.

Municipal Housing Authority

The Municipal Housing Authority for the City of Yonkers (“MHACY”) was created in 1934 under the New York State Public Housing Law as authorized by the Federal Housing Act. MHACY owns 76 Public Housing and manages none of those units. MHACY also manages 1,812 units of affordable housing. MHACY’s Section 8 program administers a total of 5,118 vouchers (Housing Choice and Project-Based Vouchers).

MHACY completed the redevelopment of its public housing portfolio as part of HUD’s Rental Assistance Demonstration Program (“RAD”) and Section 18 disposition rules, which resulted in a total transformation of MHACY’s previously outdated public housing buildings. MHACY is also working on the design of the final phase (Phase 6) of the Ridgeway Redevelopment with its affordable housing partner, The Community Builders (TCB). Phase 6 will be a senior affordable housing built to passive house standards with approximately 82 units and join 172 Warburton Avenue, which opened in 2021, and 178 Warburton Avenue, which is opened in late 2022, as the last property of a decade-long development.

La Mora Senior Housing development was funded by the New York State Housing and Community Renewal program. The construction of the building began in late 2022 and is expected to be completed by June 2024. This new building will be approximately 60 units of senior housing built to the highest level of environmental standards, passive house standards.

The City does not guarantee the debt of MHACY.

Yonkers Parking Authority

The City of Yonkers Parking Authority (the “Parking Authority”), a public benefit corporation, was created by an act of the State legislature in April 1964. The Parking Authority operates and maintains 37 municipally owned off street and on street parking facilities and approximately 2,700 street meters. The Parking Authority also operates 3 garages, the Government Center Parking Garage adjacent to City Hall, Parkadrome on Ashburton Avenue across from the St. John’s Riverside Hospital’s Park Care facility and the Buena Vista Avenue Parking Garage.

On August 1, 2016, the Parking Authority unveiled a parking phone app, Parkmobile, to make parking payments possible from smart phones throughout the City. Approximately 32 Parkeon parking payment

machines, which are compatible with the Parkmobile app, have been added to various streets and parking lots throughout the downtown and a few other areas in the City.

On February 23, 2022, the Parking Authority issued its \$3,460,000 Parking Facilities Revenue Bonds, Series 2022A to finance certain improvements to the Government Center Parking Garage located at 118 New Main Street, Yonkers, New York 10701, to refund certain outstanding bonds of the Parking Authority and to pay certain costs of incurred in connection with the issuance of such bonds. The City does not guarantee the debt of the Parking Authority. However, there is a subsidy agreement in place, whereby the City is responsible for providing an annual operating subsidy if the Parking Authority should need one. The Parking Authority has not needed a subsidy from the City in over six years.

Yonkers Industrial Development Agency

Established in 1982, the Yonkers Industrial Development Agency (“YIDA”) is a public benefit corporation of the State of New York. YIDA promotes and supports the development of commerce in the City of Yonkers to encourage new employment and economic progress.

YIDA assists industrial and commercial (“participating organizations”) in obtaining long term, low cost financing principally through the issuance of tax exempt industrial development bonds (“IDBs”). Financing is provided for commercial property acquisition, rehabilitation and development as well as the purchase of equipment. Additionally, YIDA arranges for full or partial real estate tax abatements and exemptions from sales and mortgage recording taxes. The participating organizations must meet certain criteria consistent with the laws governing YIDA; the most important of which is job creation and retention.

IDBs issued by the YIDA are generally collateralized by property, which is leased to participating organizations, and retired by lease payments. The IDBs are not obligations of YIDA, the City, the County or the State. YIDA does not record the assets, liabilities or rental operations resulting from completed IDBs in its accounts since its primary function is to arrange the financing between the borrowing companies and the bondholders, and funds arising therefrom are controlled by trustees or banks acting as fiscal agents. For providing this service, YIDA receives bond administration fees from the borrowing companies.

Over the last few years, New York State has limited the ability of all IDAs to issue bonds. Yonkers Economic Development Corporation (“YEDC”) was created in 2007 as a local development corporation established pursuant to Section 1411 of the Not-For-Profit-Corporation Law (NFPCL), to provide certain taxable and tax exempt financial assistance on occasions where these incentives are no longer provided by YIDA or in instances where the YIDA’s ability to assist economic development projects have been significantly limited. YEDC’s purpose of promoting the creation and preservation of employment opportunities is in line with the YIDA’s overall objectives and helps to deliver financial assistance in a more cost effective form through this local development corporation. The debt issuances of YEDC are not liabilities of the State, the County, the City or YIDA. (See “*Yonkers Economic Development Corporation*” herein.)

Since 1982, the YIDA has assisted more than 141 companies with total investments in excess of \$5.0 billion. YIDA is governed by a Board of Directors, which establishes official policies and reviews and approves requests for financing assistance. Its membership is prescribed by statute and includes both public officials and appointed business leaders.

Yonkers Economic Development Corporation

The Yonkers Economic Development Corporation (“YEDC”) is a not-for-profit local development corporation created pursuant to 1411 of the NFPCL and authorized to issue tax-exempt debt under the provisions of Section 115 of the Internal Revenue Code for the purpose of assisting the City with promoting and supporting the development of commerce, bolstering employment and stimulating economic growth and prosperity in the City by providing certain taxable and tax exempt financial assistance on occasions where

incentives are no longer provided by the YIDA or in instances where the YIDA's ability to assist economic development projects has been significantly limited. The YEDC has a December 31st fiscal year end. Members of the Board of Directors of the YEDC are appointed by the Mayor for a specified term. YEDC members have complete responsibility for management of the YEDC and accountability for fiscal matters. Neither the City, the State nor the County is liable for the payment of YEDC bonds or notes.

Other Entities

Several organizations are shown as component units on the City's basic financial statements as they satisfy the criteria set forth in Governmental Accounting Standards Board ("GASB") Statement No. 61. These entities are the: Yonkers Downtown Waterfront Development Corporation, Yonkers Community Development Agency and other corporations including Local Development Corporations.

Yonkers Downtown Waterfront Development Corporation

The Yonkers Downtown Waterfront Development Corporation ("YDWDC") is a corporation as defined in section 102(a)(5) of the New York State Not-For-Profit Corporation Law, a local development corporation as provided in section 1411 of the New York State Not-For-Profit Corporation Law, and a type C corporation under section 201 of the New York State Not-For-Profit Corporation Law. The YDWDC was formed for public purposes and for the purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, as may be amended, which include promoting and facilitating positive redevelopment activity and reducing unemployment by attracting new businesses throughout the City. Board members have complete responsibility for the management of the YDWDC and accountability for fiscal matters. The City is not liable for payment of the YDWDC's bonds or notes. Moreover, the YDWDC has divested itself of all of its real property assets and is presently divesting itself of its remaining assets with the intention of filing for corporate dissolution. The YDWDC is presently preparing all filings and documentation needed to complete the dissolution. The YDWDC is reflected as a discretely presented component unit within the City's basic financial statements.

Yonkers Community Development Agency

The Yonkers Community Development Agency ("Agency") is a municipal urban renewal agency created pursuant to Section 605 of the New York General Municipal Law and a local public authority as defined in the New York Public Authorities Law. The Agency seeks to promote the safety, health, and welfare of the people of the City and to encourage the sound growth of the City by engaging in wide range of activities aimed at correcting blighted conditions and neighborhoods throughout the City. The Agency is empowered by statute to engage in a range of activities to carry out its purpose, including, among other things, drafting urban renewal plans and acquiring and disposing of land within urban renewal areas. The Agency is currently facilitating redevelopment initiatives within the City's urban renewal areas that further its mission. The Agency is a governmental fund and is included as part of the City's Community Development Funds within the City's basic financial statements.

Other Corporations, including Local Development Corporations

The following related entities are financially inactive and/or are in the process of being dissolved pursuant to New York State law. These entities include: the Yonkers Local Assistance Corporation; Yonkers Brownfield Solutions, Inc.; Lower Hudson Valley Development Corporation; and Yonkers Partnership Housing Development Fund Corporation. The corporations were established under the New York Not for Profit Corporation Law for purposes related to economic development in the City including without limitation to develop and/or rehabilitate properties. Although the members of the governing board of some of the corporations were appointed by the Mayor, the respective board members have complete responsibility for the management of the corporation and accountability for fiscal matters. The City is not liable for payment of any of the corporations' bonds or notes.

DISCUSSION OF FINANCIAL OPERATIONS

Procedures

The budget of the City of Yonkers is prepared in the form of a comprehensive document that serves as a policy document, an operations guide, a financial plan and a communication device.

The proposed operating budget of the City is prepared by the Mayor and, pursuant to the Code of the City, is required to be submitted to the City Council by April 15th of each year. The Mayor includes estimates of expenditures required for each department of the City as well as estimates of revenues from all sources, including ad valorem real property taxes. The BOE submits to the Mayor an estimate of its anticipated expenditures, and the Mayor is responsible for recommending to the City Council the amount to be appropriated for educational purposes. Adoption of the budget by the City Council and approval by the Mayor is required under the City Code to occur by June 1 unless the State has not adopted its budget. Under those conditions, the City must adopt its budget 30 days after the State adopts its budget. Upon the adoption of the budget, the tax rate and levy are determined for the ensuing year. Under current law, the tax rate and levy cannot thereafter be amended. The City Council and the Mayor may, during the course of the year, revise appropriations and make fund transfers with respect to general operations, but may not reduce the appropriation for the BOE unless the BOE authorizes the reduction and it is approved by the State Comptroller. The BOE has complete discretion under the education laws over its expenditures within the overall appropriation. (See also “*State Comptroller’s Audits and Related Matters*” under “*DISCUSSION OF FINANCIAL OPERATIONS*” herein).

Commencing with the budget for FY77-78, fiscal and budget procedures were substantially influenced by the legal restrictions set forth in the Act. The Act mandates that a balanced budget be prepared based upon estimated expenditures of not less than the “Base Year” or the “Current Year” (as such terms are defined under the caption “The Special Local Finance and Budget Act” herein below), whichever is less, and upon estimated revenues of not more than the Base Year or an amount properly attributable to the Current Year, whichever is greater, unless there are circumstances which justify increases. The City must file a Justification Document with the Fiscal Agent setting forth the facts and actions completed that provide the basis for reasonable expectation of the receipt of such revenues. Pursuant to the Act, the City is required to appropriate in the budget at least the following amounts:

1. all amounts to fund expenditures required by law;
2. amounts required to pay Special Debt Service on obligations outstanding at the beginning of the fiscal year;
3. amounts required for the payment of any judgments or settled claims against the City and any interest or reserves with respect thereto;
4. amounts estimated to be required for the payment of interest on tax anticipation notes and revenue anticipation notes to be issued during the budget year;
5. amounts required for all other expenses for the general support and current expense of the government of the City;
6. an amount for a reserve for uncollected taxes (pursuant to a percentage formula related to Base Year uncollected taxes and the budget year tax levy); and
7. an amount for liquidation of aggregate deficits, if any, of the various operating funds as of the end of the Base Year.

In addition, the City is required to prepare a monthly schedule of cash expenditures and cash receipts which provides the basis for the estimated need for the issuance of tax and revenue anticipation notes as part of the budget and such schedule is to be filed with the Fiscal Agent.

Pursuant to the Act, the revenues (other than ad valorem real property taxes) estimated to be received by the City may not be in excess of the following:

1. operating surpluses as of the end of the Base Year;
2. state aid or federal aid under any program continuing fully in effect until the end of the budget year, but not in excess of the amount received in cash by the City on account of such program during the Base Year unless a larger amount is certified to by the appropriate officer of the State or Federal government as receivable in cash for such budget year on account of such program under legislation fully effective; and
3. miscellaneous revenues (revenues other than those derived from ad valorem real property taxes) with respect to any item not in excess of any amount of such revenues from the same source in the Base Year or properly attributable to the Current Year, subject to increases for any such item provided that a Justification Document is filed with the Fiscal Agent.

In the event that during a Current Year a new source of revenue was created or identified (such as a new type of tax), the Act permits such revenue to be estimated for the budget. Such estimates may not be in excess of the total amount of revenues actually realized in cash from such source in the Current Year for not less than four of the six months prior to the beginning of the budget year plus any additional amount that can be anticipated from the same source in the remaining months of the Current Year. In addition, a Justification Document approved by the City Council must be filed with the Fiscal Agent.

For each budget year, the difference between total appropriations and total estimated revenues must be raised by a tax upon all of the taxable real property in the City. The Sale Ordinance provides that the City shall file the proposed and adopted budget with the Fiscal Agent in order that the Fiscal Agent shall have sufficient time, prior to the levy of ad valorem real property taxes, to review the budget for its compliance with the Act.

During the fiscal year, no transfers of appropriations are to be authorized or are to take effect unless a resolution of the City Council is filed with the Fiscal Agent finding that the unencumbered balance of such appropriation remaining after such transfer equals or exceeds the estimated expenditures of the City required for the purpose of such appropriation during the remainder of the budget year. No emergency, supplemental or increased appropriation is to be made during the budget year except as a result of such a transfer or as a result of revenues, consisting of State or federal aid, anticipated to be received in cash and not estimated or anticipated at the time of the adoption of the budget, provided that the appropriate officer of the State or federal government certifies that such revenues will be received in cash during such budget year under legislation and appropriations then fully effective and sufficient therefor.

If the State adopts its budget by April 1 in conformance with law, State appropriations to the City would be known at the time the City adopts its budget. As discussed above, in the event that such appropriations of aid are not known, the City is required to determine its budget items by the amount of appropriations received from the State in the Base Year, provided the program is continuing fully in effect until the end of said budget year.

The Act provides that the City may issue budget notes upon the filing with the Fiscal Agent of a Justification Document stating the facts and circumstances and that no other funds are available to the City. The aggregate amount of such budget notes may not exceed 5% of the annual budget for each year. However, no budget notes may be issued in any fiscal year for the purpose of paying any wage and salary increases or

increases in pension payments which take effect during the fiscal year pursuant to collective bargaining agreements executed after the adoption of the original budget for such fiscal year.

The Act provides legal restrictions for the fiscal and budget procedures of the City, including the Fiscal Agent's responsibility to the holders for review and, if necessary, enforcement of such provisions.

In addition, pursuant to the Deficit Financing Act (as hereinafter defined), for each fiscal year that the bonds issued by the City to fund the deficit of the BOE are outstanding, the State Comptroller and the Commissioner of Education of the State must examine the proposed budget of the City and make such recommendations as deemed appropriate prior to the adoption of such budget by the City. The City must review and make adjustments to its proposed budget consistent with the recommendations of the State Comptroller and the Commissioner of Education. Copies of the recent reports issued by the State Comptroller and the Commissioner of Education, together with the City's responses thereto, are available upon request (see "*Deficit Financing of the City*").

The City must also prepare a quarterly report of summarized budget data depicting trends of actual revenues and budget expenditures for the entire budget. Such budgetary reports must compare revenue estimates and appropriations as set forth in the budget with actual revenues and expenditures made to date. All reports must be accompanied by a recommendation of the Mayor setting forth any remedial action necessary to resolve any unfavorable budget variances. All reports must be completed within thirty (30) days after the end of each quarter and must be submitted at the end of each quarter to each member of the City Council, the Director of the New York State Division of Budget, the State Comptroller and the Chairs of the Senate Finance Committee and the Assembly Ways and Means Committee. Copies of the recent quarterly reports are available upon request.

The Special Local Finance and Budget Act

In June 1976, the State Legislature, in response to a Home Rule message of the City Council, enacted a comprehensive law, known as the Special Local Finance and Budget Act of the City of Yonkers constituting Chapters 488 and 489 of the Laws of 1976 (the "Act", as previously defined), which was designed to preclude the recurrence of certain fiscal practices found and declared by the State Legislature to include inadequate regard for proper financial accounting procedures as required by law, improvident budgeting and taxing practices, inappropriate deferral of current expenditures, increased dependence on emergency legislation to fund resulting deficiencies, and other documented disregard for prudent management of its financial affairs.

The mandates of the Act include the following: (a) a balanced budget which requires (i) appropriations for expenditures, estimated at not less than those of the "Base Year" (the fiscal year next preceding the fiscal year in which the budget is required to be prepared and adopted) or the "Current Year" (the fiscal year in which the budget is required to be prepared and adopted, being the fiscal year next preceding the budget year), whichever is less (unless a Justification Document of the City Council is filed with and accepted by the Fiscal Agent); (ii) provision for revenues, estimated at not more than those of the Base Year or properly attributable to the Current Year, whichever is greater (unless a Justification Document of the City Council is filed with and accepted by the Fiscal Agent); and (iii) the requirement that the operating budget include an appropriation equal to the amount of any deficit from the Base Year, and a reserve for uncollected taxes; (b) the levy of ad valorem real property taxes required by such balanced budget; (c) the establishment of a debt service fund (the "Debt Service Fund") and the method of computing the amount of the ad valorem real property taxes as collected that could be deposited therein; (d) the funding by sale of bonds of the audited amounts of cumulative operating fund deficit and all capital indebtedness, each as of June 30, 1976; (e) the segregation in special funds held by the Fiscal Agent of proceeds from the sale of bonds and future City capital borrowings and voucher disbursements therefrom; and (f) prohibition against the temporary use of operating fund monies for capital expenditures for which bonds and notes have been previously authorized, and limitations on the issuance of budget notes for the purpose of paying increases in expenditures arising out of collective bargaining agreements.'

The Act authorizes the City to contract with City bondholders to comply with the foregoing requirements of the Act and as to certain other matters. The Act further authorizes the State Comptroller to be the Fiscal Agent for the purpose of monitoring compliance by the City and confers upon the Fiscal Agent certain remedies, on behalf of City bondholders, to enforce the rights of the bondholders including the right to require the City to levy ad valorem real property taxes under certain circumstances.

The Act contains a pledge and agreement of the State that it will not impair the contract of the City with its bondholders and will not otherwise repeal, reduce or suspend the power or duty of the City to perform under the Act in accordance with such contracts. The Act grants to the bondholders the right to sue the State to enforce such pledge and agreement and provides a State waiver of all rights of defense based upon sovereign immunity or sovereign power in such suit.

The Act was enacted by the State pursuant to Section 12 of Article VIII of the State Constitution which imposes a duty on the Legislature to restrict the powers of taxation, assessment, borrowing money and in contracting indebtedness by municipalities of the State.

Significant features of the Act and the Sale Ordinance as they relate to City bonds include:

- (a) the Debt Service Fund, and the setting aside of the required percentage of real property tax and certain sales tax collections to pay all City debt service;
- (b) the existence of the Fiscal Agent who holds the Debt Service Fund and is vested with trustee powers on behalf of the bondholders;
- (c) the State pledge and agreement not to impair the City's contract with bondholders and the City's duty to comply with the Act;
- (d) the budgeting requirements applicable to the City which help to ensure against overestimated revenues and underestimated expenditures; and
- (e) the pledges and covenants made by the City.

Reference is directed to the summary of the Act contained in Appendix C attached hereto and the definitive form thereof for a full and complete statement of the rights of holders of City bonds pursuant to the Act.

Independent Audit

For the Fiscal Year ended June 30, 2023, the City of Yonkers has presented separate audited financial statements for the City and the BOE. A link to the audited financial statements for such period is contained in Appendix B attached hereto. The City and BOE financial statements are audited by the independent accounting firm of PKF O'Connor Davies LLP. The auditing firm has rendered an unmodified opinion with respect to its audit of the City's and the BOE's financial statements, as applicable, for the Fiscal Year ended June 30, 2023. Neither the City nor the BOE is required to obtain the consent of its independent auditors as a condition to the use of its audited financial statements or information therefrom in this Official Statement. However, the auditing firm has consented to the use of their auditor's reports on the basic financial statements of the City, for the year ended June 30, 2023. The BOE's Financial Statements are included in the City's Financial Statement and Auditor's Report.

State Comptroller's Audits and Related Matters

The State Comptroller concluded several audits of the City in calendar year 2018. The audits were focused on the City's financial operations, payroll and procurement of professional services.

The financial operations audit covered the period July 1, 2014 through June 30, 2016 and reviewed the City's financial condition, including use of bond proceeds, capital planning and budgeting practices, accounting records (with a focus on the reporting of fund balance), reconciliation of accounts receivables, financial reporting, recording of journal entries, maintenance of bank accounts and the payment of tax certiorari judgments. The audit also reviewed whether there was adequate financial oversight of the City's financial operations. Key findings in the audit included the following:

- The City has borrowed without first exhausting prior bond proceeds.
- The City Council appropriated fund balance in the City's budget without using it.
- For the FY15-16, non-spendable fund balance was overstated by approximately \$4 million.
- The City did not perform internal audits or establish a fund balance policy.

The purpose of the payroll audit was to determine whether City officials established adequate internal controls over employees' leave accruals, time and attendance, and overtime for the period July 1, 2015 through February 14, 2017.

The purpose of procurement audit was to determine whether City officials sought competition when procuring professional services for the period July 1, 2015 through June 30, 2017.

The State also conducted an audit of the City that focused on cash and cash collection during 2018. Such audit was released in November 2019.

The BOE's payroll and human resource functions are currently the subject of an audit by OSC focusing on internal controls. The audit is expected to cover the 2021-2022 fiscal year through September 2022.

Full copies of the completed audits and the responses/corrective action plans of the City are available on the website of the State Comptroller. References to websites and/or website addresses presented herein are for informational purposes only and implies no warranty of accuracy of information therein. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement.

Fund Structure and Accounts

The General Fund is the operating fund that is used to account for all financial resources except those required to be accounted for in another fund. The General Fund accounts for substantially all of the City's operating and maintenance costs, except for the Education Fund. For a description of other governmental fund types, see Appendix B attached hereto.

In accordance with law, the Board of Education maintains its own accounts independent of the City. The City accounts for the Board of Education in the Education Fund, which is classified as one of the City's Special Revenue Funds. The Board of Education is responsible for managing and controlling its own budget allotment approved by the City Council. Accordingly, the City levies and collects real property taxes for general City and Board of Education purposes. The City accounts for the entire real property tax in its General Fund and records revenue allocations to the Board of Education as transfers.

Basis of Accounting

The City's General Fund follows the modified accrual basis of accounting. Under this method of accounting, revenues susceptible to accrual include real property taxes, income taxes, sales taxes, charges for

services, intergovernmental revenues and transfers. Permits, fees and other similar revenues are not susceptible to accrual because generally they are not measurable until they are received in cash.

The City’s financial statements conform to generally accepted accounting principles (“GAAP”). (See Appendix B attached hereto for a link to the City’s audited financial statements for the Fiscal Year ended June 30, 2023.) The Government Finance Officers Association of the United States and Canada (“GFOA”) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its annual comprehensive financial report for the Fiscal Year ended June 30, 2022. The City will apply to GFOA for such Certificate for the City’s audited financial statements for the Fiscal Year ended June 30, 2023. The Certificate of Achievement is a prestigious national award, recognizing conformance with the highest standards for preparation of state and local government financial reports. In order to be awarded a Certificate of Achievement, a government unit must publish an easily readable and efficiently organized annual comprehensive financial report, whose contents conform to program standards. This report must satisfy both generally accepted accounting principles and applicable legal requirements. A Certificate of Achievement is valid for a period of one year only.

The City was awarded the Distinguished Budget Award for its budgets for the fiscal years ended June 30, 2023 and 2024 from the GFOA.

The State Comptroller’s Fiscal Stress Monitoring System

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

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

The City received the following designations as part of the State Comptroller’s Fiscal Stress Monitoring System for FY19-20 through FY21-22.

| <u>FYE</u> | <u>Score</u> | <u>Fiscal Stress</u> | <u>Score</u> | <u>Environmental Stress</u> |
|-------------|-------------------|---------------------------|--------------|-----------------------------|
| | | <u>Designation</u> | | <u>Designation</u> |
| 2020 | 67.5 | Significant Fiscal Stress | 26.7 | No Designation |
| 2021 | 31.2 ¹ | No Designation | 20.0 | No Designation |
| 2022 | 5.0 | No Designation | 13.3 | No Designation |

(1) The reduction in the City’s fiscal stress score is related to increased general fund balance as a result of the infusion of federal aid and stronger economic activity.

Issuance of Deficit Bonds by the City

As set forth in the audited financial statements of the BOE for the Fiscal Year ended June 30, 2014, a deficit of \$40,754,451 appeared in the General Fund of the BOE as of June 30, 2014.

Causes of General Fund Deficit for FY13-14.

The State provides annual State aid to school districts in the State, including the BOE, on the basis of various formulas. Due to the State's own budgetary crisis in 2009 and to assist the State in mitigating the impacts of its own revenue shortfall, the State reduced the allocation of State aid to school districts as part of a program known as the Gap Elimination Adjustment ("GEA"). To lessen the impact of the reductions in State aid upon school districts, the State authorized school districts, including the BOE, to advance or to "spin-up" a portion of the subsequent year's State aid allocation in the current year. During FY10-11 and FY11-12, the BOE opted to advance or "spin-up" its State aid apportionment in an amount equal to its State aid allocation reduced by the GEA (the "Spin-up Aid"). In FY12-13 and FY13-14, the BOE also opted to advance or "spin-up" its State aid on account of the GEA; however, there was no State legislative authorization allowing a spin-up in such years. As a result of the foregoing, the BOE overstated State aid revenues of approximately \$55.0 million for FY12-13 (\$26.9 million) and FY13-14 (\$28.1 million), creating two fiscal years of budget shortfalls and an ongoing budget gap.

In January 2014, the City learned that the FY12-13 and FY13-14 Adopted Budgets of the BOE had overestimated State aid revenues in the aggregate amount of approximately \$55.0 million. Immediately following the discovery of the BOE budget shortfall, the City imposed various measures in an effort to curtail spending and mitigate the deficit. Due to the governance structure of the BOE and City, the City was not authorized to assume control of the BOE and its finances. As a budget-dependent/operationally independent school district, the control and management of the BOE pursuant to State law was exclusively within the province of the BOE. The City's sole role was to provide financial support to operate the BOE, but the City was legally restricted from overseeing the budget preparation, spending or accounts receivables function of the BOE, despite the fact that BOE financial support comprises more than one-half of the City's overall budget. Pursuant to State law, the City has a statutory "maintenance of effort" requirement (the "Maintenance of Effort") to provide a minimum level of local funding. As a result of the Maintenance of Effort, generally, financial support provided by the City cannot be reduced from one year to the next. In order to ensure compliance with the legal prohibition on direct control, the City and the BOE entered into an interim inter-municipal agreement (the "Interim IMA"), which authorized the City to provide interim financial consulting services to the BOE.

On February 25, 2014, the City's Commissioner of Finance and Management Services issued a report providing an overview of the BOE budget shortfall. On May 30, 2014, the Inspector General of the City released a report detailing his findings relating to the causes of the overestimation of State aid revenues in the FY12-13 and FY13-14 Adopted Budgets of the BOE. The Superintendent of Schools and the Chief Administrative Officer resigned in February 2014 as a result of the foregoing. An interim Superintendent was appointed by the Board of Education followed by his permanent appointment to the title of Superintendent of Schools until his resignation in November 2015. The current Superintendent of Schools was appointed in March, 2016.

The overestimation of State aid in the aggregate amount of \$55,000,000 by the BOE depleted the BOE's fund balance, resulting in a BOE deficit for FY13-14 and a significant projected BOE deficit for FY14-15. The City requested assistance from the State to help mitigate the deficit for FY13-14 and the projected budgetary deficit for FY14-15. In response, the State enacted special legislation in connection with the adoption of the State budget on or about April 1, 2014, entitled Chapter 55 of the New York Laws of 2014 (the "Deficit Financing Act"). The Deficit Financing Act authorized the City to issue bonds in the principal amount of not to exceed \$45,000,000 for the purpose of liquidating the deficit in the General Fund of the BOE for FY13-14. Upon the enactment of the Deficit Financing Act, the City became and continues to be subject to

the provisions of the Deficit Financing Act and certain additional requirements and procedures pursuant to Section 10.10 of the Local Finance Law ("Section 10.10"). The Deficit Financing Act provided that the City may not issue any bonds for the purpose of liquidating such deficit until the amount of such deficit was confirmed and certified by the State Comptroller and such bonds were required to be issued no later than March 31, 2015. On March 27, 2015, following certification of the deficit by the State Comptroller, the City issued its \$37,260,000 School Deficit Bonds-2015A pursuant to this authorization.

Pursuant to the Deficit Financing Act, the City is required to submit to the State Comptroller and the Commissioner of Education of the State each year, starting with the budget prepared for FY14-15 and for each subsequent fiscal year during which any deficit obligations issued pursuant to the Deficit Financing Act are outstanding, its tentative or preliminary budget for the succeeding fiscal year. The State Comptroller and the Commissioner of Education of the State must examine the proposed budget and make such recommendations as deemed appropriate thereon to the City prior to the adoption of such budget. Such recommendations are to be made after examination into the estimates of revenues and expenditures of the City. Pursuant to the Deficit Financing Act, the City, no later than five days prior to the adoption of the budget, shall review any such recommendations made by the State Comptroller and the Commissioner of Education and make adjustments to its proposed budget consistent with those recommendations. Copies of the recent reports issued by the State Comptroller and the Commissioner of Education, together with the City's responses thereto, are available upon request. In addition, for each fiscal year that bonds issued to fund the deficits are outstanding, the City must prepare a quarterly report of summarized budget data depicting trends of actual revenues and budget expenditures for the entire budget. Such budgetary reports must compare revenue estimates and appropriations as set forth in the budget with actual revenues and expenditures made to date. All reports must be accompanied by a recommendation of the Mayor setting forth any remedial action necessary to resolve any unfavorable budget variances. All reports must be completed within thirty (30) days after the end of each quarter and must be submitted at the end of each quarter to each member of the City Council, the Director of the New York State Division of Budget, the State Comptroller and the Chairs of the Senate Finance Committee and the Assembly Ways and Means Committee.

In addition, beginning with the fiscal year during which the City is authorized to issue bonds to finance the deficit, to and including the last fiscal year that any of such bonds are outstanding, within thirty days after final adoption of the budget for the next succeeding fiscal year, the City must prepare a three (3) year financial plan covering the next succeeding fiscal year and the two fiscal years thereafter. The financial plan must contain the information required by paragraph (e) of Section 10.10 and must be submitted to each member of the City Council, the Director of the New York State Division of Budget, the State Comptroller and the Chairs of the Senate Finance Committee and the Assembly Ways and Means Committee. The City must also notify the State Comptroller at least fifteen (15) days prior to the issuance of any bonds or notes or entering into any installment purchase contract by the City and the State Comptroller may review and make recommendations to the City regarding the affordability of any such proposed issuance or contract.

The Deficit Financing Act also authorized an additional provision of \$28,000,000 in grant funds from the State to the City. In order to receive the funding from the State, the City and the BOE were required to enter into an inter-municipal agreement, which provides for the City to impose specific financial, operational and/or supervisory controls over the BOE. The new inter-municipal agreement between the City and the BOE became effective on July 1, 2014 and continues in perpetuity (the "IMA"). On June 13, 2014 the New York State Director of Budget issued a letter determining that the IMA meets the requirements of the Deficit Financing Act and the \$28,000,000 grant was given to the City to balance the budget of the BOE for the FY14-15.

The IMA requires that the City assume all BOE finance and budget functions in consultation with the Superintendent of Schools and the Board of Trustees of the BOE. Additionally, the IMA gives the City the authority to consult on all labor contracts. The IMA also gives the City, in consultation with the Superintendent of Schools and the Board of Education of the BOE, the authority to supervise certain non-academic operational functions of the BOE, as described in the Deficit Financing Act and the IMA. Pursuant

to the IMA, in connection with the adoption of its FY14-15 budget, the City immediately absorbed the operations and expenses of various BOE administrative functions. In addition, in accordance with the Deficit Financing Act, the IMA grants the City the authority to create, abolish, maintain and consolidate all positions in the non-academic operational functions described in the IMA. The BOE retains the authority to create, abolish, maintain or consolidate positions which have a nexus to the academic activities of the BOE, which do not fall within the scope of the finance and budget functions and non-academic operational functions discussed in the IMA. The Deficit Financing Act and the IMA authorize the City to implement a schedule of public hearings on the BOE's budget, which must be held at least quarterly and must be held in consultation with the Superintendent of Schools and the Board of Trustees of the BOE. Lastly, the City is required to periodically prepare and issue a report regarding the consolidation.

As of the date hereof, the City and the BOE have complied with the requirements of the Deficit Financing Act.

Additional measures undertaken to mitigate structural imbalance.

The 2015-2016 Adopted Budget of the State did not continue the \$28,000,000 grant to the City; however, Chapter 20 of the New York State Laws of 2015 authorized the transfer of not-to-exceed \$25,000,000 from the State's Mortgage Insurance Fund (the "MIF Grant"), to assist the BOE in addressing the structural imbalance created by the overestimation of spin-up aid. As a condition of the release of the MIF Grant, the City was required to submit a comprehensive financial plan that provides for continuity of current educational services. The City's plan was submitted to and approved by the State Budget Division.

In addition, Chapter 67 of the New York Laws of 2015 authorized the City to increase its sales and compensating use tax by one half of one percent (from 2.5% to 3.0% of the total sales and compensating use tax collected in the City. The City is required to use the revenues generated by the increase in the sales and compensating use tax rate for the support of education, unless the City Council votes, on an annual basis, to use such additional revenue for a different purpose of the City.

Absent the MIF Grant and the increase in the sales and compensating use tax rate, the BOE would have been required to make significant reductions in staff and program in order to balance its budget for FY15-16. The BOE included \$14.0 million of the MIF Grant in its FY15-16 budget and the \$11.0 million balance in the BOE's FY16-17 budget. The City also included \$11.4 million in additional sales and compensating use tax in its FY15-16 budget and \$14.8 million in its FY16-17 budget. The additional sales and compensating use tax collected and applied to the BOE's budgets pursuant to Chapter 67 of the Laws of 2015 and allocated to the BOE must be included in the Maintenance of Effort requirement and must be maintained by the City even if Chapter 67 of the Laws of 2015 is not extended beyond its current expiration date, which is November 30, 2020. Any decreases in the revenues generated from such additional sales and compensating use tax must be made up by the City as part of its annual contribution to the BOE. The MIF Grant was exempt from the Maintenance of Effort pursuant to the express provisions of Chapter 20 of the Laws of 2015.

City and Board of Education General Fund Operations FY18-19

For the City's Fiscal Year ended June 30, 2019, under the modified accrual method of accounting, the City's General Fund revenues and other financing sources of \$827,102,402 exceeded expenditures and other financing uses of \$804,238,497 by \$22,863,905. The ending unassigned fund balance for FY18-19 was \$41,021,887. The ending assigned amount for FY18-19 was \$28,442,197.

The Board of Education's General Fund FY18-19 revenues and other financing sources of \$559,481,299 was exceeded by expenditures and other financing uses of \$569,097,681 by \$9,616,382. The ending assigned fund balance for FY18-19 was \$20,813,401.

City and Board of Education General Fund Operations FY19-20

For the City's Fiscal Year ended June 30, 2020, under the modified accrual method of accounting, the City's General Fund revenues and other financing sources of \$774,077,295 were exceeded by expenditures and other financing uses of \$803,334,674 by \$29,257,379. The ending unassigned fund balance for FY19-20 was \$5,904,566. The ending assigned amount for FY19-20 was \$34,302,139.

The Board of Education's General Fund FY19-20 revenues and other financing sources of \$586,588,425 exceeded expenditures and other financing uses of \$568,549,688 by \$18,038,737. The ending assigned fund balance for FY19-20 was \$37,228,141.

City and Board of Education General Fund Operations FY20-21

For the City's Fiscal Year ended June 30, 2021, under the modified accrual method of accounting, the City's General Fund revenues and other financing sources of \$846,938,606 exceeded expenditures and other financing uses of \$789,974,011 by \$56,964,595. The ending unassigned fund balance for FY20-21 was \$69,340,160. The ending assigned amount for FY20-21 was \$27,831,140.

The Board of Education's General Fund FY20-21 revenues and other financing sources of \$583,538,395 exceeded expenditures and other financing uses of \$570,623,222 by \$12,915,173. The ending assigned fund balance for FY20-21 was \$53,551,498.

City and Board of Education General Fund Operations FY21-22

For the City's Fiscal Year ended June 30, 2022, under the modified accrual method of accounting, the City's General Fund revenues and other financing sources of \$889,918,257 exceeded expenditures and other financing uses of \$810,226,897 by \$79,691,360. The ending unassigned fund balance for FY21-22 was \$98,670,463. The ending assigned amount for FY21-22 was \$78,192,197.

The Board of Education's General Fund FY21-22 revenues and other financing sources of \$616,961,294 exceeded expenditures and other financing uses of \$600,367,853 by \$16,593,441. The ending assigned fund balance for FY21-22 was \$70,877,324.

City and Board of Education General Fund Operations FY22-23

For the City's Fiscal Year ended June 30, 2023, under the modified accrual method of accounting, the City's General Fund revenues and other financing sources of \$885,305,152 exceeded expenditures and other financing uses of \$877,800,385 by \$7,504,767. The ending unassigned fund balance for FY22-23 was \$63,371,957. The ending assigned amount for FY22-23 was \$120,995,470.

The Board of Education's General Fund FY23 revenues and other financing sources of \$649,073,335 exceeded expenditures and other financing uses of \$635,992,868 by \$13,080,467. The ending assigned fund balance for FY22-23 was \$83,958,526.

City and Board of Education Adopted Budget FY23-24

The discussion below is based, in part, on projections and/or forward-looking statements related to FY23-24. No assurance can be given that the budget estimates and/or forward-looking statements discussed below will be realized. The accuracy of the budget estimates and/or forward-looking statements contained under this caption cannot be verified until after the close of such Fiscal Year(s) and the completion of the related audits. In addition, the accuracy of all projections and forward-looking statements is dependent on a number of factors, including: (1) general economic factors that affect local source revenues such as sales taxes and individual income taxes, (2) the effectiveness of monitoring City and BOE expenditures, (3) the

ability of the City and the BOE to meet spending reduction initiatives, (4) the amount of state and federally mandated expenditures, (5) year-end accruals of revenues and expenses, and (6) the implementation of new state and federal legislation or initiatives, among others.

The City Council adopted the FY23-24 Budget on May 26, 2023. The State Comptroller certified the City's FY23-24 Budget on June 30, 2023.

The adopted operating budget for combined City and BOE operations in FY23-24 totals \$1,432,008,768, a \$52,135,844 (3.78%) increase over the FY22-23 Adopted Budget. The FY23-24 Adopted Budget provides (1) a municipal operating budget of \$696,105,936, a \$9.3 million (1.35%) increase from FY22-23, and (2) a BOE budget of \$735,902,832, a \$42.9 million (6.1%) increase from Adopted Budget FY22-23. The City increased its contribution to the BOE by \$3,179,734 over FY22-23, to a total of \$291,156,611, which includes \$20,597,827 from the increase in the City's sales and compensating use tax by one half of one percent (from 2.5% to 3.0% of the total sales and compensating use tax collected in the City).

The FY23-24 City Adopted Budget is balanced by utilizing \$88.9 million of the available \$98.7 million unassigned General Fund balance from year-end FY21-22. The FY23-24 BOE Adopted Budget is balanced utilizing \$32.3 million of the \$40.7 million available for future year use Education General Fund balance from year-end FY21-22.

The overall tax levy is \$414,997,406, a \$17.9 million (4.51%) increase from the FY22-23 Adopted Budget amount of \$397,089,546. The tax rate increased by 2.9% to \$888.06 per \$1,000 of assessed value.

The FY22-23 City Adopted Budget includes 2,080 operating budget positions which is an increase of 7 positions over the FY22-23 Adopted Budget amount. The FY23-24 BOE Adopted Budget includes 3,351 operating budget positions, an increase of 77 positions, as compared to the FY22-23 Adopted Budget.

Review of FY23-24 Preliminary Budget by State Comptroller

Chapter 55 of the Laws of 2014 requires the City to submit to the State Comptroller and the Commissioner, its proposed budget for the next succeeding fiscal year. The State Comptroller and the Commissioner must examine the proposed budget and make recommendations as deemed appropriate after examining the estimates of revenues and expenditures of the City. The City must review the recommendations made by the State Comptroller and the Commissioner and make adjustment to its proposed budget consistent such recommendations. The City adopted its budget for FY23-24 on May 26, 2023. A link to the complete report may be found at: <https://www.osc.ny.gov/local-government/audits/city/2023/05/16/city-yonkers-budget-review-b23-6-5>. The Commissioner did not comment on the City's preliminary FY23-24 budget.

On June 30, 2023, the State Comptroller provided the City with a letter stating that budget and related justification documents for FY23-24 are in material compliance with the Act and covenants related thereto. On July 7, 2023, the State Comptroller provided the City with a letter that identified certain issues that impact the City's financial condition in the current and future fiscal years. Copies of the State Comptroller's letters are available at upon request.

Key Findings:

- The 2023-24 budget relies on nonrecurring revenue of \$141.5 million, such as appropriated fund balance, one-time State funding, and sale of property, to balance its budget.
- The City could face a total shortfall of approximately \$5.7 million if revenue estimates are not realized.
- The City plans to borrow up to \$15 million for tax certiorari settlements in the 2023-24 fiscal year. Tax certiorari is the legal process by which a property owner can challenge the real property tax assessment on a given property to reduce its assessment.

- The City should be mindful to ensure appropriations are sufficient for any potential liabilities when contract agreements for collective bargaining agreements are reached.
- The City's contingency reserve is less than 1 percent of the City's general fund budgeted appropriations; leaving a limited flexibility to cover any other unforeseen or unexpected costs.
- Over the last 10 years, the City's outstanding debt has grown 35 percent and the City's debt service payments have risen 35.2 percent. The City will need \$99.2 million to service its debt obligations during 2023-24.

Key Recommendations:

- Replace nonrecurring revenue, such as fund balance, in the 2024-25 budget.
- Develop a plan to address potential significant revenue shortfalls.
- Pay tax certiorari claims from annual appropriations instead of using debt.
- Review the estimate for contractual appropriations and adjust it to an appropriate level as necessary.
- Consider establishing a contingency appropriation at a level that will provide the City with adequate funding for any significant unforeseen costs.

2023-24 First Quarter Results

THE CITY MUST PREPARE A QUARTERLY REPORT OF SUMMARIZED BUDGET DATA DEPICTING TRENDS OF ACTUAL REVENUES AND BUDGET EXPENDITURES FOR THE ENTIRE BUDGET. THE INFORMATION THAT FOLLOWS IS BASED UPON THE CITY'S QUARTERLY REPORT FOR THE 1ST QUARTER OF FY23-24. THE CITY AND THE BOE CANNOT PREDICT AT THIS TIME WHETHER THE YEAR-END RESULTS FOR FY23-24 WILL DIFFER SIGNIFICANTLY FROM THE 1ST QUARTER RESULTS SET FORTH HEREIN.

Based upon the City's quarterly report for the first quarter of FY23-24, the City's General Fund operations for FY23-24 were projected to increase unassigned fund balance by \$4.3 million. All funds combined, total unassigned fund balance increase is projected at \$5.7 million, including a \$4.3 million increase for the City General Fund, \$1.0 million increase for the Water Fund, \$0.2 million for the Education Fund and combined increases in all other funds of \$0.2 million.

For FY23-24, Special Taxes, which include sales tax, personal income tax, mortgage recording tax, real estate transfer tax, and a few others, are projected to be \$1.6 million below budget. Sales and Use Tax, including the portion dedicated for Education is budgeted at \$122.4 million and projected at \$123.0 million, or \$0.6 million above budget. Personal Income Tax, the second largest special tax, is budgeted at \$64.8 million and projected at \$64.7 million, or \$0.1 million below budget; Real Estate Transfer Tax is budgeted at \$11.9 million and projected at \$11.1 million, or \$0.8 million below budget. City & State Mortgage Tax is budgeted at \$7.8 million and projected at \$6.6 million, or \$1.2 million below budget. Outside of Special Taxes, General Fund City Department revenues are projected to be \$0.4 million above budget primarily from the Parking Violations Bureau revenue which is projected to be above budget by \$0.3 million. State and Federal Funding is budgeted at \$108.6 million and projected at \$109.4 million, or \$0.8 million above budget primarily due to unbudgeted FEMA reimbursements. General Fund Other Revenues including appropriated fund balances, are budgeted at \$135.4 million and projected at \$138.1 million, or above budget by \$2.7 million primarily due to a greater return on investments because of higher than anticipated interest rates. In total, General Fund revenues are projected at \$2.2 million above budget.

For FY23-24, General Fund City Department Expenditure budgets are budgeted at \$332.7 million (includes previous year purchase order roll encumbrances) and are projected at \$332.5 million, or \$0.26

million below budget. General Fund Fringe Benefits are budgeted at \$191.0 million and are projected at \$191.0 million, or flat to budget. Special Items, are projected to be \$1.9 million below budget primarily due to \$1.9 million in contingency funds projected to go unspent. In total, General Fund expenditures are budgeted at \$929.8 million and are projected at \$927.7 million, or \$2.1 million below budget.

Combined, for the City General Fund, revenues are projected \$2.2 million above budget, while expenditures are projected \$2.1 million below budget, equating to a projected increase to the unassigned fund balance of \$4.3 million.

COVID-19 and Use of Federal Stimulus Funds

As part of the American Rescue Plan Act, under the Coronavirus State and Local Fiscal Recovery Plan, the City was awarded \$87.5 million with the first tranche, equaling 50% of the total, being received in cash in May 2021 and the second tranche, equaling 50% being received cash in June 2022. The total \$87.5 million was recognized as revenue over three fiscal years starting with FY20-21 and ending with FY22-23 consistent with the final rule of the Coronavirus State and Local Fiscal Recovery Funds award and accounting guidelines of the New York State Office of the Comptroller. With the funds completely recognized as revenue by FY22-23, the City's FY23-24 Adopted Budget did not include a revenue budget for any American Rescue Plan funding and relied upon other sources of revenues to balance.

For FY20-21, the BOE was awarded \$10.4 million under the Cares Act grants named the Elementary and Secondary School Emergency Relief ("ESSER") Grant and the Governor's Emergency Education Relief Grant ("GEER") to be budgeted in the FY20-21 general fund budget. For use in fiscal years starting FY2021-22 and forward the BOE was additionally awarded a total approximate amount of \$107.9 million in combined GEER and ESSER funds under the both the Coronavirus Response and Relief Supplemental Appropriations Act ("CRRSAA") and American Rescue Plan Act ("ARPA"). Amounts for those grants are expected to be budgeted and expensed in entirety by early in FY24-25 in the BOE's special aid fund, which is outside the BOE's general fund. The continuation of any programs paid by CRRSAA and ARPA funds, if wanted, will need to be funded through general fund appropriations adopted by the BOE in FY24-25 and beyond.

Financial Restructuring Board

By resolution of the City Council, the City of Yonkers submitted an application to the Financial Restructuring Board for Local Governments on April 17, 2018 and was accepted into the program at the FRB board meeting on June 13, 2018. The FRB undertook a comprehensive review of the operations of the City and the BOE and has issued a report regarding the City's finances. Cost savings resulting from the Inter-Municipal Agreement between the City and the BOE was acknowledged in the FRB's report. A \$5 million grant was awarded to the City and was included in the FY18-19 budget. On June 26, 2019, the grant was confirmed by Financial Restructuring Board for Local Governments. The City received the \$5 million grant during FY19-20.

Transfers from the Water Fund

According to Section C9-17 of the City's charter, the disposition for water rents are first made for the operation and maintenance of the waterworks and for interest on all City issued water bonds. Historically, the City has attributed to the Water Fund a portion of the salaries and fringe benefits of certain City employees who perform duties related to the operation, maintenance and management of water services. In addition, certain costs incurred for expenses such as judgments and claims, settlements, and other expenses related to the delivery of water service have been charged back to the Water Fund. Following a review by the City's Finance and Budget Departments of the costs and expenses incurred by the various City departments and employees, a portion of the water rents is considered a revenue and disposed of in the City's adopted budget. In the past, the amount of the transfer from the Water Fund to the General Fund was determined during the annual budgetary process, based upon a variety of factors. The amount of the transfers from the Water Fund to the General Fund for FY14-15 and FY15-16 was \$11.42 million in each such year. For the FY16-17 Adopted Budget, the City developed a budgetary template and policy to determine the appropriate amount of the

transfer from the Water Fund to the General Fund in each fiscal year. As such, the FY16-17 Adopted Budget for the City's Water Fund included an appropriation transfer of approximately \$12.65 million to the City's General Fund that represented an allocation of expenses borne wholly by the General Fund but directly or indirectly related to supporting the Water Bureau's operations and its responsibility to provide safe and potable water for residential, commercial, and industrial users, and also providing adequate water supply for firefighting purposes. Such transfer included costs or pro-rated cost shares such as: (i) debt service for Water Fund capital projects, such as reconstruction and replacement of water hydrants, valves, mains, towers, etc.; (ii) Water Fund employee fringe benefits, such as health insurance, pension cost, workers compensation, and payout of accrued leave balances; (iii) administrative support from departments such as purchasing, corporation counsel, human resources, engineering, and information technology and from city councilpersons and city administration; and (iv) non-departmental expenditure cost allocations including litigation expenses, judgment and claims, and expenses related to the annual City audit. The FY16-17 Budget transfer from the Water Fund to the General Fund provided reimbursement for services provided and was based on a rigorous analysis of cost centers. The FY17-18 transfer was \$11.82 million and \$11.90 million for FY18-19. Starting with the FY19-20 Adopted Budget, the transfer template was adjusted by removing (i) debt service for Water Fund capital projects, such as replacement of water hydrants, valves, mains, towers, etc. and (ii) Water Fund employee fringe benefits, such as health insurance, pension cost, workers compensation, and payout of accrued leave balances from the transfer. The expenses, which totaled \$8.5 million, were budgeted directly inside the Water Fund for the FY19-20 Adopted Budget reducing the transfer to the General Fund to \$4.0 million. In FY20-21, the transfer to the General Fund increased to \$7.75 million. The increase was based upon a variety of factors and not necessarily based upon an allocation of expenses borne wholly by the General Fund in support of the Water Bureau's operations. The transfer dropped to \$5.9 million in FY21-22 and further to \$3.4 million in FY22-23. The budget for FY23-24 is \$3.4 million.

Capital Project Close Out

During FY15-16, the City identified certain capital projects that had been financed with the proceeds of bonds which had been completed or abandoned by the City. The City also determined that no further claims or liabilities existed to be satisfied with the proceeds of the original bonds. The City requested that the State Comptroller transfer the unexpended Note Proceeds to the Debt Service Fund and to use such funds to pay the principal due on the respective bonds issued to finance such capital projects until all such unexpended Note Proceeds have been fully exhausted or the respective bonds have been paid in full. The City utilized \$5.9 million in FY17-18 being held in the Debt Service Fund to pay the principal payments due for each respective series of bonds.

Through FY17-18 to FY22-23, the City identified certain capital projects that had been financed with the proceeds of bonds and bond anticipation notes which had been completed or abandoned by the City. The City also determined that no further claims or liabilities existed to be satisfied with the proceeds of the original bonds or bond anticipation notes. As a result, the City requested that the State Comptroller transfer the unexpended Note Proceeds to the Debt Service Fund and to use such funds to pay the principal due on the respective bonds issued to finance such capital projects until all such unexpended Note Proceeds have been fully exhausted or the respective bonds have been paid in full. The City utilized \$1.5 million in FY19-20, \$0.3 million in FY20-21, \$0.2 million in FY21-22, \$2.3 million in FY22-23, and expects to utilize \$1.2 million in FY24-25, held in the Debt Service Fund to pay the principal payment, or part thereof, due on the respective series of bonds.

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CITY - GENERAL FUND
SUMMARY OF OPERATIONS AND CHANGES IN FUND BALANCE⁽¹⁾
(000's Omitted)

| | Adopted Budget FY23-24 | Actual (Audited) FY22-23 | Actual (Audited) FY21-22 | Actual (Audited) FY20-21 | Actual (Audited) FY19-20 |
|---|---------------------------------------|---|---|---|---|
| Revenues: | | | | | |
| Real Property Taxes ⁽²⁾ | \$ 397,456 | \$ 380,080 | \$ 375,256 | \$ 372,943 | \$ 362,113 |
| Other Tax Items | 64,802 | 72,669 | 84,844 | 74,461 | 75,191 |
| Non-Property Taxes | 201,990 | 198,672 | 209,916 | 181,493 | 163,614 |
| Departmental Income | 49,943 | 52,327 | 48,458 | 45,153 | 43,790 |
| Use of Money and Property | 3,159 | 6,977 | 550 | 1,302 | 2,882 |
| Sale of Property and Compensation for Loss | 500 | 892 | 1,757 | 1,391 | 69 |
| State and Federal Aid ⁽⁷⁾ | 116,935 | 167,529 | 156,261 | 151,472 | 95,548 |
| Miscellaneous | 1,059 | 1,906 | 2,860 | 2,568 | 3,064 |
| Total Revenues | 835,304 | 881,052 | 876,902 | 830,783 | 746,271 |
| Expenditures: | | | | | |
| Current- | | | | | |
| General Government Support | 113,669 | 116,903 | 88,725 | 84,394 | 88,626 |
| Public Safety | 213,475 | 193,645 | 184,354 | 184,062 | 185,298 |
| Transportation | 2,201 | 1,113 | 1,541 | 1,600 | 898 |
| Culture and Recreation | 14,589 | 12,702 | 10,640 | 8,984 | 9,716 |
| Home and Community Services | 29,394 | 26,546 | 24,528 | 23,616 | 23,861 |
| Employee Benefits ⁽³⁾ | 190,943 | 179,524 | 162,577 | 160,680 | 161,209 |
| Debt Service | 7,397 | 3,738 | 3,904 | 842 | 18,440 |
| Total Expenditures | 571,688 | 534,171 | 476,269 | 464,178 | 488,048 |
| Excess of Revenues Over Expenditures | 263,637 | 346,881 | 400,633 | 366,605 | 258,223 |
| Other Financing Sources (Uses): | | | | | |
| Sale of Real Property | - | 789 | - | 2,305 | 1,506 |
| Bond anticipation notes issued | - | - | - | - | - |
| Transfers In ⁽⁴⁾ | 3,463 | 3,463 | 5,936 | 7,754 | 3,993 |
| General Obligation bonds issued | - | - | 7,080 | 6,095 | 22,325 |
| Transfer Out – Debt Service | (52,721) | (72,164) | (40,235) | (45,268) | (39,373) |
| Transfers Out – Other | (303,244) | (271,465) | (293,722) | (280,527) | (275,931) |
| Total Other Financing Sources (Uses) | (352,501) | (339,377) | (320,941) | (309,641) | (287,480) |
| Net Change in Fund Balance | \$ (88,865) | \$ 7,504 | \$ 79,692 | \$ 56,964 | \$ (29,257) |
| Fund Balance ^{(5):} | | | | | |
| Beginning of Year ⁽⁶⁾ | | 176,863 | 97,171 | 40,207 | 69,464 |
| End of Year | | <u>184,367</u> | <u>\$ 176,863</u> | <u>\$ 97,171</u> | <u>\$ 40,207</u> |
| Fund Balance ^{(5)(6):} | | | | | |
| Assigned | | 120,995 | \$ 78,192 | \$ 27,831 | \$ 34,302 |
| Unassigned | | 63,372 | 98,671 | 69,340 | 5,905 |
| End of Year | | <u>\$ 184,367</u> | <u>\$ 176,863</u> | <u>\$ 97,171</u> | <u>\$ 40,207</u> |

(1) Presented on a modified accrual basis of accounting. (See “Basis of Accounting” under “DISCUSSION OF FINANCIAL OPERATIONS” herein.)

(2) Includes current year tax levy as well as prior year taxes anticipated to be collected.

(3) Employee benefits for positions accounted for in the Library Funds are paid from the General Fund.

(4) Transfers to the General Fund include an annual transfer from the Water Fund, which in FY22-23 amounted to \$3,463,235.

(5) Fund Balance Section left blank for Adopted Budget Column FY23-24

(6) Detailed information on the components of fund balance may be found in Appendix B, Note 3.L.

(7) FY19-20 Actual results exclude \$21.6 million in State Aid owed to Yonkers for Aid and Incentives to Municipality Aid withheld by New York State due to the COVID-19 pandemic. The funds were released and paid to the City during FY20-21, and recognized as revenue at that time.

**BOARD OF EDUCATION – GENERAL FUND
SUMMARY OF OPERATIONS AND CHANGES IN FUND BALANCE⁽¹⁾**

(000's Omitted)

| | Adopted Budget FY23-24 | Actual (Audited) FY22-23 | Actual (Audited) FY21-22 | Actual (Audited) FY20-21 | Actual (Audited) FY19-20 |
|--|---------------------------------------|---|---|---|---|
| Revenues: | | | | | |
| Charges for Services | \$ 531 | \$ 401 | \$ 339 | \$ 239 | \$ 578 |
| Use of Money and Property | 160 | 248 | 248 | 24 | 163 |
| Sale of Property and Compensation for Loss | 2 | 6 | 1 | 21 | 2 |
| Interfund Revenues | 392 | 585 | 563 | 314 | 328 |
| State Aid | 394,375 | 383,290 | 354,451 | 321,118 | 338,670 |
| Federal Aid | 820 | 1,351 | 2,830 | 10,252 | 1,034 |
| Miscellaneous | 910 | 2,316 | 2,711 | 5,047 | 2,468 |
| Total Revenues | <u>397,190</u> | <u>388,197</u> | <u>361,143</u> | <u>337,015</u> | <u>343,243</u> |
| Expenditures: | | | | | |
| Current- | | | | | |
| Education | 502,631 | 461,111 | 438,243 | 418,286 | 408,906 |
| Employee Benefits | 182,839 | 168,229 | 155,517 | 147,852 | 154,502 |
| Debt Service | 8,676 | 3,777 | 3,782 | 1,634 | 1,616 |
| Total Expenditures | <u>694,146</u> | <u>633,117</u> | <u>597,542</u> | <u>567,772</u> | <u>565,024</u> |
| Excess of Revenues Over Expenditures | <u>(296,957)</u> | <u>(244,920)</u> | <u>(236,399)</u> | <u>(230,757)</u> | <u>(221,781)</u> |
| Other Financing Sources (Uses): | | | | | |
| Transfer In | 264,695 | 260,876 | 255,819 | 246,523 | 243,345 |
| Transfers Out – Other | - | (2,875) | (2,826) | (2,851) | (3,526) |
| Total Other Financing Sources (Uses) | <u>264,695</u> | <u>258,001</u> | <u>252,993</u> | <u>243,672</u> | <u>239,819</u> |
| Net Change in Fund Balance | <u>\$ (32,261)</u> | <u>\$ 13,081</u> | <u>\$ 16,593</u> | <u>\$ 12,915</u> | <u>\$ 18,039</u> |
| Fund Balance⁽²⁾⁽³⁾: | | | | | |
| Beginning of Year | | <u>70,877</u> | <u>54,284</u> | <u>41,369</u> | <u>23,331</u> |
| End of Year | | <u>\$ 83,958</u> | <u>\$ 70,877</u> | <u>\$ 54,284</u> | <u>\$ 41,369</u> |
| Fund Balance⁽²⁾⁽³⁾⁽⁴⁾: | | | | | |
| Nonspendable | | - | \$ - | \$ 733 | \$ 4,141 |
| Assigned | | <u>\$ 83,958</u> | <u>70,877</u> | <u>53,551</u> | <u>37,228</u> |
| End of Year | | <u>\$ 83,958</u> | <u>\$ 70,877</u> | <u>\$ 54,284</u> | <u>\$ 41,369</u> |

(1) Presented on a modified accrual basis of accounting.

(2) Fund Balance Section left blank for Adopted Budget Columns FY23-24.

(3) Detailed information on the components of fund balance may be found in Appendix A, Note 3 L.

(4) The Board of Education (BOE) General Fund, when presented in the City's Annual Comprehensive Financial Report (ACFR), is reported as a Special Revenue Fund. In accordance with the provisions of Governmental Accounting Standards Board Statement No. 54, "Fund Balance Reporting and Governmental Fund Type Definitions", a special revenue fund cannot report unassigned fund balance (unless reporting a deficit fund balance). Therefore, when reflected in the City's ACFR, the residual fund balance for the BOE General Fund is reflected as assigned for educational purposes. However, in the stand alone audited financial statements for the BOE, this amount is reflected as both assigned (to balance the subsequent year's budget and encumbrances) \$33,063,235 for FY 22-23, \$30,139,753 for FY 21-22, \$9,009,419 for FY20-21, and \$13,964,418 for FY19-20; and unassigned (to be used at the BOE's discretion) \$50,895,291 for FY 22-23, \$40,737,571 for FY 21-22, \$44,542,079 for FY20-21, and \$23,263,723 for FY19-20.

Revenues

The General Fund accounts for the full receipt of the tax levy, including that portion of the levy raised for the Board of Education and that portion of the levy deposited in the Debt Service Fund for the payment of debt service.

The City's property tax levying powers, other than for debt service and certain other purposes, are limited by the State Constitution to 2% of the five-year average full valuation of taxable real property. The City's ability to increase its tax levy is also constrained by the Tax Levy Limitation Law. (See "*Tax Levy Limit Law*" under "*PROPERTY TAXES*" herein.)

The real property tax levy in the FY19-20 Adopted Budget was \$385,707,869, representing a 1.95% increase over the real property tax levy in FY18-19. The real property tax rate was \$831.98 per \$1,000 of assessed value, representing a 3.39% increase over the real property tax rate in FY18-19.

The real property tax levy in the FY20-21 Adopted Budget was \$391,815,589, representing a 1.58% increase over the real property tax levy in FY19-20. The real property tax rate was \$852.47 per \$1,000 of assessed value, representing a 2.46% increase over the real property tax rate in FY19-20.

The real property tax levy in the FY21-22 Adopted Budget was \$390,725,376 representing a 0.3% decrease from the real property tax levy in FY20-21. The real property tax rate was \$852.37 per \$1,000 of assessed value, representing a 0.01% decrease from the real property tax rate in FY20-21.

The real property tax levy in the FY22-23 Adopted Budget was \$397,089,546 representing a 1.6% increase from the real property tax levy in FY21-22. The real property tax rate was \$863.02 per \$1,000 of assessed value, representing a 1.25% increase from the real property tax rate in FY21-22.

The real property tax levy in the FY23-24 Adopted Budget was \$414,997,406 representing a 4.51% increase from the real property tax levy in FY22-23. The real property tax rate in the FY23-24 Adopted Budget was \$888.06 per \$1,000 of assessed value, representing a 2.90% increase from the real property tax rate in FY22-23.

The following table provides the allocation of the City's real property tax levy in the Adopted Budgets for FY19-20 to FY23-24.

(\$ millions)

| | FY19-20 | FY20-21 | FY21-22 | FY22-23 | FY23-24 |
|--|------------------|------------------|------------------|------------------|------------------|
| Board of Education Operations | \$225,089 | \$227,713 | \$233,107 | \$237,550 | \$237,953 |
| City Operations | 90,848 | 84,345 | 80,622 | 75,703 | 83,875 |
| Debt Service and Capital Exclusions ⁽¹⁾ | <u>69,770</u> | <u>79,757</u> | <u>76,996</u> | <u>83,837</u> | <u>93,170</u> |
| Total | <u>\$385,708</u> | <u>\$391,816</u> | <u>\$390,725</u> | <u>\$397,090</u> | <u>\$414,997</u> |

⁽¹⁾ Combines debt service for City and Board of Education operations.

Sales Tax. Currently, an 8.875% sales and use tax is imposed on all retail sales in the City except for sales of goods qualifying for New York State exemptions. Revenues from the sales and use tax are apportioned: 4.0% to the State; 3.0% combined to the City of Yonkers, with 2.5% to the City and 0.5% to the BOE (subject to approval of the Yonkers City Council); 1.5% to the County; and 0.375% to the Metropolitan Transportation Authority.

On July 2, 2015, the State enacted legislation (Chapter 67 of the Laws of 2015) that authorized the City to increase its sales and use tax rate by one half of one percent (from 2.5% of the 8.375% rate to 3.0% of the 8.875% rate). According to the terms of legislation, the City is required to use the revenues generated by

the increase for the support of education, unless the City Council votes, on an annual basis, to use such additional revenue for a different purpose for the City. Pursuant to the legislation, the City began collecting the additional one half of one percent sales and use tax on September 1, 2015. Chapter 179 of the Laws of 2023 extends the authorization period to November 30, 2025.

The City sales tax includes a 1% City Special Sales Tax enacted pursuant to Chapter 871 of the Laws of 1975. Pursuant to that legislation, the City’s right to impose the additional tax may not be preempted by any other governmental body. The proceeds of the Special Sales Tax are deposited directly into the Debt Service Fund by or on behalf of the State Comptroller for the purpose of paying principal of and interest on outstanding City indebtedness. Such revenues may become available for other use by the City after the debt service requirement for the current year has been fully funded through revenues generated by the Special Sales Tax and ad valorem real property taxes. Chapter 179 of the Laws of 2023 extends the authorization period for the City to collect this 1% City Special Sales Tax to November 30, 2025.

Revenues from the 2.5% sales and use tax apportioned to the City were \$80.9 million for FY18-19, \$77.6 million for FY19-20, \$89.4 million for FY20-21, \$99.4 million for FY21-22, and \$99.9 million for FY22-23. Sales Tax is budgeted at \$102.0 million for FY23-24.

Revenue from the additional one half of one percent sales and use tax authorized by Chapter 67 of the Laws of 2015 were \$14.8 million for FY16-17, \$15.5 million for FY17-18, \$15.9 million for FY 18-19, \$15.5 million for FY19-20, \$17.8 million for FY20-21, \$19.9 million for FY21-22, and \$19.9 million for FY22-23. Sales Tax for Education is budgeted at \$20.4 million for FY23-24.

The following table provides annual sales tax revenues since FY14-15.

SALES AND USE TAX

| <u>Fiscal Year</u> | <u>City Sales and Use Tax</u> | <u>BOE Sales and Use Tax</u> |
|------------------------|-----------------------------------|----------------------------------|
| 2014-15 | \$72,828,806 | \$ - |
| 2015-16 | 73,034,880 | 11,129,446 |
| 2016-17 | 75,055,806 | 14,808,005 |
| 2017-18 | 78,408,852 | 15,519,574 |
| 2018-19 | 80,922,819 | 15,936,259 |
| 2019-20 | 77,637,127 | 15,531,852 |
| 2020-21 | 89,396,866 | 17,800,685 |
| 2021-22 | 99,366,374 | 19,869,436 |
| 2022-23 | 99,890,825 | 19,932,883 |
| 2023-24 ⁽¹⁾ | 102,036,607 | 20,406,853 |

⁽¹⁾ Budgeted

Income Tax Surcharge. Chapter 345 of the Laws of 1984, which became effective on July 3, 1984, authorized the City to enact a local law imposing an income tax surcharge on residents of the City at a rate not to exceed 15.00% of the net State tax, and permitted the City to impose a City tax on the gross earnings of non-residents employed in the City at a rate not to exceed one-half of one percent (collectively, the "Income Tax Surcharge"). Chapter 535 of the Laws of 1988, increased the maximum rate that the City can impose by local law on resident income to 19.25% of the net State tax. The City income tax surcharge, by law, is administered, collected and distributed by the State Tax Commission As of January 1, 2014, as set by City local law, the resident City tax rate is 16.75% of the net State tax and the non-resident tax is one half of one percent of gross wages. Periodic amendments to existing New York State Law are required to extend the authorized collection period. Chapter 180 of the Laws of 2023 extended the authorization period to the tax year beginning prior to January 1, 2026.

Pursuant to the authority granted by this State statute, the City enacted Local Law No. 6-2013 imposing the Income Tax Surcharge at a rate of 15.00% and subsequently increased the rate to 16.75% with the enactment of Local Law No. 11-2014, on June 11, 2014. Revenues from the City's Income Tax Surcharge, \$57.9 million for FY18-19, \$56.7 million for FY19-20, \$60.3 million for FY20-21, \$71.9 million for FY21-22, and \$63.6 million for FY22-23. The FY23-24 Adopted Budget figure is \$64.8 million.

Real Property Transfer Tax. The City receives 1.5% of the gross sale amount from the seller upon the transfer of real property. For cooperative apartments, the tax is imposed only when a building converts to co-op, not when individual units are offered for sale. The real property transfer tax generated \$13.9 million in FY17-18, \$23.8 million in FY18-19, \$12.2 million for FY19-20, \$14.3 million for FY20-21, \$25.8 million in FY21-22, and \$14.0 million in FY22-23. The FY23-24 Adopted Budget is \$11.9 million.

Hotel Room Occupancy Tax. Chapter 62 of the Laws of 2015 of the State of New York, enacted into law on July 2, 2015, 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 within the City. The tax began to be levied as of August 1, 2015. Chapter 224 of the Laws of 2021 of the State of New York extended the collection period to September 1, 2024. Local Law 10-2021 was adopted by the City Council and approved by the Mayor extending the date to September 1, 2024 consistent with State Law. This tax is separate from the tax currently imposed by the County. The Hotel Room Occupancy Tax revenue was \$1.0 million in FY18-19, \$0.8 million for FY19-20, \$0.7 million for FY20-21, \$1.0 million for FY21-22, and \$1.2 million for FY22-23. The FY23-24 Adopted Budget amount is \$1.1 million.

Intergovernmental Revenues. The principal sources of economic funding furnished by the State to the City are State funding to education, per capita revenue sharing, municipal overburden and State local assistance funding. Additionally, there are several lesser funding, grant and shared revenue programs, including the mortgage tax (collected for the City and the State by the County at the rate of \$.50 per \$100 of mortgages), traffic violation fines (collected for the City by the State), and State youth program funds (received on a matching basis for both recreational and delinquency prevention programs). The City also enacted in the 1994 fiscal year budget an additional City mortgage tax at the rate of \$.50 per \$100 of mortgages. The County of Westchester collects the tax for the City. Chapter 179 of the Laws of 2023 extends the authorization period to August 31, 2025.

State Aid to Education. Basic formula aid is paid based upon an application submitted to the State by the BOE which incorporates required data concerning enrollment, attendance and approved expenses. The amount of other aid distributed to the Board of Education is fixed in the authorizing State legislation. In addition, the City receives aid for such earmarked purposes as educationally disadvantaged pupils, occupational education and handicapped pupils. Also, the BOE receives Building aid which is based on a substantially flat, assumed amortization schedule, which is set at the maximum useable life of the item being purchased, built or reconstructed. Building aid is subject to a cap, which is called Approved Building Cost Allowances, which sets a maximum aidable cost of a project upon which the State will base its aid. The current building aid ratio for FY23-24 on current projects approved after July 1, 2005 (Tier 4) for the BOE is 69.2% with the 10% incentive and the High Needs Supplement included, and it is derived by a formula which uses a combination of property value and resident student data. The Double MCA Statute allows the Sonia Sotomayor New Community School Project to have a multi-year cost allowance. The estimated aided cost allowance for the New Community School Project is 93.8%. See "BOE School Facilities Reconstruction Project," herein.

The City receives aid to education in several installments throughout its fiscal year. Basic formula aids are computed according to a complex aid ratio formula. By law, the City should receive this aid in monthly installments commencing on September 15 of each fiscal year. Cash distributions of these aids are net of Board of Education contributions to the New York State Teachers' Retirement System. The \$19.6 million Video Lottery Terminal payment, which is paid to the City on the basis that the City is an eligible city in which a video lottery gaming facility is located, has a different payment schedule and is payable in June of

each fiscal year. \$19.6 million was paid to the City for FY22-23 and \$19.6 million is expected to be paid to the City for FY 23-24.

Payment of State aid to education may be withheld due to the failure of the City or the Board of Education to comply with various requirements of State law relating to instructional programs, programs for the handicapped or other matters or the failure of the City to pay debt service on obligations issued for school purposes. The City and the Board believe that they are in full compliance with all such requirements and have made the necessary debt service appropriations.

The City and the BOE depend on the State for aid to balance their budgets and to meet their cash requirements. If the State experiences revenue shortfalls or spending increases, such developments could result in reductions in aid to the City and the BOE. In addition, there can be no assurance that future State budgets will be adopted by the April 1 statutory deadline or that timely aid payments will be made to the City.

General Purpose Aid. The Adopted State Budget for Fiscal Year 2006 changed the formula for State Aid to cities and other local governments. The State combined general purpose aid, emergency funding to cities, emergency funding to eligible municipalities and supplement municipal funding into one category called Aid and Incentives to Municipalities (AIM). The total annual City aid in this category was \$108.2 million for FY18-19. The City's FY19-20 budget included AIM aid of \$108.2 million. For FY19-20, the New York State Division of Budget withheld 20% of the amounts owed to City in AIM Aid. Based on accounting revenue recognition rules, the delay was responsible for a revenue shortfall of \$21.6 million in FY19-20. The 20% withheld in FY19-20 was restored in FY20-21 resulting in actual revenues of \$129.8 million for FY20-21. Aid and Incentives to Municipalities aid returned back to FY18-19 levels in FY21-22 and FY22-23 at \$108.2 million. Aid and Incentives to Municipalities aid is budgeted at \$108.2 million for FY23-24.

Special Revenue Funds

The City has established special revenue funds to account for the proceeds of specific revenue sources that are legally restricted to expenditures for defined purposes. The largest of these funds is the Education Fund, which is discussed in detail in this Official Statement. (See "*DISCUSSION OF FINANCIAL OPERATIONS*" and "*Board of Education*" under "*Related Entities*" under "*THE GOVERNMENT OF YONKERS*" herein.) Other special revenue funds include the Sewer Fund, Water Fund, Public Library Fund, School Lunch Fund, Education Special Aid Fund, Community Development Fund, City Grants Fund and Special Purpose Fund. (For a link to a description of these accounts and their Fiscal Year ended June 30, 2023 operations, see Appendix B attached hereto.) References to website addresses presented herein are for informational purposes only. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement.

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Appropriations

FY23-24 Adopted Budget appropriations for the City's various departments are indicated in the following table.

| Department | FY23-24⁽¹⁾ Adopted Budget | FY23-24 Authorized Positions |
|----------------------|---|---|
| Constituent Services | \$ 1,440,371 | 8 |
| Corporation Counsel | 2,846,073 | 21 |
| Development | 1,834,170 | 15 |
| Engineering | 3,599,300 | 27 |
| Executive | 2,814,965 | 15 |
| Finance | 18,827,325 | 148 |
| Fire | 80,211,489 | 473 |
| Housing & Buildings | 5,919,377 | 52 |
| Human Resources | 4,117,512 | 39 |
| Human Rights | 115,000 | 1 |
| Information Tech | 8,579,429 | 47 |
| Inspector General | 736,027 | 3 |
| Legislative | 4,218,726 | 31 |
| Parks | 17,410,547 | 114 |
| Police | 127,343,734 | 706 |
| Public Works | 93,052,981 | 375 |
| Veteran's Agency | 516,028 | 5 |
| | <u>\$373,583,054</u> | <u>2,080</u> |

(1) In the FY23-24 Adopted Budget, the Yonkers Public Library appropriation of \$11,124,825 and the Hudson River Museum appropriation of \$316,250 are not included in these figures.

Employee Contracts

Pursuant to Article 14 of the New York State Civil Service Law, Public Employees' Fair Employment Act (Taylor Law), the City of Yonkers, as a local government, is required to enter into collective negotiations with its certified or recognized employee representatives over terms and conditions of employment and enter into written collective bargaining agreements. The City negotiates directly with eight municipal employee organizations but funds nine organizations when including the Library SEIU704b union which is funded through the General Fund's transfer to the Library Fund.

The Taylor Law requires that any collective bargaining agreement requiring legislative action to permit its implementation by amendment of law or by additional funds therefor, shall not become effective until the appropriate legislative body (the Yonkers City Council) has given its approval.

- The collective bargaining agreement with Police Benevolent Association (PBA) became effective on July 1, 2019 and expires on June 30, 2024.
- The collective bargaining agreement with the Police Captains Lieutenants and Sergeants Association (CLSA) became effective on July 1, 2019 and expires on June 30, 2024.
- The collective bargaining agreement with the Teamster Local 456 (Blue Collar) became effective on January 1, 2019 and expires on December 31, 2023.
- The collective bargaining agreement with the American Federation of State, County and Municipal Employees (AFSCME) became effective on July 1, 2020 and expires on June 30, 2024.
- The collective bargaining agreement with the Service Employees International Union (SEIU) became effective on January 1, 2019 and expires on December 31, 2023.
- The collective bargaining agreement with the Yonkers Firefighters Local 628 (Local 628) became effective on July 1, 2019 and expires on June 30, 2024.

- The collective bargaining agreement with the Yonkers Uniformed Fire Officers Association (UFOA) became on effective July 1, 2019 and mostly expires on June 30, 2024.
- The collective bargaining agreement with the Teamsters Local 456 (White Collar) became effective on July, 2020 and expires on June 30, 2025.
- The Library collective bargaining agreement with the SEIU Local 704B became effective on July 1, 2019 and expires on June 30, 2024. It should be noted that although the City provides 99% of the funding for the Library, the City does not negotiate the Library SEIU 704B contract.

The BOE negotiates with four employee organizations. The CSEA and the Yonkers Federation of Teachers (YFT) are the two largest employee organizations.

- The Yonkers Public Schools CSEA collective bargaining agreement became effective on July 1, 2014 and was extended to June 30, 2022. (Contract negotiations are ongoing).
- The Yonkers Federation of Teacher collective bargaining agreement became effective on July 1, 2022 and was extended to June 30, 2027.
- The Yonkers Council of Administrators collective bargaining agreement became effective on July 1, 2022 and was extended to June 30, 2027.
- The Yonkers Public Schools White Collar Teamsters (“WCT”) collective bargaining agreement became effective on July 1, 2015 and expired on June 30, 2022. (Contract negotiations are ongoing).

Retirement Benefits

The State Employees’ Retirement System (“ERS”) was established in 1920. In 1967 all police officers and firefighters were transferred into the separate Police and Fire Retirement System (“PFRS”). Both retirement systems are administered by the State Comptroller. The State Teachers’ Retirement System (“TRS”) is separately administered by a ten member board. ERS, PFRS and TRS are collectively referred to as the “New York State Retirement System”.

The retirement benefit package available to City and Board of Education employees who are members of ERS depends on the date of their enrollment in the system and/or their classification as Tier 1 through Tier 6 employees. Retirement benefit packages available are prescribed by the State and are most liberal for Tier 1 and least liberal for Tier 6 employees. The retirement plan adopted by the City and Board of Education for Tier 1 and Tier 2 ERS members is noncontributory for employees. Tier 3 and Tier 4 ERS members with less than ten years of service must make annual contributions of 3% of their salary to the system; Tier 3 and Tier 4 members with ten years of service or more are not required to contribute.

TRS members hired after July 1, 1976 and before January 1, 2010 with less than 10 years of service must make annual contributions of 3% of their salaries, similar to Tier 3 and Tier 4 members of ERS. While TRS payments are Board budgeted appropriations, payment is made through a withholding of the required payment from general State education aid.

On December 10, 2009, then Governor Paterson signed into law a new Tier 5. The law is effective for new ERS and TRS employees hired after January 1, 2010. New ERS employees hired under Tier 5 contribute 3% of their salaries and new TRS employees contribute 3.0% of their salaries. There is no provision for these contributions to cease after a certain period of service.

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

City police officers and firefighters who are members of PFRS are now divided into five tiers. As with ERS, retirement benefit plans available under PFRS are most liberal for Tier 1 employees. The plans adopted for PFRS employees are noncontributory for Tier 1 and Tier 2 employees. Police officers and firefighters hired from July 1, 2009 to January 8, 2010 are currently in Tier 3, which has a 3% employee contribution rate by members. There is no Tier 4 in PFRS. Police officers and firefighters hired after January 9, 2010 are in Tier 5, which also requires a 3% employee contribution from members. Police officers and firefighters hired after April 1, 2012 are in Tier 6, which was also a 3% contribution requirement for members for FY12-13; however, as of April 1, 2013, Tier 6 PFRS members are required to contribute a specific percentage of their annual salary, as follows, until retirement or until the member has reached 32 years of service credit, whichever occurs first: \$45,000.00 or less contributes 3%; \$45,000.01 to \$55,000.00 contributes 3.5%; \$55,000.01 to \$75,000.00 contributes 4.5%; \$75,000.01 to \$100,000.00 contributes 5.75%; and more than \$100,000.00 contributes 6%.

Each year the State bills the City and the BOE for their required contributions to the State Pension Plan. The Pension Retirement System billing period is from April 1 through March 31, and the City was required to pay an estimated bill for that fiscal year in December. Beginning with FY04-05, the City is allowed to pay the estimated bill on February 1 of each year. The New York State Retirement System has advised the City that municipalities can elect to make employer contribution payments in December or the following February, as required. If such payments are made in the December prior to the scheduled payment date in February, such payments may be made at a discounted amount. The BOE prepaid its employer contribution for FY20 in December 2019. The City prepaid its employer contribution for FY20 in December 2019 but did not pay the contributions due under the Police and Fire Retirement System until the due date, February 2020. For FY21, FY22, and FY23, all employer contributions owed by the BOE and the City were prepaid in the December of each respective year.

Billing for the TRS is made to the Board of Education for each plan year ending June 30 in the next fiscal year and is paid by the Board of Education in the same fiscal year as billed.

The employer contribution rate for the State's Retirement System continues to be higher than the minimum contribution rate established by law. To mitigate the expected increases in the employer contribution rate, legislation was enacted in 2010 that authorized local governments and school districts to borrow a portion of their required payments from the State pension plan at interest rates which vary each year. Under this Original Contribution Stabilization Program (CSP) of 2010, the applicable interest rate applied to amortized amounts of ERS and PFRS pension contributions was 3.00% for 2013. Pursuant to Chapter 57 of the Laws of 2013 of the State (the "Alternative CSP"), the City and BOE opted to enter the Alternate CSP starting in 2014. The interest rates on the amortized portions are 3.50% for 2015, 3.31% for 2016, 2.63% for 2017, 3.31% for 2018, 3.99% for 2019, 2.87% for FY20, 1.6% for FY21, 2.24% for FY22, and 3.7% for FY23. Under the ERS System, both the City and BOE did not amortize pension costs in FY21 but did amortize for PFRS pension costs. For FY22, both the City and the BOE amortized ERS and PFRS pension costs. For FY23, only PFRS pension costs were amortized. For FY24, only PFRS pension costs are expected to be amortized.

The City and the BOE have elected to amortize a portion of their required pension contributions and certain early retirement incentives with the New York State Retirement System. A historical summary of the foregoing is set forth in Note 3 of the Notes to the Financial Statements of the City for the Fiscal Year ended June 30, 2023, a link to which is set forth in Appendix B attached hereto. (References to website addresses presented herein are for informational purposes only. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement.)

The following is a summary of the contributions amortized by the City and the BOE:

| <u>Fiscal Year</u> | <u>TRS, ERS and PFRS Contributions Amortized by the City and BOE</u> |
|--------------------------|--|
| 2016-2017 ⁽¹⁾ | \$11,261,939 |
| 2017-2018 | 10,790,412 |
| 2018-2019 | 7,649,827 |
| 2019-2020 | 6,284,915 |
| 2020-2021 | 6,662,477 |
| 2021-2022 | 13,843,593 |
| 2022-2023 | 9,303,690 |
| 2023-2024 ⁽²⁾ | 9,730,880 |

(1) The BOE left the TRS Stable Contribution Plan in 2016-2017, and did not amortize any amounts in FY17-18 through FY22-23 and does not expect to amortize any of its pension obligation for TRS for FY23-24.

(2) Based on estimated invoice from NYSLRS

The Alternate Contribution Stabilization Option, enacted by the State under Chapter 57, Laws of 2013, modified the Original Contribution Stabilization Option adopted in 2010, giving municipalities the ability to better manage the spikes in Actuarially Required Contribution rates (“ARCs”) by extending the maximum length of any amortizations from 10 years to 12 years for ERS and PFRS. Similar to the Original SCO, the Alternate plan allows municipalities to pay the “SCO” amount in lieu of the “ARC” amount. The City and BOE chose to enter the Alternate Contribution Stabilization Option for both ERS and PFRS.

Under Chapter 57 of the Laws of 2013, the State also enacted a Stable Contribution Option for the New York State Teachers’ Retirement System. The BOE chose to enter this Stable Contribution Option for 2013-14, 2014-15 and 2015-16 but exited the SCO in 2016-2017 and returned to paying the normal rate.

The City also maintains a Local Police Fire Special Pension Fund which contains no active employees. There are currently 1 pensioner who are widows of former City employees receiving monthly annuity payments from this fund. This local pension fund covered City police and fire employees who were employed by the City prior to 1939 when the City first joined the State system and stopped accepting new members in the City plan. The costs of the unfunded pension plan are paid by the City as incurred. The FY23-24 Adopted Budget of the City includes \$18,900 for this purpose. No actuarial valuation has been made to determine the liability for future payments. Eventually, monies will no longer be appropriated as the retirees beneficiaries decrease in number. In addition, the City supplements the pension of firefighters under State law who received disability pensions.

The following table indicates expenditures by the City for ERS and PFRS and the Board of Education for ERS and TRS for FY19-20 through FY22-23, as well as amounts budgeted in FY23-24. The amounts set forth in the following table include installment payments made by the City for pension obligation payments previously amortized by the City.

| | <u>Actual FY 19-20</u> | <u>Actual FY 20-21</u> | <u>Actual FY 21-22</u> | <u>Actual FY 22-23</u> | <u>Budget FY 23-24</u> |
|---|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| City (ERS and PFRS) ⁽¹⁾ | \$59,851,651 | \$60,331,427 | \$61,145,187 | \$64,822,529 | \$69,107,841 |
| Board of Education (ERS) ⁽²⁾ | 11,053,791 | 11,409,024 | 10,373,593 | 11,446,022 | 10,607,944 |
| Board of Education (TRS) ⁽²⁾ | 25,834,895 | 22,273,426 | 21,755,194 | 23,960,254 | 24,550,273 |
| Local Pension Fund & Fire Disability | 3,101,004 | 2,635,381 | 3,002,861 | 5,488,688 | 3,425,799 |

(1) Excludes Community Development and City Grant Funds

(2) Excludes Special Aid and School Lunch Funds

Source: City of Yonkers.

GASB 68 Accounting and Financial Reporting for Pensions

The City and the BOE participate in the New York State Retirement System. As discussed above, these are cost-sharing multiple employer defined benefit plans. Under the requirements of Governmental Accounting Standards Board (GASB) Statement No. 68 “Accounting and Financial Reporting for Pensions”, effective beginning with financial statements as of June 30, 2015, cost-sharing employers such as the City and BOE were now required to report in their entity-wide financial statements a net pension liability (or asset), pension expense and pension related deferred inflows and outflows of resources based on their proportionate share of the collective amounts for all of the municipalities and school districts in the plan.

Statement No. 68 expanded disclosures in the notes to the financial statements and the required supplementary information (the “RSI”). The note disclosures now include 1) a description of the plan(s) and the benefits provided, 2) the significant assumptions employed in the measurement of the net pension liability (or asset), 3) descriptions of benefit changes and changes in assumptions, 4) assumptions related to the discount rate and the impact on the total pension liability (or asset) of a one percentage point increase or decrease in the discount rate and 5) the net pension liability (or asset) and deferred inflows and outflows of resources. The RSI must also provide ten year historical information (when available) regarding the entity’s proportionate share of the net pension liability (or asset) and a schedule of the entity’s contributions.

The City and BOE are provided with the above information by the New York State Retirement System and have incorporated this information into their audited financial statements for the year ended June 30, 2023. The City reported a net pension liability of \$64,247,223 and the BOE a net pension liability of \$48,549,399 (for a total of \$112,796,622) for their proportionate shares of the net pension liability of ERS. The City also reported a liability of \$251,695,496 for its proportionate share of the net pension liability of PFRS. The BOE reported a net pension liability of \$29,300,718 for its proportionate share of the net pension liability of TRS.

More detailed information about the City and BOE’s pension plan reporting in accordance with the provisions of GASB 68, including amounts reported as pension expense and deferred inflows/outflows of resources, is presented in Note 3, H in the City’s audited financial statements for June 30, 2023. A link to the audited financial statements for such period is contained in Appendix B attached hereto. References to website addresses presented herein are for informational purposes only. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement.

Life, Health and Dental Insurance

The City provides life, health and dental insurance for all active employees and provides continuing health insurance coverage for substantially all City employees retired from City service. It is the City’s practice to fund these insurance premiums as billed. Along with covering retirees for their Part B Medicare premiums as per New York Civil Service Law, the City also reimburses certain widows or widowers of retirees for the cost of Part B premiums.

In FY16-17 through FY22-23, inclusive, the City expended \$58.5 million, \$64.0 million, \$67.0 million, \$67.7 million, \$67.5 million, \$71.2 million, and \$79.9 million respectively, in premiums and reimbursement for active employees, eligible retirees and other beneficiaries. The amount budgeted in the City’s FY23-24 Adopted Budget for Life and Health Insurance is \$86.6 million.

In FY16-17 through FY22-23, inclusive, the BOE’s General Fund expended \$80.2 million, \$88.2million, \$91.3 million, \$90.8 million, \$87.9 million, \$92.9, and \$101.4 million respectively, in premiums

and reimbursement for active employees, eligible retirees and other beneficiaries. The BOE FY23-24 General Fund's Adopted Budget for Life and Health Insurance is \$113.4 million.

GASB 75 and Other Post Employment Benefits (OPEB)

The City and the Board of Education provide post-retirement healthcare benefits to former employees. In addition, the City is required to pay the difference in pay between a disabled firefighter's pension payment and the current salary for a firefighter until the retiree reaches the age of 62. These benefits are each funded on a pay as you go basis. Under the requirements of the Governmental Accounting Standards Board (GASB), Statement No. 75, "Accounting and Financial Reporting by Employers for Post-Employment Benefits Other Than Pensions" (GASB 75), all governmental entities are required to report the estimated cost of the accrued liability for such post-retirement benefits.

In addition to providing pension benefits, the City and the BOE provide certain health care benefits for retired employees through a single employer defined benefit OPEB plan. The various collective bargaining agreements stipulate the employees covered and the percentage of contribution. Contributions by the City and the BOE may vary according to length of service. The cost of providing post-employment health care benefits is shared between the employer and the retired employee. Substantially all of the City's and BOE's employees may become eligible for those benefits if they reach normal retirement age while working for the City or BOE. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75, "Accounting and Financial Reporting for Postemployment Benefits Other than Pensions", so the net OPEB liability is equal to the total OPEB liability. Separate financial statements are not issued for the plan.

The City's total OPEB liability of \$2,550,167,509 was measured as of June 30, 2023, and was determined by an actuarial valuation as of July 1, 2021. Of that total OPEB liability, the City's municipal liability is \$1,082,962,923 and the BOE's total OPEB liability of \$1,467,204,586 were both measured as of June 30, 2023, and were both determined by an actuarial valuation as of July 1, 2021.

Debt Service

Debt service costs for bonds and capital notes for both the City and the Board of Education (all funds excluding Community Development) was \$85.7 million in FY18-19, \$91.1 million in FY19-20, \$80.1 million in FY20-21, \$107.5 million in FY21-22, \$94 million in FY22-23, and the amount budgeted for FY23-24 is \$98.9 million.

Board of Education

The BOE's Consolidated Fund operations are funded primarily from the City's budget appropriations and from State Aid.

In FY18-19, the City contributed \$261.6 million to the Board of Education, which included \$16.1 million in additional sales and compensating use tax collected by the City pursuant to Chapter 67 of the Laws of 2015. In addition, exclusive of categorical aid, the BOE received \$323.8 million in State and Federal Aid and received \$4.6 million from other sources.

In FY19-20, the City contributed \$265.6 million to the Board of Education which includes \$16.6 million in additional sales and compensating use tax collected by the City pursuant to Chapter 67 of the Laws of 2015. In addition, exclusive of categorical aid the BOE received \$339.7 million in State and Federal Aid and received \$3.9 million from other sources.

In FY20-21, the City contributed \$270.8 million to the Board of Education which included \$17.8 million in additional sales and compensating use tax collected by the City pursuant to Chapter 67 of the Laws of 2015. In addition, exclusive of categorical aid the BOE received \$331.4 million in State and Federal Aid and received \$5.7 million from other sources.

In FY21-22 the City contributed \$283.0 million to the Board of Education which includes \$19.9 million in additional sales and compensating use tax collected by the City pursuant to Chapter 67 of the Laws of 2015. In addition, exclusive of categorical aid the BOE received \$357.3 million in State and Federal Aid and received \$11.5 million from other sources.

In FY22-23, the City contributed \$288.0 million to the Board of Education which includes \$19.8 million in additional sales and compensating use tax to be collected by the City pursuant to Chapter 67 of the Laws of 2015. In addition, exclusive of categorical aid the BOE received \$384.6 million in State and Federal Aid and received \$3.6 million from other sources.

As a matter of City policy, the Board of Education is credited with the full amount of taxes levied by the City for school general operating purposes regardless of any deficiency in tax collections. (See “*Board of Education*” under “*Related Entities*” under “*THE GOVERNMENT OF YONKERS*” and “*Revenues*” under “*DISCUSSION OF FINANCIAL OPERATIONS*” and “*PROPERTY TAXES*” herein.)

Deficit of the BOE. As set forth in the audited financial statements of the BOE for the Fiscal Year ended June 30, 2014, a deficit of \$40,754,451 appeared in the General Fund of the BOE as of June 30, 2014. State legislation (Chapter 55 of the Laws of the State of New York of 2014) was enacted by the State, which authorized the City to issue bonds in the principal amount of not to exceed \$45,000,000 for the purpose of liquidating the deficit. Chapter 55 of the Laws of the State of New York of 2014 provided that the City may not issue any bonds for the purpose of liquidating such deficit until the amounts of such deficit was confirmed and certified by the State Comptroller. On February 19, 2015, the State Comptroller certified the amount of such deficit as of June 30, 2014, to be \$41,718,751. On February 24, 2015, the City Council adopted a bond ordinance, which authorized the issuance of not to exceed \$41,718,751 serial bonds for the purpose of liquidating such deficit. On March 27, 2015, the City’s \$37,260,000 School Deficit Bonds-2015A were issued pursuant to this authorization. For a discussion of the causes of such deficit, the authorization provided by the State to the City to issue bonds to fund said deficit and recent events involving the finances of the BOE, see “*DISCUSSION OF FINANCIAL OPERATIONS*” “*Deficit Financing of the City*” under “*CITY INDEBTEDNESS,*” herein.

On June 26, 2015 Chapter 25 of the Laws of 2015 was enacted, which authorized the transfer of the not-to-exceed \$25,000,000 from the State’s Mortgage Insurance Fund (the “MIF Grant”), created pursuant to section 2429-b of the NYS Public Authorities Law, to assist the BOE in addressing the structural imbalance created by the overestimation of Spin-up Aid in FY12-13 (\$26.9 million) and FY13-14 (\$28.1 million), creating two fiscal years of budget shortfalls and a recurring budget gap. As a condition of the release of such funds, the Special State Legislation required the City to submit a comprehensive financial plan that provided for continuity of current educational services. Such plan was subject to the approval of the Director of the State Budget Division. The City’s plan was approved by the State Budget Division.

In addition, the State enacted legislation (Chapter 67 of the Laws of 2015) which authorizes the City to increase its sales and compensating use tax by one half of one percent (2.5% of the 8.375% rate to 3.0% of the 8.875% rate). According to the terms of such legislation, the City is required to use the revenues generated by the increase in the sales and compensating use tax rate for the support of education, unless the City Council votes, on an annual basis to use such additional revenue for a different purpose of the City. Pursuant to this legislation, the City was authorized to begin collecting the additional one half of one percent sales and compensating use tax commencing on September 1, 2015. Chapter 178 of the Laws of 2023 extended the authorization period to November 30, 2025.

The State receives a substantial amount of federal aid for health care, education, transportation and other governmental purposes, as well as federal funding to respond to, and recover from, severe weather events and other disasters. Many of the policies that drive this federal aid may be subject to change under the federal administration and the current Congress. Current federal aid projections, and the assumptions on which they rely, are subject to revision in the future as a result of changes in federal policy, the general condition of the global and national economies and other circumstances. Reductions in Federal funding levels could have a

materially adverse impact on the State budget. In addition to the potential fiscal impact of policies that may be proposed and adopted by the current administration and Congress, the State budget may be adversely affected by other actions taken by the Federal government, including audits, disallowances, and changes to Federal participation rates or other medicaid rules.

The amount of State aid to municipalities and school districts is dependent in part upon the financial condition of the State. Due the outbreak of COVID-19 the State declared a state of emergency and the Governor took steps designed to mitigate the spread and impacts of COVID-19, including closing schools and non-essential businesses for an extended period and reopening in a phased manner. The use of federal stimulus funds has allowed the State to avoid gap closing measurements; however, the State may be required to implement gap closing measurements in the future if such stimulus funds are not replaced with recurring revenues. Such actions may include, but are not limited to: reductions in State agency operations and/or delays or reductions in payments to local governments or other recipients of State aid including school districts in the State. If this were to occur, reductions in the payment of State aid could adversely affect the financial condition of school districts in the State, including the City and the BOE.

Should the City fail to receive State aid expected from the State in the amounts and at the times expected, occasioned by a delay in the payment of such monies, the City is authorized by the Local Finance Law to provide operating funds by borrowing in anticipation of the receipt of uncollected State aid.

Litigation regarding apportionment of State aid. In January 2001, the State Supreme Court issued a decision in *Campaign for Fiscal Equity (“CFE”) v. State of New York* mandating that the system of apportionment of State aid to school districts within the State be restructured by the Governor and the State Legislature. On June 25, 2002, the Appellate Division of the State Supreme Court reversed that decision. On June 26, 2003, the State Court of Appeals, the highest court in the State, reversed the Appellate Division, holding that the State must, by July 30, 2004, ascertain the actual cost of providing a sound basic education, enact reforms to the system of school funding and ensure a system of accountability for such reforms. The Court of Appeals further modified the decision of the Appellate Division by deciding against a Statewide remedy and instead limited its ruling solely to the New York City school system.

After further litigation in 2006, the Court of Appeals held that \$1.93 billion of additional funds for the New York City schools - as initially proposed by the Governor and presented to the Legislature as an amount sufficient to provide a sound basic education - was reasonably determined. State legislative reforms enacted in the wake of the decision in *Campaign for Fiscal Equity (“CFE”) v. State of New York*, included increased accountability for expenditure of State funds and collapsing over 30 categories of school aid into one classroom operating formula referred to as foundation aid. Foundation aid prioritizes funding distribution based upon student need.

Litigation is continuing however as a statewide lawsuit entitled *NYSER v. State of New York* has been filed recently on behalf of the State’s public school students. The lawsuit asserts that the State has failed to comply with the decision of the New York State Court of Appeals in *CFE v. State of New York*. The complaint asks the court for an order requiring the State to immediately discontinue the cap on State aid increases and the supermajority requirements regarding increases in local property tax levies. The complaint also asks the court to order the State to develop a new methodology for determining the actual costs of providing all students the opportunity for a sound basic education, revise the State funding formulas to ensure that all schools receive sufficient resources, and ensure a system of accountability that measures whether every school has sufficient resources and that all students are, in fact, receiving the opportunity to obtain a sound basic education. On June 27, 2017, the Court of Appeals ruled that NYSER’s claims that students in New York City and Syracuse are being denied the opportunity for a sound basic education could go to trial and that NYSER could rely upon the CFE decision in its arguments.

On October 14, 2021 Governor Kathy Hochul announced that the State has reached an agreement to settle and discontinue the New Yorkers for *Students’ Educational Rights v. New York State* case, following through on the State’s commitment to fully fund the current Foundation Aid formula to the State’s school

districts over three years and ending the State’s prior opposition to providing this much-needed funding to our students. The litigation, which has been ongoing since 2014, sought to require the State to fully fund the Foundation Aid formula that was put into place following the historic *CFE* cases, and had been previously opposed by the State. Foundation Aid was created in 2007 and takes school district wealth and student need into account to create an equitable distribution of state funding to schools, however, the State has never fully funded Foundation Aid. The new settlement requires the State to phase-in full funding of Foundation Aid by the FY 2024 budget. In the FY 2022 Enacted State Budget approved in April, 2021, the Executive and Legislature agreed to fully fund Foundation Aid by the FY 2024 budget and enacted this commitment into law. In the FY 2022 Enacted State Budget approved in April, 2021, the Executive and Legislature agreed to fully fund Foundation Aid by the FY 2024 budget and enacted this commitment into law. With Foundation Aid fully phased in, the BOE is projected to receive \$262.7 million in FY24.

Charter School Operations

There is one locally-operated charter school (the “Charter School”) open to residents residing in the City. The Charter School is separately chartered by the Board of Regents of the State and is not subject to the control or supervision of the City or the BOE.

Under the Charter School Act, Article 56 of the New York Education Law, the BOE is required to pay a State-set tuition rate to the Charter School for students residing in the City who are enrolled in the Charter School. The amount to be paid to charter schools is based on various regulations, enrollment levels, rate of change in district’s expenditures, and economic information related to the home school district of the children enrolled in charter schools. Currently, school districts in the State, including the BOE, are required to pay tuition amounts that fluctuate annually with the approved operating expense per pupil of the home school district. The tuition payable equals the product of the set tuition per student and the full-time-equivalent enrollment of the students in the charter school.

Charter school tuition payments are a significant expense to the BOE. The BOE made tuition payments to the Charter School in the aggregate amount of \$11.7 million for FY18-19, \$13.1 million for FY19-20, \$13.9 million for FY20-21, \$14.8 million for FY21-22, \$15.7 million for FY22-23 and has been budgeted at \$16.7 million for FY23-24. The FY23-24 budget of \$16.7 million was based on projected enrollment of 936. See also “*State Aid to Education*” herein.

The Charter School began a new High School Charter School in FY19-20. Enrollment was expected to grow by one class for each fiscal year FY 20-21 through FY22-23. The budget was increased in FY21-22 for the cost of an additional 40 students in the amount of \$1.1 million. In addition to the Charter School located in City, approximately 199 residents are budgeted to attend 42 different charter schools located in the Bronx and Manhattan at a budgeted cost of \$3.3 million based on projected enrollment totals.

In the event the BOE fails to make any required payment to the Charter School, the State Comptroller may deduct delinquent amounts from State Aid otherwise payable to the BOE and pay such amounts to the Charter School.

Four Year Financial Plan for FY23-24 through FY26-27

The discussion below is based, in part, on projections and/or forward-looking statements related to FY23-24 through FY26-27. No assurance can be given that the budget estimates and/or forward-looking statements discussed below will be realized. The accuracy of the budget estimates and/or forward-looking statements contained in this section cannot be verified until after the close of such Fiscal Years and the completion of the related audits. In addition, the accuracy of all projections and forward-looking statements is dependent on a number of factors, including: (1) general economic factors that affect local source revenues such as sales taxes and individual income taxes, (2) the effectiveness of monitoring City and BOE expenditures, (3) the ability of the City and the BOE to meet spending reduction initiatives, (4) the

amount of state and federally mandated expenditures, (5) year-end accruals of revenues and expenses, and (6) the implementation of new state and federal legislation or initiatives, among others.

Pursuant to Executive Order No. 3, dated April 9, 2012 and in accordance with Local Finance Law 10.10, the City is required to prepare and issue a four-year financial plan. The City released the Four Year Financial Plan for FY23-24 through FY26-27 (the “Plan”) in July 2023. A copy of said Plan is attached hereto as Appendix G. The City has prepared the projected financial information set forth herein to present the plan for the City’s FY23-24 through FY26-27. The prospective financial information contained in the Plan was not prepared with a view toward complying with the guidelines established by the American Institute of Certified Public Accountants with respect to prospective financial information. However, in the view of the City’s management, such financial information was prepared on a reasonable basis, reflects the best currently available estimates and judgments, and presents, to the best of management’s knowledge and belief, the expected course of action and the expected future financial performance of the City. However, this information is not fact and should not be relied upon as being necessarily indicative of future results, and readers of this Official Statement are cautioned not to place undue reliance on the prospective financial information.

Neither the City’s independent auditors, nor any other independent accountants have compiled, examined, or performed any procedures with respect to the prospective financial information contained herein, nor have they expressed any opinion or any other form of assurance on such information or its achievability, and assume no responsibility for, and disclaim any association with, the prospective financial information.

The City used current financial information, historical trends, anticipated cost increases and projected changes in service delivery in developing the Plan. The assumptions and estimates underlying the prospective financial information in the Plan are inherently uncertain and, though considered reasonable by the management of the City as of the date of preparation of the Plan, are subject to a wide variety of significant business, economic, and other risks and uncertainties that could cause actual results to differ materially from those contained in the prospective financial information. Accordingly, there can be no assurance that the prospective results are indicative of the future performance of the City or that actual results will not differ materially from those presented in the prospective financial information. Inclusion of the prospective financial information in this Official Statement should not be regarded as a representation by any person that the results contained in the prospective financial information will be achieved.

The Plan uses the FY23-24 Adopted Budget as the baseline for the future projections. The FY23-24 Adopted Budget continues to use “one-shot” practices to balance the Operating Budget, such as pension contribution payment amortization authorized by the State for Police and Fire Retirement, borrowing to fund tax certioraris, and the utilization of available fund balance. For FY23-24, \$88.9 million of the City’s General Fund balance was used to balance the City’s budget, and \$32.3 million of the Education Fund balance was used to balance the BOE’s budget.

The FY24-25 through FY26-27 projections assume that the City will continue to address budget gaps by borrowing for Police and Fire Pension costs.

While fund balance was used to balance the FY23-24 budget, the FY24-25 through FY26-27 projections assume no use of fund balance, as the City cannot be certain of future availability. However, available fund balance, to the extent that expense savings and/or additional revenue are generated and available, as well as, audited fund balance as of FY22-23, will be part of the gap closing solution for the FY24-25 and beyond. Although not part of the base plan, an illustration of potentially available reserves may be used in outer years is shown on pages A-19 and A-20.

Major assumptions included in the Plan:

- Neither City nor BOE Fund balance is included to close projected budget gaps in the plan. However, an example of how available reserve amounts may be overlaid against future gaps

appears in the plan on page A-19 and A-20. The amounts shown in this illustration are from projections back in July, 2023 and were not audited. Final reserve amounts for FY22-23 proved to be higher than originally projected in July, 2023.

- Although actual rates of inflation for outer years are not known, real property tax increases are projected at the 2% maximum allowed under the requirements of Tax Levy Limit Law (see “*Tax Levy Limit Law*” under “*PROPERTY TAXES*” herein). In the Plan, the tax levy is projected to increase \$7.9 million in FY24-FY25, \$8.0 million in FY25-26, and \$8.1 million in FY26-27.
- Payments in Lieu of Taxes (PILOTs) increase by \$860k in FY24.25, 985k in FY25.26, and \$1.0 million in FY26.27. The Plan assumes the growth in PILOTs will continue to be used in the tax levy cap calculation as an offset to the allowable tax levy growth.
- BOE State Aid funding is projected to increase primarily because of increased reimbursements of prior year expenses, as well as, projected percentage increases in Foundation Aid consistent with average prior year increases. Overall, BOE State Aid funding is expected to increase by \$20.3 million in FY24-25, \$9.8 million in FY25-26, and \$9.5 million in FY26-27.
- Sales and Use Tax Revenues are projected to increase by 2.0% annually in the outer years FY24-25 through FY26-27, as applied to the 1.5% City Sales Tax, the 1.0% City Special Sales Tax, and the 0.5% Sales Tax for Education.
- BOE Basic Operating Expenses are projected to increase, on average, by \$38.7 million each year with the biggest annual increase coming in FY24-25 (\$52.0 million) when expenses formerly paid for by grants are planned to be returned to the general fund and shown under a contingency in the plan.
- Provisions are made in the Plan for collective bargaining units with labor contract settlements, and a factor is included for collective bargaining unit settlements for expired labor contracts.
- The Financial Plan includes a Capital Improvement/Bond Issuance Plan, and resultant changes to Debt Service are reflected in each year.
- The Plan assumes continued amortization of a portion of the City’s pension contributions with the NY Police and Fire Retirement System.

The Plan reflects an approximate 8% annual increase to health care benefit expenses for the City and an approximate 7% annual increase for the BOE.

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CITY'S FOUR YEAR FINANCIAL PLAN FOR FY24 THROUGH FY27
(000's omitted)

| | FY 2023-24 <u>Adopted</u> | FY 2024-25 <u>Projection</u> | FY 2025-26 <u>Projection</u> | FY 2026-27 <u>Projection</u> |
|-------------------------------|------------------------------|---------------------------------|---------------------------------|---------------------------------|
| Revenues | | | | |
| Property Taxes | \$ 414,997 | \$ 422,927 | \$ 430,910 | \$ 439,034 |
| Special Taxes | 217,841 | 222,691 | 229,509 | 235,071 |
| State & Federal Funding | 108,628 | 108,628 | 108,628 | 108,628 |
| City Departments | 49,396 | 49,702 | 49,649 | 49,496 |
| Other Revenues | 44,444 | 43,505 | 43,482 | 44,245 |
| Appr. Fund Balance (General) | <u>88,864</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| Total Revenues - General Fund | \$ 924,171 | \$ 847,452 | \$ 861,999 | \$ 876,474 |
| | | | | |
| Library Fund | \$ 115 | \$ 61 | \$ 61 | \$ 61 |
| Water Fund | 51,107 | 51,913 | 53,224 | 54,263 |
| Sewer Fund | <u>11,869</u> | <u>12,344</u> | <u>12,344</u> | <u>12,344</u> |
| Total City Revenue | \$ 987,263 | \$ 911,771 | \$ 927,628 | \$ 943,143 |
| Board of Education | <u>444,746</u> | <u>430,891</u> | <u>440,705</u> | <u>450,186</u> |
| Total Revenues - All Funds | \$ 1,432,009 | \$ 1,342,661 | \$ 1,368,332 | \$ 1,393,328 |
| | | | | |
| Expenditures | | | | |
| City Departments | \$ 385,024 | \$ 391,980 | \$ 394,506 | \$ 397,772 |
| Fringe Benefits | 197,384 | 213,118 | 221,585 | 231,198 |
| Special Items | 42,463 | 29,099 | 29,489 | 29,989 |
| Board of Education | <u>698,654</u> | <u>750,666</u> | <u>779,804</u> | <u>814,625</u> |
| Subtotal | \$ 1,293,968 | \$ 1,384,863 | \$ 1,425,384 | \$ 1,473,584 |
| Debt Service | <u>108,483</u> | <u>114,636</u> | <u>105,677</u> | <u>105,829</u> |
| Total Expenditures | \$ 1,432,009 | \$ 1,499,499 | \$ 1,531,062 | \$ 1,579,413 |
| | | | | |
| Revenues vs. Expenditures | \$ - | \$ (156,837) | \$ (162,729) | \$ (186,085) |

Budget Gap Mitigation Measures

The Plan projects shortfalls of approximately \$156.8 million, \$162.7 million, and \$186.1 million for FY24-25 through FY26-27, respectively. In particular, the City projects out-year budget gaps of \$85.1 million, \$77.0 million, and \$75.3 million, while the BOE budget gaps over the same period are projected at \$71.7 million, \$85.7 million, and \$110.8 million.

Budget gaps will be closed with the use of fund balance, enhanced revenue programs, cost containment actions, and other gap closing measures. As noted earlier, the FY24-25 through FY26-27 projections assume no use of operational fund balance because future availability is uncertain. However, the use of available fund balance, to the extent that it is produced, will be part of future budget-balancing solutions. An example of how projected unaudited reserves might be used to mitigate budget gaps is illustrated on page A-19 and A-20.

The Mayor and the City Council are committed to addressing the projected shortfalls and structural imbalances in the operating budget in a responsible manner, and will continue to work together to develop the appropriate mitigation plans. The fiscal problems facing the City are not unique to the City and cannot be solved simply by cutting current costs significantly. A review of the categories of expenditures - Departmental Expenditures and Fringe, Special Items, the BOE, and Debt Service - and their associated costs reveals that many significant expenses are mandated or beyond the control of the City. For instance, the City cannot

decrease its contribution to the BOE under the Maintenance of Effort (MOE) requirement unless for a major hit to the economy which produced substantially lower budgeted revenues. The City cannot easily decrease its Debt Service expense, as the expense is based on prior years' bonding, and repair and maintenance of critical infrastructure is a priority. The largest expense of the Special Items, the Reserve for Uncollected Taxes, must be calculated based on a formula specified by the Act, and cannot be reduced as a budget item.

The following gap closing measures identify and quantify possible actions available to the City. None of the measures require enactment of special State legislation; all can be implemented locally. The measures provide recurring revenues or recurring expenditure savings and would help the City eliminate part of the structural balance in its operating budget.

- **Income Tax Surcharge:** The Income Tax Surcharge imposed by the City is currently at a rate of 16.75% of the net State income tax, and was increased from 15% to 16.75% as part of the FY14-15 Adopted Budget. Pursuant to Chapter 535 of the Laws of 1988, the maximum rate that the city can impose by local law on resident income is 19.25% of the net State tax. An increase in the rate from 16.75% to 19.25% could generate an additional \$8.1 million in revenue annually for the City with additional amounts in the first year of implementation if made retroactive to January 1. For a description of the Income Tax Surcharge, see "*Income Tax Surcharge*" under "*Revenues*" under "*DISCUSSION OF FINANCIAL OPERATIONS*" herein.
- **Real Property Transfer Tax:** The Real Estate Transfer Tax assessed on the gross sale amount of real estate in the City, which is paid by the seller upon the transfer of the real property, is currently at 1.5%. An increase in this tax to the maximum allowed (3.0%) could generate additional annual revenues of approximately \$12.0 million annually, provided that the positive economic backdrop for collections, such as, a strong real estate market and relatively low interest rates, continues. For a description of the Real Estate Transfer Tax, see "*Real Property Transfer Tax*" under "*Revenues*" under "*DISCUSSION OF FINANCIAL OPERATIONS*" herein.
- **Real Property Tax:** Each 1% increase in the real property tax rate imposed by the City would generate an additional \$4.0 million in revenue for the City. The City's ability to increase real property taxes is constrained by City's Constitutional Tax Limit and the Property Tax Cap which would require a super-majority Council vote to override its limit. (See "*Proposed Assessment Revaluation*" under "*DISCUSSION OF FINANCIAL OPERATIONS*" herein.)
- **Self-Insured Health Benefits Plan:** Many cities and counties, i.e. the City of Syracuse and Westchester County, have been able to better control increases in health insurance costs by becoming self-insured. While savings would only be minimal in the short run because of the need for costly stop loss insurance for a newly established self-insured plan (without a track history of claims for catastrophic cases to evaluate), eventually this option could provide significant savings, especially if stop loss insurance could be discontinued. Alternately, the City can investigate health insurance carriers that offer commensurate services to the current provider (NYSHIP) at a lower cost.
- **Property Revaluation:** A revaluation project, along with the continued improvement in market values, could reduce the annual amounts paid for successful certiorari challenges by approximately \$5 million.
- **Savings from continued merging of BOE and City functions:** The recent merger of BOE and City functions resulted in stronger financial and administrative departments, and also generated cost savings from improved efficiencies and improved operations. Additional

services can be identified for sharing/merger, with commensurate improvement in efficiency and operations.

Notwithstanding the above gap closing measures, enacted budgets for the fiscal years covered in the Plan may include non-recurring revenues and/or expense reductions to close the anticipated budget shortfalls. Such measures, while they may be necessary, would not contribute to elimination of structural deficit. It is likely that a combination of increases in revenues (taxes and fees) and spending cuts, or other forms of cost containment, will be required to close the structural deficit.

In order to properly and effectively address the projected shortfalls and eliminate the structural imbalances in the City's operating budget, the City will have to develop multifaceted mitigation plans with the assistance of various stakeholders, including the public, City employees and their union representatives, local businesses, the BOE, property owners, and State officials.

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CITY INDEBTEDNESS

Certain Features of Debt Authorization

In general, the State Legislature has authorized the power and procedure for the City to borrow and incur capital indebtedness by the enactment of the State Local Finance Law, subject to certain constitutional provisions. The City is prohibited from giving or loaning any money or property to or in aid of any individual or private corporation or private undertaking, or giving or loaning its credit to or in aid of any of the foregoing or any public corporation. The City may contract indebtedness only for City purposes. The City generally authorizes construction and financing of facilities which are of service to the citizens on a City wide basis. Certain capital projects are subject to regulation and approval of applicable commissions and agencies. In addition, the City is authorized to issue bonds, with maturities generally not exceeding five years, to pay judgments and claims.

Each bond ordinance requires approval by at least a two-thirds vote of the City Council. The Local Finance Law also provides a twenty day statute of limitations after publication of a summary of an adopted bond ordinance together with a statutory form of notice which, in effect, stops legal challenges to the validity of obligations authorized by such bond ordinance except for alleged constitutional violations.

The City is authorized by the State Constitution to contract debt for objects or purposes which the State Legislature has determined to have a “period of probable usefulness” and the maximum maturity of such debt may not exceed the period of probable usefulness of the object or purpose or, in the alternative, the weighted average period of probable usefulness of the several objects or purpose for which it is contracted. Serial bonds must mature in annual installments and may be issued to finance any object or purpose for which a “period of probable usefulness” has been determined by the State Legislature. With the exception of serial bonds issued under certain housing and urban renewal programs, no annual installment of a serial bond may be more than 50% in excess of the smallest prior installment unless the City Council provides for substantially level or declining debt service payments in the manner prescribed by the State Legislature. Except for certain short term indebtedness contracted in anticipation of taxes or to be paid within one of the two fiscal years immediately succeeding the fiscal year in which such indebtedness was contracted, indebtedness is required to be paid in annual installments commencing no later than two years after the date such indebtedness has been contracted and ending no later than the expiration of the period of probable usefulness of the object or purpose determined by statute or, in the alternative, weighted average period of probable usefulness of the several objects or purposes for which such indebtedness is to be contracted.

Each bond ordinance usually authorizes the construction, acquisition or installation of the object or purpose to be financed (or identifies the bonds to be refunded), sets forth the plan of financing or refinancing, and specifies the maximum maturity of the bonds subject to the legal (constitutional, Local Finance Law and case law) restrictions relating to the applicable periods of probable usefulness.

A condition precedent to the incurrence of capital indebtedness is the adoption of a bond ordinance in conformity with the provisions of the Local Finance Law, which law requires that the City estimate the maximum cost of, and amount to be expended for, the particular object or purpose to be financed. After the expiration of the period ending July 15, 2024, the Local Finance Law requires that the City provide not less than 5% of the cost of certain objects or purposes to be financed from current funds, either budgeted or received from proceeds of capital note issues. The City may avoid the necessity of current fund down payments by determining that the bonds to be issued shall mature over a period not to exceed one half the period of probable usefulness of the object or purpose to be financed. In addition, there is no requirement for a current fund down payment with respect to projects having a useful life not in excess of five years, as well as water system improvements, capital improvements estimated to be self-sustaining, improvements to docks, wharfs, and piers, and certain other types of improvements.

In general, the Local Finance Law contains similar provisions providing the City with power to issue general obligation revenue and tax anticipation notes, budget and capital notes.

Except for Tax Increment Financing described below, all indebtedness contracted by the City pursuant to the Local Finance Law constitutes a general obligation of the City, and as required by the State Constitution and applicable law, the City pledges its faith and credit for the payment of the principal of and interest on all such City indebtedness.

Special Ordinance adopted on March 26, 2019 by the City Council provides that any bond ordinance adopted after March 26, 2019 shall be deemed repealed four years after the date of adoption, except to the extent of indebtedness theretofore contracted, meaning that any bonds or notes issued must be issued within four years after adoption of the bond resolution, and provides the City Council an approval role in the determination by the Commissioner of Finance and Management Services to issue bond anticipation notes of the City.

Tax Increment Financing

A 1983 amendment to the State Constitution permitted the State Legislature to authorize municipalities, including the City, to contract indebtedness for the purpose of redeveloping economically unproductive, blighted or deteriorated areas, without a pledge of the municipalities' faith and credit. Such indebtedness is to be excluded from the calculation of the debt incurring power of the municipality and is to be secured by a pledge of the incremental increases in real estate taxes resulting from such redevelopment.

Subsequent to this Constitutional amendment, the State Legislature amended the State's General Municipal Law to permit municipalities to issue tax increment bonds or tax increment bond anticipation notes, payable from and secured by increases in real property taxes for redeveloped areas. The statute prohibits a municipality from pledging its faith and credit or the faith and credit of the State to the payment of principal of or interest on tax increment bonds or tax increment bond anticipation notes. The City to date has not issued any tax increment bonds or tax increment bond anticipation notes.

Debt Limit

The State Constitution limits the amount of indebtedness which the City may incur. The State Constitution provides that the City may not contract indebtedness in an amount greater than nine percent of the average full value of taxable real property in the City for the most recent five fiscal years. Certain indebtedness is excluded in ascertaining the City's authority to contract indebtedness within the constitutional limits; accordingly debt of this kind, commonly referred to as "excluded debt", may be issued without regard to the constitutional limits and without affecting the City's authority to issue debt subject to the limit. Such exclusions are authorized by the Constitution and include the following:

- (i) tax anticipation notes, revenue anticipation notes and budget notes, to the extent such obligations are retired within five years of their original issuance;
- (ii) indebtedness (commonly referred to as "self-sustaining debt") contracted for public improvement or service, which provides sufficient annual revenue after paying annual operating expenses of the improvement or service, to pay at least 25% of the annual interest and principal installments due on such indebtedness. The indebtedness is excluded, after approval by the State Comptroller, in a proportion equal to the proportion of annual debt service covered by net revenues of the improvement or service for which it was contracted. Under State law, the revenues from such improvement or service, for the period of the exclusions, must be used solely for debt service on the excluded indebtedness and operating and other costs of the improvement or service or deposited in an account to be used for such purposes; and
- (iii) indebtedness contracted for supply of water.

The following table shows the debt contracting power of the City within the debt limit as of the date set forth therein.

STATEMENT OF DEBT-CONTRACTING POWER

**As of
December 13, 2023**

| | | |
|---|----|----------------------|
| Debt-Contracting Limitation: | | |
| Nine Per Centum of five-year average full valuation of taxable real property | \$ | 2,208,058,902 |
| | | |
| Outstanding Indebtedness: | | |
| Revenue Anticipation Notes | | 0 |
| Bond Anticipation Notes | | 0 |
| Serial Bonds | | <u>586,915,000</u> |
| Total Indebtedness | | <u>586,915,000</u> |
| | | |
| Less: Exclusions | | |
| Debts created after January 1, 1980 to provide for water supply improvements: Bonds | | 27,246,262 |
| Revenue Anticipation Notes | | 0 |
| Appropriations (FY 2023-24) | | <u>14,846,346</u> |
| Total Exclusions | | <u>42,092,608</u> |
| | | |
| Net Indebtedness | | <u>544,822,392</u> |
| | | |
| Margin of Debt Contracting Capacity | \$ | <u>1,663,236,510</u> |
| | | |
| Percentage of Debt Contracting Capacity Exhausted | | 24.67% |

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The following table shows the overlapping debt of the City as of December 31, 2022. Overlapping debt is the City's allocation of Westchester County debt.

**STATEMENT OF OVERLAPPING DEBT
as of December 31, 2022**

| <u>Unit</u> | <u>City's Allocation of County Debt</u> | <u>City's % Allocation of Total</u> |
|-------------------------|---|---|
| General County Purposes | \$100,347,611 | 11.54% |
| Sewer Districts | 50,619,703 | 9.48 |
| Water Districts | 4,059,163 | 20.48 |
| Refuse Districts | <u>1,867,361</u> | <u>15.25</u> |
| Total Debt | <u>\$156,893,838</u> | 10.93% |

Source: County of Westchester

Debt Ratios

The following table sets forth certain debt ratios based upon the City's direct indebtedness as of December 13, 2023 and overlapping indebtedness as of December 31, 2022.

| | <u>Amount</u> | <u>Per Capita</u> ⁽¹⁾ | <u>Ratio to Assessed Value of Taxable Property</u> ⁽²⁾ | <u>Ratio to Estimated Full Value of Taxable Property</u> ⁽³⁾ |
|---------------------------------------|---------------|----------------------------------|---|---|
| Gross Direct Debt..... | \$586,915,000 | \$2,820 | 125.71% | 2.12% |
| Net Direct Debt ⁽⁴⁾ | 544,822,392 | 2,618 | 116.69% | 1.97% |
| Net Direct and Overlapping Debt | 701,716,230 | 3,372 | 150.30% | 2.54% |

⁽¹⁾ Calculated based upon estimated population of the City for 2022 (Census Bureau) of 208,121.

⁽²⁾ The assessed valuation for Board of Education purposes for the 2023-2024 Fiscal Year is \$466,882,200.

⁽³⁾ The full valuation of the City for the 2023-2024 Fiscal Year, based on the State Special Equalization Ratio of 1.69% established by the State Office of Real Property Services is \$27,626,165,680.

⁽⁴⁾ Net of exclusions.

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Debt Service Schedule

The following table shows the debt service requirements to maturity on the City's outstanding general obligation bonded indebtedness reflecting payments made through June 30, 2023. This amount does not include short term debt of the City, State loans payable, energy performance contract debt and Joint Schools Construction Board debt.

Annual Debt Service Requirements⁽¹⁾⁽²⁾

| Maturing During FY End June 30th | Principal | Interest | Total |
|--|------------------|------------------|------------------|
| 2024 | \$59,875,000.00 | \$29,074,564.54 | \$88,949,564.54 |
| 2025 | 64,210,000.00 | 24,595,497.68 | 88,805,497.68 |
| 2026 | 50,360,000.00 | 22,022,482.48 | 72,382,482.48 |
| 2027 | 45,700,000.00 | 19,916,627.40 | 65,616,627.40 |
| 2028 | 43,860,000.00 | 17,954,730.76 | 61,814,730.76 |
| 2029 | 38,440,000.00 | 16,015,119.80 | 54,455,119.80 |
| 2030 | 40,290,000.00 | 14,174,802.90 | 54,464,802.90 |
| 2031 | 40,325,000.00 | 12,311,472.54 | 52,636,472.54 |
| 2032 | 40,450,000.00 | 10,464,938.15 | 50,914,938.15 |
| 2033 | 27,580,000.00 | 8,917,106.28 | 36,497,106.28 |
| 2034 | 28,875,000.00 | 7,626,668.80 | 36,501,668.80 |
| 2035 | 30,140,000.00 | 6,354,018.76 | 36,494,018.76 |
| 2036 | 31,435,000.00 | 5,057,384.38 | 36,492,384.38 |
| 2037 | 25,385,000.00 | 3,787,625.00 | 29,172,625.00 |
| 2038 | 18,955,000.00 | 2,688,250.00 | 21,643,250.00 |
| 2039 | 12,910,000.00 | 1,847,375.00 | 14,757,375.00 |
| 2040 | 9,210,000.00 | 1,297,550.00 | 10,507,550.00 |
| 2041 | 9,590,000.00 | 917,275.00 | 10,507,275.00 |
| 2042 | 7,505,000.00 | 519,600.00 | 8,024,600.00 |
| 2043 | 6,140,000.00 | 153,500.00 | 6,293,500.00 |
| Totals: | \$631,235,000.00 | \$205,696,589.47 | \$836,931,589.47 |

⁽¹⁾ Does not include principal and interest payments made by the City since June 30, 2023. (See "Debt Limit" under "CITY INDEBTEDNESS" herein)

⁽²⁾ A summary of the principal and interest for the City's energy performance contract(s) is set forth in the Financial Statements of the City for the Fiscal Year ended June 30, 2023, a link to which is set forth in Appendix B to the Official Statement.

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Trend of Bonded Indebtedness

The following table sets forth the gross amount of bonded indebtedness outstanding at the end of each of the last ten fiscal years.

OUTSTANDING LONG TERM INDEBTEDNESS

| FY Ending June 30: | Amount |
|-------------------------------|---------------|
| 2013 | \$518,960,000 |
| 2014 | 475,310,000 |
| 2015 | 541,405,000 |
| 2016 | 555,600,000 |
| 2017 | 536,415,000 |
| 2018 | 527,135,000 |
| 2019 | 466,780,000 |
| 2020 | 562,590,000 |
| 2021 | 577,540,000 |
| 2022 | 634,375,000 |

Outstanding Short-term Indebtedness

The City does not have any outstanding short-term indebtedness.

Cash Flow, Capital and Tax Certiorari Financings of the City

In the past, the City has issued revenue anticipation notes to finance cash flow deficits that occur during its fiscal year. The City monitors its cash flow needs on an on-going basis. The City did not need to issue revenue anticipation notes during either FY21-22 or FY 22-23. An ordinance authorizing the issuance of not to exceed \$140.0 million revenue anticipation notes was adopted by the City Council on May 26, 2023. The City currently does not expect to issue revenue anticipation notes in the current fiscal year.

The following table provides a summary of revenue anticipation notes borrowings by the City for the last five fiscal years.

| Revenue Anticipation Note Borrowing History | | | |
|--|-------------------|----------------------|----------------------|
| Fiscal Year End June 30th | Issue Date | Amount Issued | Maturity Date |
| 2019 | 09/18/2018 | 80,000,000 | 06/28/2019 |
| 2020 | 12/09/2019 | 80,000,000 | 06/29/2020 |
| 2021 | 12/10/2020 | 65,000,000 | 06/30/2021 |
| 2022 | N/A | N/A | N/A |
| 2023 | N/A | N/A | N/A |

The City has not issued tax anticipation notes for the past five years. On May 26, 2023, the City Council also adopted an ordinance authorizing the issuance of not to exceed \$150.0 million tax anticipation notes during the FY23-24; however, the City does not plan to issue any notes pursuant to this authorization.

As of December 13, 2023, the City had authorized and unissued indebtedness for capital purposes of the City of \$248,340,509. As of December 13, 2023, the City had authorized and unissued indebtedness of \$122,792,791 for BOE capital purposes and the acquisition of equipment for the BOE. As of December 13,

2023, the City has authorized and unissued indebtedness for the payment of various tax certiorari judgments, compromised claims and settled claims of \$56,330,000. The City plans to issue bonds in early 2024 in an amount of approximately \$100,000,000 pursuant to the foregoing authorizations.

In addition, as of December 13, 2013, the City had authorized unissued indebtedness of \$11,459,940 for the payment of various settled claims resulting from litigation commenced against the City and the Yonkers City School District. The Notes are being issued pursuant to these ordinances (See “*Authorization for the Notes*” herein).

The Special Ordinance adopted on March 26, 2019 further states that any bond ordinance adopted after March 26, 2019 shall be deemed repealed four years after the date of adoption, except to the extent of indebtedness theretofore contracted, meaning that any bonds or notes issued must be issued within four years after adoption of the bond resolution, and provides the City Council an approval role in the determination by the Commissioner of Finance and Management Services to issue bond anticipation notes of the City.

Deficit Financing of the City

The City’s \$37,260,000 School Deficit Bonds – 2015A were issued pursuant to Chapter 55 of the Laws of 2014, known as the “Yonkers City School District Deficit Financing Act” (“Deficit Financing Act”), which authorized the City to issue bonds in the principal amount of not to exceed \$45,000,000 for the purpose of liquidating the deficit in the General Fund of the BOE for FY13-14. The Deficit Financing Act provided that the City may not issue any bonds for the purpose of liquidating such deficit until the amounts of such deficit was confirmed and certified by the State Comptroller. On February 19, 2015, the State Comptroller certified the amount of such deficit as of June 30, 2014, to be \$41,718,751. Bonds issued pursuant to the Deficit Financing Act were required to be issued no later than March 31, 2015. On February 24, 2015, the City Council adopted a bond ordinance authorizing the issuance of bonds in the principal amount of not to exceed \$41,718,751 for the purpose of liquidating the deficit pursuant to the Deficit Financing Act and on March 27, 2015, the City issued its \$37,260,000 School Deficit Bonds – 2015A pursuant to this authorization. Final deficit bond payment due March 15, 2015.

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Capital Plan of the City

The City annually prepares a Capital Budget setting forth the capital needs of the City for the forthcoming fiscal year. The following table summarizes the City’s Capital Plan, as amended, for FY21-22 through FY23-24.

| <u>Department</u> | <u>FY21-22</u> <u>Budget</u> | <u>FY22-23</u> <u>Budget</u> | <u>FY23-24</u> <u>Budget</u> |
|----------------------------------|---------------------------------|---------------------------------|---------------------------------|
| Education | \$33,500,000 | \$30,000,000 | 30,000,000 |
| Corp Counsel | 0 | 0 | 43,000 |
| Engineering | 18,345,000 | 7,741,500 | 18,880,000 |
| Finance | 52,104 | 250,686 | 470,000 |
| Fire | 5,389,407 | 7,805,155 | 2,728,343 |
| Housing and Buildings | 1,304,390 | 235,000 | 260,000 |
| Information Technology | 5,675,743 | 5,324,948 | 1,699,000 |
| Library | 869,398 | 1,400,000 | 3,470,723 |
| Museum | 701,167 | 1,020,750 | 200,000 |
| Office for the Aging | 166,000 | 35,000 | 0 |
| Parks, Recreation & Conservation | 18,654,000 | 8,826,000 | 13,140,000 |
| Planning and Development | 10,960,000 | 5,950,000 | 10,150,000 |
| Police | 5,227,390 | 5,569,674 | 2,500,000 |
| Public Works | <u>12,772,914</u> | <u>12,002,926</u> | <u>30,740,750</u> |
| Totals: | <u>\$113,617,513</u> | <u>\$86,161,639</u> | <u>\$114,481,816</u> |

BOE School Facilities Reconstruction Project

State legislation enacted on September 29, 2016 as Chapter 355 of the Laws of the 2016 Laws of New York and known as the Yonkers City School District Joint Schools Construction and Modernization Act (the “Modernization Act”) sought to provide the City and the BOE with increased flexibility to meet the needs of its school children by providing alternative financing mechanisms that would facilitate access to adequate capital for the financing of new school facilities and the modernization of existing school facilities in the City.

While the Modernization Act does not provide the City with additional financial assistance from New York State to accomplish its objectives, the Modernization Act does authorize the establishment of the Yonkers Joint Schools Construction Board (“YJSCB”), a 9-member board composed of the Mayor, the President of the BOE, the Superintendent of the Yonkers Public Schools, a designee of the Yonkers Council of Parent Teachers Association, a designee of the City Council majority party, a designee of the City Council minority party, and 3 individuals, not employed by the City or the City School District, jointly designated by the Mayor and the Superintendent. The YJSCB held its organizational meeting on January 28, 2019.

The Modernization Act grants certain powers to the YJSCB with respect to directing and overseeing the rehabilitation and reconstruction of existing school facilities as well as the construction of new school buildings. The Modernization Act permits the issuance of debt in the principal amount of not to exceed \$523 million for the purposes described above. The Modernization Act allows projects undertaken pursuant to the legislation to be financed through the City of Yonkers Industrial Development Agency (YIDA) and/or any successor agency, and establishes a process for the intercept of State aid for the payment of the bonds issued by the YIDA. The Modernization Act requires that, among other things, that the YJSCB prepare a Phase I plan (the “Modernization Plan”) for submission to and approval by the New York State Department of Education prior to undertaking any of the projects included in the Modernization Plan. The YJSCB prepared and submitted its Modernization Plan to the State, and the Modernization Plan was approved by the State.

A bill was approved by both houses of the State Legislature during the 2017 legislative session and signed into law by the Governor (the “Double MCA Statute”). The Double MCA Statute authorizes two multi-year cost allowances in a five-year period for the computation of State building aid for three new BOE school construction projects authorized pursuant to the Modernization Act. Additional multi-year cost allowances could not be reset for the affected buildings for a period of ten-years after establishment of the first maximum cost allowance. The financial impact of the Double MCA Statute is estimated to be \$100 million. Specifically, the City’s “local share” of the \$347.5 million cost of constructing the three new schools is \$245.6 million, with the balance paid by the State. Under this legislation, the City’s “local share” is estimated to be \$144 million.

On September 19, 2021, the YIDA issued its \$21,675,000 School Facility Revenue Bonds (New Community School Project), Series 2021 to provide initial financing for one of the projects identified in the Modernization Plan: the design and construction of a new pre-kindergarten through 8th grade school at the site of the former St. Denis school and church (the “New Community School Project”). Construction of the New Community School Project is currently underway. The City issued its School Bonds-2022D to finance this construction.

The Modernization Act and the Double MCA Statute provide a framework for addressing the BOE’s \$2.0 billion capital construction needs, but these statutes do not change the State building aid reimbursement formula and future increases in New York State building aid and/or other forms of State assistance will be needed before the City and the BOE can fully implement all phases of the Modernization Plan. The City is currently exploring various alternatives with stakeholders to reduce the “local share” of all phases of the Program.

GASB 87 Leases

Under the requirements of the Governmental Accounting Standards Board (GASB) Statement No. 87, “Leases”, effective for the City’s fiscal year ending June 30, 2022, the City was required to recognize lease liabilities and intangible right-to-use lease assets (lease assets) in its government-wide financial statements for its lease obligations.

At the commencement of the leases, the City will need to measure the lease liabilities at the present value of the payments expected to be made during the lease terms. Subsequently, the lease liabilities are to be reduced by the principal portion of the lease payments made. The lease assets are to be measured as the initial amount of the lease liabilities, adjusted for lease payments made at or before the lease commencement dates, plus certain initial direct costs. Subsequently, the lease assets are to be amortized on a straight-line basis over their useful lives. Key estimates and judgments related to leases will include how the City determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease terms, and (3) lease payments.

The City will utilize the interest rates charged by the lessors as the discount rates. When the interest rate charged by a lessor is not provided, the City will generally have to use its estimated incremental borrowing rate as the discount rate for leases.

The lease terms include the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are comprised of fixed payments and purchase option prices that the City would be reasonably certain to exercise. The City would also need to monitor changes in circumstances that would require a remeasurement of its leases and will also be required to remeasure the lease assets and liabilities if certain changes occur that are expected to significantly affect the amount of the lease liabilities.

For the fiscal year ended June 30, 2023, the City reported right-to-use leased buildings and equipment, net of accumulated amortization, of \$42,096,151. The City also reported lease liabilities of \$44,333,485 related to these right-to-use lease assets at June 30, 2023.

PROPERTY TAXES

The City derives its power to levy ad valorem real property taxes from Section 10 of Article VIII of the State Constitution. The City is responsible for levying taxes for City and Board of Education purposes. The City's property tax levying powers, other than for debt service and certain other purposes, are limited by the State Constitution to two percent of the five year average full valuation of taxable real property of the City. (See "Revenues" under "DISCUSSION OF FINANCIAL OPERATIONS" and "LITIGATION" herein.) On June 24, 2011, the Tax Levy Limit Law was enacted, which imposes a tax levy limitation upon the municipalities, school districts and fire districts in the State, including the City, without providing an exclusion for debt service on obligations issued by municipalities and fire districts, including the City.

Tax Levy Limit Law

Prior to the enactment of Chapter 97 of the Laws of 2011, as amended (the "Tax Levy Limit Law"), all the taxable real property within the City had been subject to the levy of ad valorem taxes to pay the bonds and notes of the City and interest thereon without limitation as to rate or amount. However, the Tax Levy Limit Law imposes a tax levy limitation upon the City for fiscal years commencing July 1, 2012, without providing an exclusion for debt service on obligations issued by the City. As a result, the power of the City to levy real estate taxes on all the taxable real property within the City for City purposes, including the payment of bonds and notes of the City and interest thereon, is subject to certain statutory limitations imposed by the Tax Levy Limit Law. Such statutory limitations do not apply to the City's power to increase its annual tax levy for Board of Education purposes; however, the power of the City to levy real estate taxes on all the taxable real property within the City for City purposes is subject to the Tax Levy Limit Law.

The following is a brief summary of certain relevant provisions of Tax Levy Limit Law. The summary is not complete and the full text of the Tax Levy Limit Law should be read in order to understand the details and implications thereof.

The Tax Levy Limit Law imposes a limitation on increases in the real property tax levy of the City, subject to certain exceptions. The Tax Levy Limit Law permits the City to increase its overall real property tax levy for City purposes over the tax levy of the prior year for City purposes by no more than the "Allowable Levy Growth Factor," which is the lesser of one and two-one hundredths or the sum of one plus the Inflation Factor; provided, however that in no case shall the levy growth factor be less than one. The "Inflation Factor" is the quotient of: (i) the average of the National Consumer Price Indexes determined by the United States Department of Labor for the twelve-month period ending six months prior to the start of the coming fiscal year minus the average of the National Consumer Price Indexes determined by the United States Department of Labor for the twelve-month period ending six months prior to the start of the prior fiscal year, divided by: (ii) the average of the National Consumer Price Indexes determined by the United States Department of Labor for the twelve-month period ending six months prior to the start of the prior fiscal year, with the result expressed as a decimal to four places. The City is required to calculate its tax levy limit for City purposes for the upcoming year in accordance with the provision above and provide all relevant information to the New York State Comptroller prior to adopting its budget. The Tax Levy Limit Law sets forth certain exclusions to the real property tax levy limitation of the City, including exclusions for certain portions of the expenditures for retirement system contributions and tort judgments payable by the City, as well as real property taxes levied on behalf of the Board of Education. The City Council may adopt a budget that exceeds the tax levy limit for the coming fiscal year, only if the City Council first enacts, by a vote of at least sixty percent of the total voting power of the City Council, a local law to override such limit for such coming fiscal year.

The Tax Levy Limit Law does not contain an exception from the levy limitation for the payment of debt service on either outstanding general obligation bonds or notes of the City or such indebtedness incurred after the effective date of the Tax Levy Limit Law, unless such indebtedness is issued on behalf of the Board of Education. As such, there can be no assurances that the Tax Levy Limit Law will not come under legal

challenge for violating (i) Article VIII, Section 12 of the State Constitution for not providing an exception for debt service on obligations issued prior to the enactment of the Tax Levy Limit Law, (ii) Article VIII, Section 10 of the State Constitution by effectively eliminating the exception for debt service to general real estate tax limitations, and (iii) Article VIII, Section 2 of the State Constitution by limiting the pledge of its faith and credit by a municipality or school district for the payment of debt service on obligations issued by such municipality or school district.

**COMPUTATION OF CONSTITUTIONAL TAX LEVYING
AND DEBT-CONTRACTING LIMITATION**

| Fiscal Year Ending June 30: | Assessed Valuation ⁽¹⁾ | State Special Equalization Ratio ⁽²⁾ | Full Valuation ⁽³⁾ |
|---|--|--|--------------------------------------|
| 2020 | \$463,803,362 | 2.11% | \$21,981,201,991 |
| 2021 | 459,961,664 | 2.04 | 21,547,140,392 |
| 2022 | 458,510,509 | 1.87 | 24,519,278,556 |
| 2023 | 460,131,897 | 1.77 | 25,996,152,373 |
| 2024 | 466,882,200 | 1.69 | <u>27,626,165,680</u> |
| Total Five-Year Full Valuation | | | \$122,669,938,992 |
| Five-Year Average Full Valuation | | | 24,533,987,798 |
| Tax Levying Limitation: 2% of Average Full Valuation | | | 490,679,756 |
| Adopted Total Levy for FY23-24 (includes BID districts) | | | 416,060,027 |
| Total Exclusions for FY23-24 | | | 93,169,514 |
| Adopted Total Levy for FY23-24 Subject to Limit | | | 322,890,513 |
| Tax Margin | | | 167,789,243 |
| Percent of Tax Limitation Exhausted | | | 65.8% |
| Debt-Contracting Limitation: 9% of Average Full Valuation | | | \$ 2,208,058,902 |

⁽¹⁾ Includes: (a) property of veterans exempt for general City purposes but taxable for school purposes pursuant to Sec. 458 of State Real Property Tax Law; (b) property of owners 65 years or over with children attending public schools exempt for general City purposes but taxable for school purposes pursuant to Sec. 467 of State Real Property Tax Law; and (c) Special Franchises.

⁽²⁾ Final Special Equalization Ratios established by State Office of Real Property Tax Services and provided to the City.

⁽³⁾ Determined by dividing Assessed Valuation by State Special Equalization Ratio.

Source: City Officials

The State Office of Real Property Services annually establishes State Equalization Rates for the City and all localities in the State which are determined by statistical sampling of market sales/assessment studies. The Equalization Rates are used in calculation and distribution of certain State aid and are used by many localities in the calculation of debt contracting and real property taxing limitations. The debt contracting and real property taxing limitations are based on a percentage amount of average full valuation. The City determines the assessed valuation for taxable real properties. The State Office of Real Property Services determines the assessed valuation of special franchises and the taxable ceiling of railroad property, and these results are incorporated into the City's assessment. Special franchises include assessments on certain specialized equipment of utilities under, above, upon or through public streets or public places. Assessments are made on certain properties which are taxable for school purposes but which the City exempts for general municipal purposes.

In response to State court decisions regarding the constitutionality of debt contracting limitations, the State legislature authorized Special Equalization Ratios to be used in the computation of tax levying and debt contracting limitations for those affected entities. Such Special Equalization Ratios are based upon a trend of market sales/assessment studies which lag current data by several years. Such studies may not accurately

reflect current trends in real property market values. The preceding table indicates the recent five year trend of assessed valuations, the Special Equalization Ratios assigned to the City by the State and full valuation implied thereby.

Preparation of the City assessment roll is the statutory responsibility of the City under the State Real Property Tax Law. The last City wide reassessment of all properties was undertaken in 1954; however, the Assessment Department of the City undertakes inspections of properties to ensure that new construction or improvements or demolitions are reflected in the annual roll of taxable properties.

The following table, which is as of July 31, 2023 indicates the composition of total valuation of all properties in the City for three fiscal years and depicts the trend of taxable valuations by major category, tax exempt properties and special franchises.

| <u>Type of Property</u> | <u>2023</u> | <u>2022</u> | <u>2021</u> |
|-------------------------|-------------------------|-------------------------|-------------------------|
| Vacant Land | \$8,615 | \$8,368 | \$ 8,330 |
| Residential | 279,626 | 279,466 | 279,277 |
| Apartments | 42,635 | 42,250 | 41,566 |
| Commercial | 94,571 | 112,046 | 87,391 |
| Industrial | 1,921 | 2,003 | 1,796 |
| Miscellaneous | 1,617 | 1,617 | 1,617 |
| Utilities | 14,311 | 13,778 | 13,778 |
| Special Franchise | 25,836 | 25,428 | 23,830 |
| Total Taxable-City | <u>\$469,133</u> | <u>\$484,956</u> | <u>\$457,586</u> |
| Veteran's Exempt | 370 | 456 | 478 |
| Total Taxable-School | <u>\$469,503</u> | <u>\$459,984</u> | <u>\$458,064</u> |
| Wholly Exempt | 237,115 | 247,155 | 246,315 |
| Partially Exempt | 17,733 | 18,674 | 20,066 |
| Total Assessment Rolls | <u><u>\$724,351</u></u> | <u><u>\$725,813</u></u> | <u><u>\$724,455</u></u> |

Source: City's Assessment Department.

Tax Levy

Real property taxes are levied annually by the City for City and Board of Education operating purposes (within the taxing limitations described above) and for capital debt (not constrained by the tax levying limitation).

As a matter of City policy, the Board of Education is credited with the full amount of taxes levied by the City for school general operating purposes regardless of any deficiency in tax collections. In the Adopted Budget for FY19-20, the City used 88.8% (based upon final assessment rolls) of the State Constitutional limit. In the Adopted Budget for FY20-21, the City used 79.7% (based upon final assessment rolls) of the State Constitutional limit. In the Adopted Budget for FY21-22, the City used 73.6% (based upon final assessment rolls) of the State Constitutional limit. In the Adopted Budget for FY22-23, the City used 69.8% (based upon final assessment rolls) of the State Constitutional limit. In the Adopted Budget for FY23-24, the City used 65.8% (based upon final assessment rolls) of the State Constitutional limit.

The following table indicates the total real property tax rates levied within the City for FY19-20 through FY23-24.

| | FY23-24 | FY22-23 | FY21-22 | FY20-21 | FY19-20 |
|--|------------------|------------------|------------------|------------------|------------------|
| Full Valuation ⁽¹⁾ | \$27,626,165,680 | \$25,996,152,373 | \$24,519,278,556 | \$22,547,140,392 | \$21,981,201,991 |
| Assessed Valuation-City ⁽¹⁾ | 466,497,050 | 459,682,317 | 458,024,265 | 459,484,126 | 463,242,776 |
| Assessed Valuation- BOE ⁽¹⁾ | 466,882,200 | 460,131,897 | 458,510,509 | 459,961,664 | 463,803,362 |
| Levy for City Purposes ⁽²⁾ | 144,438,622 | 129,710,496 | 127,544,433 | 138,189,454 | 136,749,636 |
| Levy For Education Purposes ⁽²⁾ | 270,558,784 | 267,379,050 | 263,180,943 | 253,626,135 | 248,958,233 |
| Rate per \$1,000 Assessed Valuation-City ⁽³⁾ | 309.25 | 282.09 | 278.44 | 300.86 | 295.20 |
| Rate per \$1,000 Assessed Valuation-Education | 578.81 | 580.93 | 573.93 | 551.61 | 536.78 |
| Total Tax Rate (Assessed Valuations per \$1,000) | 888.06 | 863.02 | 852.37 | 852.47 | 831.98 |
| Total Tax Rate (Full Valuation per \$1,000) ⁽¹⁾ | \$15.02 | \$15.27 | \$15.94 | \$18.18 | \$17.55 |

⁽¹⁾ Figures are calculated based upon State Special Equalization Ratios provided each fiscal year covering the current fiscal year and preceding four fiscal years and by using the assessed valuation amounts set forth in the final assessment roll for each year which may vary from assessed valuations used to establish the final tax rates.

⁽²⁾ Does not include BID levy.

⁽³⁾ Tax Rates as published in the annual Adopted Budget which were based on the most recent daily assessed valuation at the time of adoption of such Adopted Budget. Final tax bill tax rates can vary from the Adopted Budget tax rates due to changes in taxable assessed valuation that may occur during the period between budget adoption and actual tax invoice creation date.

Tax Collection Procedure and History

Ad valorem real estate property taxes become payable upon levy of such taxes by the City Council. Since FY76-77, taxes were payable in three equal installments; the first installment payable thirty days after the mailing of the tax bill (after adoption of the budget and therefore usually due in July) and subsequent installments on October 6 and January 6. Taxes must be paid on or before each installment date to avoid penalties. Penalties are assessed for delinquencies at a rate of 15% per annum.

Real estate for which unpaid taxes are more than one year delinquent is subject to the sale of a tax lien certificate, giving the purchaser of such certificate a superior claim to the property. The owner of the property may redeem the tax lien certificate within two years of sale of such certificate by paying the delinquent taxes. If the certificate is unredeemed after two years, the holder of the certificate can institute foreclosure proceedings against the property. In instances in which there has been no purchaser of such certificate, leaving the City as its holder, the City institutes foreclosure proceedings after the required two year waiting period. Due to the COVID-19 pandemic the City has temporarily suspended its foreclosure and tax lien sales.

The General Fund accounts for the full receipt of the tax levy, including the portion of the levy raised for the Board of Education and that portion of the levy deposited in the Debt Service Fund for the payment of debt service. The total assessed valuation roll for general City tax purposes partially exempts certain properties (owned and occupied by veterans and senior citizens) which are assessed for school purposes. All provisions for uncollected taxes are charged against the general City budget. The Board of Education receives its tax levy for operations in full from the City.

The City also collects the applicable share of real property taxes and sewer district taxes levied by the County. Sixty percent of such County taxes is payable by the City to the County on May 25 of each year and the balance of forty percent of such taxes is payable on October 15 of such year. The City is required to pay to the County the total amount of County taxes, including any amounts that are uncollected. The City bears the burden of enforcement procedures and any subsequent collections are accounted for as City revenues.

In the City’s revenue structure, the total ad valorem real property tax levy is considered as revenue realized by the City. Delinquencies in tax collection are treated as an expenditure and an appropriation is made as a reserve for uncollected taxes pursuant to a formula required by the Act which takes into account the actual tax collection performance of prior years, including County taxes, and applies it to the current tax levy. The Act requires that in all future fiscal years the reserve for uncollected taxes must not be less than the percentage required to be appropriated in each year.

The following table sets forth the tax collection record of the City for FY12-13 through FY22-23 and the amount received to date for FY23-24.

TAX COLLECTION RECORD

| Fiscal Year Ending June 30: | Total Ad Valorem Real Property Tax Levy ⁽¹⁾ | Amount Collected During Year of Levy ⁽²⁾ | Percent Collected During Year of Levy | Total Collected | Percent Collected As of June 30, 2023 Unaudited |
|--|---|--|--|----------------------------|--|
| 2013 | \$327,820,814 | \$313,694,684 | 95.69% | \$327,653,846 | 99.95% |
| 2014 | 330,920,260 | 322,055,121 | 97.32 | 330,646,311 | 99.92 |
| 2015 | 335,448,551 | 325,690,077 | 97.09 | 335,448,551 | 100.00 |
| 2016 | 341,091,030 | 331,756,785 | 97.26 | 341,091,030 | 100.00 |
| 2017 | 355,432,328 | 345,802,231 | 97.29 | 355,337,113 | 99.97 |
| 2018 | 356,243,271 | 348,940,284 | 97.95 | 356,086,953 | 99.96 |
| 2019 | 378,330,354 | 370,419,539 | 97.91 | 377,280,817 | 99.72 |
| 2020 | 385,707,869 | 377,504,203 | 97.87 | 383,939,390 | 99.54 |
| 2021 | 391,815,589 | 383,264,638 | 97.82 | 388,653,354 | 99.19 |
| 2022 | 390,725,376 | 384,191,900 | 98.33 | 385,212,188 | 98.59 |
| 2023 | 397,089,546 | 388,290,620 | 97.78 | 389,325,870 | 98.04 |
| 2024 ⁽³⁾ | 414,997,406 | 265,529,424 | 63.98 | N/A | N/A |

(1) See also “LITIGATION” herein.

(2) Adjusted to reflect uncollected taxes only, as tax bills include delinquent water rents and frontage charges.

(3) Unaudited.

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The following table sets forth the budget provision for reserve for uncollected real property taxes and actual amount uncollected (including County taxes) in the past ten years.

RESERVE FOR UNCOLLECTED TAXES

| Year Ended June 30: | Reserve Appropriation | Actual⁽¹⁾ | Reserve (Deficit) |
|--------------------------------|----------------------------------|-----------------------------|------------------------------|
| 2014 | \$17,904,000 | \$15,609,501 | \$2,294,499 |
| 2015 | 15,788,422 | 17,178,187 | (1,389,765) |
| 2016 | 12,651,836 | 17,415,882 | (4,764,496) |
| 2017 | 15,362,461 | 19,969,382 | (4,606,921) |
| 2018 | 14,358,884 | 20,245,619 | (5,886,735) |
| 2019 | 12,892,118 | 12,328,786 | 563,332 |
| 2020 | 10,515,654 | 12,233,284 | (1,717,630) |
| 2021 | 12,073,551 | 9,379,220 | 2,694,331 |
| 2022 | 10,882,538 | 10,178,839 | (703,699) |
| 2023 | 8,333,339 | 9,255,518 | (922,179) |
| 2024 ⁽²⁾ | 9,641,547 | N/A | N/A |

⁽¹⁾ Actual uncollected taxes reflect all unpaid items on the tax bills, including delinquent water rents and frontage charges.

⁽²⁾ Unaudited

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Major Taxpayers

The following table of major taxpayers indicates the distribution of taxable properties based on the FY23-24 tax levy.

TWENTY-FIVE LARGEST PAYERS OF CITY PROPERTY TAXES

Fiscal Year beginning July 1, 2023

| <u>OWNER</u> | <u>CITY TAXABLE⁽¹⁾</u> | <u>CITY TAXES LEVIED⁽²⁾</u> | <u>PERCENT OF TOTAL CITY TAXABLE ASSESSED VALUE⁽³⁾</u> |
|-------------------------------|-----------------------------------|--|---|
| Con Edison | \$ 35,657,752 | \$ 31,530,367 | 7.63% |
| Brooks Shopping Center LLC | 5,442,700 | 4,812,707 | 1.17 |
| City Of New York | 2,914,800 | 2,577,412 | 0.6 |
| NYIP OWNERS V LLC | 2,684,572 | 2,373,833 | 0.6 |
| Morris Builders LP | 2,592,200 | 2,292,153 | 0.6 |
| Crestwood Lake | 1,708,465 | 1,510,710 | 0.4 |
| Consumers Union of US | 1,630,000 | 1,441,328 | 0.3 |
| Hudson View Associates LLC | 1,408,200 | 1,245,201 | 0.3 |
| SNH Yonkers Tenant Inc | 1,400,000 | 1,237,950 | 0.3 |
| UE Yonkers II LLC | 1,382,675 | 1,222,630 | 0.3 |
| AAC Cross County Mall LLC | 1,265,300 | 1,118,842 | 0.3 |
| Central Plaza Associates LLC | 1,147,000 | 1,014,235 | 0.2 |
| Westchester Towers | 979,616 | 866,225 | 0.2 |
| Verizon New York Inc | 945,057 | 835,667 | 0.2 |
| Miroza T2 LLC | 880,000 | 778,140 | 0.2 |
| Fleetwood Park Corp | 875,383 | 774,057 | 0.2 |
| Tuckahoe Owners LLC | 809,100 | 715,447 | 0.2 |
| Sadore Lane Gardens | 752,596 | 665,483 | 0.2 |
| Midland Ave Owners Corp | 745,308 | 659,039 | 0.2 |
| AAM Yonkers B Hotel LLC | 700,000 | 618,975 | 0.2 |
| Main Street Lofts Yonkers LLC | 638,780 | 564,841 | 0.1 |
| City Of Yonkers | 628,240 | 555,521 | 0.1 |
| iPark Riverdale LLC | 616,000 | 544,698 | 0.1 |
| Valentine Gardens Coop | 597,047 | 527,939 | 0.1 |
| Boyce Thompson Center LLC | 562,850 | 497,700 | 0.1 |

⁽¹⁾ The 2023 Taxable Assessed Values for FY23-24.

⁽²⁾ This is calculated using the FY23-24 City/School Tax Rate of \$888.06.

⁽³⁾ The Total 2023 Taxable Assessed Values as of July 31, 2023 for the City is \$469,132,646 and \$469,503,472 for the BOE.

Source: City's Assessment Department.

The City has entered into agreements with certain tax exempt entities which provide for payments in lieu of taxes to the City. These payments totaled \$24.3 million for FY18-19, \$26.0 million for FY19-20, \$26.6 million for FY20-21, \$ 28.1 million for FY21-22, and \$29.2 million for FY22-23. The FY23-24 Adopted Budget includes a \$24.6 million estimate.

Tax Certiorari Proceedings and Proposed Assessment Revaluation

In common with other municipalities, the City continues to be served with numerous real estate tax certiorari petitions contesting the validity of tax assessments upon real property. See “Cash Flow, Capital and Tax Certiorari Financings of the City” under “CITY INDEBTEDNESS” and “Tax Certiorari Proceedings” under “LITIGATION” herein for a description of the tax certiorari proceedings pending against the City and the amount of obligations authorized to finance any judgments or settled claims involving the City. The City intends to defend itself vigorously against all such claims and actions.

Expenditures for all such claims (including administrative costs) in each of the fiscal years 2015 to 2024, inclusive, is shown below.

| <u>Fiscal Year</u> | <u>Amount</u> |
|--------------------|------------------------|
| FY15 | \$ |
| FY16 | 7,100,000 |
| FY17 | 13,500,000 |
| FY18 | 500,000 |
| FY19 | 16,650,000 |
| FY20 | 6,500,000 |
| FY21 | 6,500,000 |
| FY22 | 7,500,000 |
| FY23 | 500,000 |
| FY24 | 500,000 ⁽¹⁾ |

⁽¹⁾ FY24 budget amount. Unaudited

GAAP requires the City to record the full bond proceeds in the year of closing. Therefore, the City accrues certiorari expense in the General Fund so there is no impact of the bond transaction on the General Fund balance should the bond proceeds not be fully spent by the end of the fiscal year. As of November 30, 2023, the City has remaining on its balance sheet a liability of \$8,627,470.93 to satisfy future claims related to prior periods.

The City has previously proposed the undertaking of a complete reassessment/revaluation of the City’s properties. The ultimate cost of the revaluation is estimated at \$6.0 million. The FY12-13 approved capital budget included \$3.0 million for this project. Presently, the City has signed contracts with Tyler Technologies to conduct the reassessment project and Michael Haberman Associates, Inc. to monitor the reassessment project; however, this project has been postponed indefinitely.

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.

ECONOMIC AND DEMOGRAPHIC FACTORS

The City is the most populous city in Westchester County and encompasses an area of approximately 18.3 square miles, and is located in the southwestern section of the County. The City is bordered on the south by the Riverdale section of the Bronx, on the east by the Town of Eastchester, the Villages of Bronxville and

Tuckahoe, and the City of Mount Vernon, on the north by the Village of Hastings on Hudson and the Town of Greenburgh, and on the west by the Hudson River.

Economy

The City has a well-developed commercial and industrial base and has been able to attract and retain a variety of manufacturing, service, and retail enterprises. The City serves as the headquarters location of American Specialties Inc., Consumer Reports, American Refining Sugar, Inc., Empire City at Yonkers Raceway, Hudson Scenic Studio, Webster Bank (formerly Sterling National Bank), Kimber Manufacturing, Liberty Lines, Peco Pallets and Yonkers Contracting, Inc. In addition, the City is the location of such major corporations as Kawasaki Rail Inc., V Band Corporation, Five Star Premier Residences, Thyssenkrupp Materials NA and a FedEx distribution Center.

Retail enterprises in the City are located within commercial shopping centers with strong regional draw such as the Cross County Shopping Center, the Austin Avenue complex, The Mall at Cross County, and the Ridge Hill Village. In addition to shopping centers, the City has over 20 commercial corridors and neighborhood shopping districts, the largest of which are the Downtown Yonkers/Getty Square central business district, and the Central Park Avenue, McLean Avenue and South Broadway commercial corridors.

For more than a century, the City has been characterized as a “hard working, ethnically diverse urban community.” The traditional industrial base of the 19th century has evolved into a multi-faceted modern economy providing approximately 100,000 local employment opportunities. The City has a mix of over 18,000 businesses, primarily in the industrial, services, and retail sectors. These firms employ approximately 20% of Westchester County’s employment base.

| Employment Sector | Total Employed | Percent of Employment Base |
|--|-----------------------|-----------------------------------|
| Management, business, science, and arts occupations | 41,319 | 40.7% |
| Service occupations | 20,371 | 20.1% |
| Sales and office occupations | 20,734 | 20.5% |
| Natural resources, construction, and maintenance occupations | 8,555 | 8.4% |
| Production, transportation and material moving occupations | 10,428 | 10.3% |
| Total | 101,407 | 100.0% |

Source: U.S. Census Bureau. "Occupation by Class of Worker for the Civilian Employed Population 16 Years and Over." *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S2406, 2022.* <https://data.census.gov/table/ACSST5Y2022.S2406?q=S2406&g=860XX00US10701,10703,10704,10705,10706,10707,10710>. Accessed on December 11, 2023.

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MAJOR NON GOVERNMENTAL EMPLOYERS IN THE CITY⁽¹⁾

| <u>Name of Employer</u> | <u>Number of Employees</u> |
|---|----------------------------|
| Montefiore IT..... | 780 ⁽³⁾ |
| Liberty Lines..... | 737 |
| Stew Leonard's of Yonkers LLC..... | 517 |
| Rising Ground (formerly Leake and Watts Services Inc.)..... | 577 |
| Empire City at Yonkers Raceway..... | 648 |
| Consumers Reports/Union..... | 476 |
| Kawasaki Rail Inc..... | 472 |
| American Sugar Refining Inc..... | 326 |
| Macy's..... | 338 ⁽²⁾ |
| Cintas..... | 219 ⁽²⁾ |

⁽¹⁾ Excludes hospitals, colleges, institutions and utilities.

⁽²⁾ Yonkers IDA, December 31, 2022 Annual Report.

⁽³⁾ Company information per November 16, 2022.

Source: City Finance Department, December 2023.

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Unemployment Rates

The following table sets forth the annual City, County, State and national unemployment rate percentages for each of the last ten calendar years and the City, County, State and national unemployment rate percentages for the annual averages.

| Year | City⁽¹⁾ | Westchester County⁽¹⁾ | New York State⁽¹⁾ | United States⁽²⁾ |
|---------------------------|---------------------------|---|-------------------------------------|------------------------------------|
| 2013 | 7.7% | 6.4% | 7.8% | 7.4% |
| 2014 | 6.2 | 5.2 | 6.3 | 6.2 |
| 2015 | 5.5 | 4.6 | 5.2 | 5.3 |
| 2016 | 5.3 | 4.4 | 4.9 | 4.9 |
| 2017 | 5.3 | 4.5 | 4.6 | 4.4 |
| 2018 | 4.5 | 3.9 | 4.1 | 3.9 |
| 2019 | 4.3 | 3.6 | 3.8 | 3.7 |
| 2020 | 11.0 | 8.0 | 9.9 | 8.1 |
| 2021 | 6.3 | 4.8 | 6.9 | 5.4 |
| 2022 | 4.0 | 3.1 | 4.3 | 3.7 |
| 2023 ⁽³⁾ | 3.7 | 3.1 | 4.1 | 3.7 |

⁽¹⁾ Data Source: NYS Department of Labor, Labor Statistics, Local Area Unemployment Statistics Program. US Bureau of Labor Statistics.

⁽²⁾ Not seasonally adjusted.

⁽³⁾ Average of first ten months of 2023 from data source in Note (1).

Population Characteristics

POPULATION

The City is the State's third largest city and the largest city in the County. Like many communities adjacent to New York City, the City's population has increased slightly since 1980. According to the records of the United States Department of Commerce, Bureau of the Census, the City's population decreased slightly between 2000 and 2010; however, based upon current estimates, the City's population has experienced growth between 2010 and 2020.

| Year | City | Westchester County | New York State | United States |
|-------------|-------------|---------------------------|-----------------------|----------------------|
| 1960 | 190,634 | 809,000 | 16,782,000 | 179,323,000 |
| 1970 | 204,297 | 894,000 | 18,237,000 | 203,212,000 |
| 1980 | 195,351 | 866,599 | 17,558,072 | 226,545,805 |
| 1990 | 188,082 | 860,452 | 17,990,455 | 248,709,873 |
| 2000 | 196,086 | 923,459 | 18,976,457 | 281,421,906 |
| 2010 | 195,976 | 949,113 | 19,378,102 | 308,745,538 |
| 2020 | 211,569 | 1,004,457 | 20,201,249 | 331,449,281 |

Source: U.S. Census Bureau.

Personal Income

INCOME

2022

| | City | Westchester County | New York State | United States |
|-------------------------------|-------------|-------------------------------|---------------------------|----------------------|
| Median Household Income | \$72,403 | \$ 108,144 | \$ 79,557 | \$ 74,755 |
| Per Capita Income..... | \$ 39,086 | \$ 61,830 | \$ 43,208 | \$ 37,638 |

Source: U.S. Census Bureau, American Community Survey. 2022:ACS 1-Year Estimates Detailed Tables, TableID S1901 B and B19301.

MEDIAN HOUSEHOLD INCOME

| Year | <u>Under- \$24,999</u> | <u>\$25,000- 49,999</u> | <u>\$50,000- 99,999</u> | <u>Over \$100,000</u> |
|-------------------------|-----------------------------------|------------------------------------|------------------------------------|----------------------------------|
| City..... | 20.2% | 14.9% | 29.4% | 35.6% |
| Westchester County..... | 12.7 | 12.3 | 22.4 | 52.6 |
| New York State..... | 17.6 | 15.8 | 25.9 | 40.8 |
| United States..... | 16.0 | 18.0 | 29.0 | 37.1 |

Source: U.S. Census Bureau, American Community Survey. 2022:ACS 1-Year Estimates Subject Tables, TableIDS1901.

Construction Activity

The table below indicates building permits issued for new construction, alterations and repairs for the last ten years and the number of permits issued through November 30, 2023.

BUILDING PERMITS

Calendar Years 2014 - 2023

| Year | Number of Permits | Estimated Value of Construction |
|---------------------|------------------------------|--|
| 2014 | 1,453 | \$92,721,350 |
| 2015 | 1,679 | 177,492,330 |
| 2016 | 1,663 | 201,625,142 |
| 2017 | 1,559 | 263,254,338 |
| 2018 | 1,741 | 222,439,636 |
| 2019 | 1,956 | 104,825,976 |
| 2020 | 1,361 | 251,928,395 |
| 2021 | 1,790 | 470,142,028 |
| 2022 | 2,195 | 537,567,870 |
| 2023 ⁽¹⁾ | 1,842 | 355,209,585 |

⁽¹⁾ Current Data through November 30, 2023.
Source: City Bureau of Housing and Buildings.

Development/Redevelopment Activities

The City continues several marketing campaigns including “Hollywood on the Hudson” promoting the growth of the film and television industry in Yonkers and the Generation Yonkers marketing campaign to drive business and residents to the City. The marketing initiative promotes the natural beauty, cultural diversity, residential and economic development opportunities available in the City through a campaign targeted primarily at millennials and empty-nesters. The program is now funded by the City and is a task of the Department of Planning and Development.

Ludlow. The City is working with developers such as Ginsburg Development Companies (“GDC”) to facilitate development and improvement of the Ludlow neighborhood. A City-issued RFP for the purchase and development of 150 Downing Street served as a catalyst for development activity. GDC was the successful respondent to the Downing Street RFP. Thereafter, GDC’s plans for development expanded beyond the Downing Street site to other locations within the Ludlow neighborhood. In order to increase the size of the Downing Street development’s footprint, GDC purchased the immediately adjacent property previously owned by Westchester Metal Works. Because GDC specializes in TOD projects they also purchased 70 Pier Street from the City of Yonkers. All of these properties are within walking distance of the Metro North Hudson Line’s Ludlow Train station. The Ludlow Community Plan was completed in 2022 and the zoning to effectuate the plan was approved and put into place. The GDC plans at 70 Pier Street have been approved as have the first phase of the Downing Street Site.

Nepperhan Valley. The Nepperhan Valley is Yonkers industrial core. The zoning allows a wide variety of commercial and industrial uses and Yonkers has become a home for those uses that want a Westchester address but are not welcome in other communities in Westchester County. The City worked with local owners of approximately 1.2 million square feet of former carpet mill buildings to promote artist’s studios and other artisan based industrial uses in the former Alexander Smith Carpet Mills to rebrand the district into the “CMAD”, the Carpet Mills Arts District. The City has also expanded the zoning for the area to allow for ground floor retail that is complimentary to the artists and artisans and also allows for restaurants in the area. The Nepperhan Valley is becoming the home for services for the movie and TV industry with spaces being used for small media studios as well as becoming the home to specialty service providers like movie-filming cars and a special effects house.

Downtown Yonkers Waterfront. The City continues the revitalization of its Downtown and adjacent waterfront along the Hudson River. Since 2012, thousands of new residential units have been built or approved. Showing the strength in the downtown area developer RXR has completed the occupancy of both towers of Sawyer Place, consisting of 442 units overlooking Daylighting I. Construction has begun on the Extell development which will consist of 1395 dwelling units upon completions. Rose Development is in the middle of construction of the 440 units approved at their site. Both developments will extend the Yonkers waterfront promenade allowing public access to the Hudson River waterfront

On January 11, 2022, one of the largest modern-built production campuses in the northeast, Lionsgate Studios Yonkers, opened. This \$100-million studio is located in the heart of the 24-acre iPark Hudson campus owned by National Resources and features two sound stages, both 20,000 square feet, and a smaller stage, spanning 10,000 square feet. The campus will also feature 100,000 square feet of office and support space along the City’s waterfront, and will be managed by Great Point Studios. According to the Yonkers Industrial Development Agency, the project is anticipated to create between 285 and 420 full-time permanent jobs. It is estimated that the new production facility will create \$65 million annually in economic development from additional companies such as caterers and production staff who will relocate to service the studios. The aim of this project to make the City the premier filming destination. The developers of the Lionsgate studios recently were granted approval for two additional studios on Warburton Avenue and are planning several other studios in close proximity to their iPark campus.

Also by the developers of the Lionsgate/Great Point Studio complex is a project at the Southern Westchester Executive Park in the northwest section of the city. MediaPro studios, a sports and Spanish language content provider, has broken ground on North Broadway and Odell Avenue expanding the presence of the TV/movie business to this corporate park location.

After an RFP issued by the City, the approximately 6 acre parcel improved as a surface parking lot located within the City's downtown known as Chicken Island was sold AMS Acquisitions LLC ("AMS") 2019. Serving as a gateway into the downtown waterfront, the development of Chicken Island is expected to be extremely impactful and an expansion of the waterfront revitalization further into the City. The applicants are in the final stages of the required environmental impact statement process required as a part of their seeking further City approvals. In addition, the City is in the process of designing a new parking garage, which will be located on the surface parking lot at the Cacace Justice Center. On Alexander Street, Avalon Bay has completed 590 units.

Cross County Shopping Center. The Cross County Shopping Center has completed a major renovation and expansion totaling \$350.0 million. Cross County Shopping Center is owned by Brooks Shopping Centers, LLC. In October 2020, the retail giant Target signed a 40-year lease to occupy the 130,000 square foot space vacated by Sears. Target opened October 2023. In 2021, the BR Zoning District that covers the Cross County Shopping Center, was amended to allow satellite college facilities as a permitted use. Since then, the satellite campus for Westchester Community College was approved to relocate into a larger space within the shopping center above the Target space in the former Sears building and the build out of the college space is nearing completion.

Ridge Hill Village. Ridge Hill Village is an 80-acre, mixed-use outdoor lifestyle center located on the New York State Thruway (I-87) that opened in the spring of 2011. Current retailers on site include: a National Amusements 12-screen movie theater; Dicks Sporting Goods; the Cheesecake Factory; the Yard House; LL Bean; H & M; L.A. Fitness; and The Apple Store. Several new restaurants, stores and destinations have opened including Texas de Brasil, Havana Central, Starbucks, Whole Foods, Muse Paint Bar, and iFly, an indoor skydiving simulator. Legoland Discovery Center and Rockin' Jump are open for play. A Lowes Home Center opened in 2017. The Lord and Taylor department store closed its doors in 2021 due to the impacts of the COVID-19 pandemic. Site work continues for the construction of the residential apartment buildings as part of the overall development.

Empire City at Yonkers Raceway. In January 2013, Empire City Casino completed a new \$50 million expansion designed by Studio V Architecture that added 66,000 square feet to the casino. The expansion featured a porte-cochere sculptural entrance; the largest window in the Northeast, a 300-foot long and 27-foot high depiction of the New York City skyline made entirely of nails; a new gaming floor with nearly 700 slot machines; and two new restaurants. In 2018, Empire City was purchased by MGM for \$850 million. The current MGM management team has held community charrettes to determine what the enhanced site should include. The 97-acre site could eventually include a hotel, entertainment venue and an increased gaming floor.

The State has authorized three new casino licenses for the downstate region. The gaming commission will appoint members to a casino siting board to determine who gets the licenses. At this time, it has not been determined when the board will be appointed to entertain the applications for the three licenses. It is widely expected that Empire City will qualify for one of the three licenses, at which point MGM will be required to submit an investment plan to the State. Empire City has consistently expressed an interest in expanding the casino, as well as constructing a hotel, performance venue, associated dining and retail. It is estimated that MGM will make a minimum investment of \$50 million for this anticipated development phase.

Hospitality Industry. In the past decade, the City has seen a dramatic increase in hotel construction from two to a total of six. The long existing Ramada Inn and Royal Regency Hotel on Tuckahoe Road that underwent a major renovation, have been joined by the newly constructed Residence Inn by Marriott and most recently the Courtyard by Marriott in the South Westchester Executive Park in NW Yonkers, the Hyatt Place

in the Cross County Shopping Center and a second Hampton Inn along Tuckahoe Road. In total there are now more than 1,000 hotel rooms in Yonkers.

Qualified Opportunity Zones. In early 2018, three census tracts in the southwest part of the City were designated qualified opportunity zones pursuant to the Tax Cuts and Jobs Act enacted in 2017. The designation as a qualified opportunity zone allows for certain incentives that are designed to spur investment, job creation and economic develop within these zones.

Grants. The City has awarded grants and loans to local small businesses through its Yonkers Business Assistance Program (YBAP), collaboration between the Yonkers Industrial development Agency (YIDA) and the Community Development Block Grants (CDBG) managed by the City's Planning and Development Department. The YBAP was created to assist Yonkers businesses that have been negatively impacted by the COVID-19 pandemic. The program has supported more than 30 businesses since it launched in July 2020. The Yonkers CDBG program has supported 70 businesses totaling \$700,000 since it launched in July of 2020.

SERVICES AVAILABLE TO CITY RESIDENTS

Utilities

The City is serviced by the Consolidated Edison Company of New York for electric and natural gas service. Electric power costs in the City have risen in recent years, reflecting the trend in the entire Consolidated Edison region. The City is party to an agreement with the Power Authority of the State of New York (PASNY) for the purchase of power and energy for all of its municipal purposes and consequently has not experienced recent increases in its utility costs. The County of Westchester Public Utility Service Agency has negotiated an agreement with the PASNY to purchase low cost hydroelectric power which is distributed through Consolidated Edison to residential consumers in an effort to lower the cost of electric power. Businesses certified in the Empire Zone are eligible for five percent reductions of their Con Edison and Verizon charges.

The City purchases its water supply from the New York City water system. All of the City's residents reside in one of five County sewer districts financed by County special assessments levied upon benefited real property. Sewage treatment is provided by the County owned sewage treatment plant. The City is responsible for the maintenance of the public sewers within the City. A small area of the City, primarily in the northwest section, is not serviced by sanitary sewers.

Transportation

The City is served by the New York State Thruway and a system of interconnecting parkways, all of which provide access to the major commercial and industrial areas of the New York metropolitan area. The State has constructed a system of arterial highways for which the State and federal government have committed monies for extension and improvement. The city also is served by two commuter railways: the Metropolitan Transportation Authority (MTA) Hudson and Harlem Lines connect the city to the regions center. Amtrak also serves the City in connecting to the regional and national system. Bus services in the City are operated by Westchester County. During 2018, the City rolled out a pilot bike-sharing program, which continues to be used in large numbers throughout the City.

Educational, Cultural and Recreational Facilities

There are six colleges located in the City: Sarah Lawrence College with a campus extending over 33 acres in the eastern portion of the City; Westchester Community College, which is located in Cross County Shopping Center; the Cochran School of Nursing; St. Joseph's Seminary; the Academy for Jewish Religion and Saint Vladimir's Orthodox Theological Seminary.

There are 39 operating public schools in the City under the administration of the Board of Education. The City is also served by approximately 19 parochial and private schools and one charter school. Facilities of the public, parochial and private schools supplement the City's recreational facilities.

There are three branches of the Yonkers Public Libraries, which obtain a majority of their funding from the City. The Hudson River Museum and Planetarium, located in the City, presents a wide variety of exhibits, programs and courses and is currently funded through private and County sources as well as City funding. The City owns the building and grounds of this facility and leases them to the Museum. The City is currently funding extensive capital improvements to the facility.

The City also maintains over 78 parks, totaling 413 acres of parkland (which includes Untermyer Park and Gardens), 3 parks with outdoor fitness equipment, 54 playgrounds, 48 basketball courts, 57 ball fields, 24 tennis courts, 13 senior citizen centers, 2 greenhouses, 1 indoor pool, a half mile track, a skating rink, a skateboard park, a rifle and pistol range, an animal shelter, and five community centers. In addition, the JFK Marina now allows entry access to small crafts and there are docking stations at the City Pier but is undergoing some upgrades. Lastly, the County of Westchester maintains two golf courses and three parks within the City.

Medical Facilities and Social Services

There are two hospitals located in the City: St. John's Riverside and St. Joseph's Medical Center. (The City does not own or operate any hospitals.) Since 1971, other health facilities, including clinics and nursing services, and food and restaurant inspection services in the City have been administered by the County's Department of Health at no cost to the City. In addition to providing health care services, the County is responsible for funding and administering social service programs in the City. These are generally categorized by the State as "Economic Assistance and Opportunity" programs and include Medicaid, Aid to Families with Dependent Children, and home relief programs. The City contracts with a private emergency ambulance service that is staffed by certified medical technicians.

Financial Institutions

Thirteen banking institutions and two savings and loan associations with over 45 bank offices are located in the city. Sterling National Bank and SUMA Federal Credit Union are headquartered in the City. Other banks with offices in the city include: JP Morgan Chase, HSBC, Bank of America, New York Commercial Bank, Wells Fargo Bank, Citibank, Citizen's Bank, TD Bank, Webster Bank and The Westchester Bank. The savings and loan associations include: First Federal Savings and Loan and Ridgewood Savings Bank.

Communications

The City is served by New York metropolitan newspapers, radio and television stations. In addition, the City has a daily newspaper, The Journal News, and a weekly newspaper, Yonkers Rising. There are several radio stations in the County which serve the City. Cablevision of Westchester, a private corporation, provides cable television service for the City, including a local access channel which provides a daily half hour news program. Verizon also offers cable television service.

LITIGATION

The City, the Board of Education and their respective officers and employees are defendants in several hundred lawsuits and other legal proceedings arising out of alleged constitutional violations, torts, breaches of contract and other violations of law. The Law Department of the City, headed by the Corporation Counsel, has reviewed the status of pending litigation and reports that other than as set forth below, while the ultimate outcome of certain of the proceedings and claims is not currently predictable, there is no reason to believe at

this time that adverse determination in any or all of them would have a material effect on the City's financial condition.

Tax Certiorari Proceedings

In common with other municipalities, the City continues to be served with numerous real estate tax certiorari petitions contesting the validity of tax assessments upon real property. The number of tax assessment protests filed for FY18-19 was 2,444, 2,701 for FY19-20, 2,944 for FY 20-21, 2,802 for FY 21-22, 1,971 for FY22-23, 2,237 for FY23-24, and 2,083 for FY24-25. The protest period for FY 24-25 commenced on November 1, 2023 and continued through November 15, 2023.

In most cases, the due date for payment of tax refunds without interest is 60 days from the date of service upon the City of the court order confirming the settlement. The estimate provided above is similar to amounts paid in recent fiscal years and is made despite continued success by the City during the course of litigation to exclude interest on the payment of the settled refunds that would result in a substantial savings to the City.

The City estimated a requirement of approximately \$500,000 for FY 23-24 to cover the anticipated cost of independent appraisal analyses and outside counsel services required for the defense of the tax challenges. The City expects to continue to fund settlements and certiorari related expenses through the issuance of bonds and bond anticipation notes in the foreseeable future or until a City-wide revaluation is undertaken. Therefore, the City Council has adopted a bond ordinance authorizing the issuance of bonds by the City in an amount not to exceed \$15.0 million for FY 23-24 to finance refunds on tax certiorari claims.

END OF APPENDIX A

**A LINK TO COMBINED FINANCIAL STATEMENTS AND
FINANCIAL STATEMENTS FOR SELECTED INDIVIDUAL FUNDS**

*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/P11747548.pdf>

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

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SUMMARY OF ACT

The Act contains various covenants and security provisions, certain of which are summarized herein. Reference should be made to the Act for a full and complete statement of its provisions, including the definition of certain words and terms not defined herein.

The Act authorized the City to issue the Series 1976 Bonds generally to pay the costs of uncompleted capital projects, to fund outstanding short term debt, and to fund accumulated deficits of the City. The provisions of the Act shown below are those which are applicable to the City with respect to the issuance of each series of bonds. Each series of bonds are in parity with all other outstanding debt obligations of the City. In addition, the special provisions relative to each series of bonds will remain in force and effect notwithstanding the redemption of the Series 1976 Bonds, or redemption or maturity of any other bonds issued by the City.

Definitions (Section 2)

Base Year means, with respect to a budget, the fiscal year next preceding the fiscal year in which the budget is required to be prepared and adopted.

Current Year means, when used in reference to a budget, estimate, or computation, the fiscal year in which the budget is required to be prepared and adopted, being the fiscal year next preceding the budget year.

Debt Service Fund means the special fund established in 1976, which the City covenants to continue and maintain with the Fiscal Agent, as further described in Section 11 of the Act.

Fiscal Agent means the State Comptroller, or with the approval of the State Comptroller, any bank or trust company having the powers of a trust company in the State.

Justification Document means a written certificate setting forth facts determined and actions completed forming an existing basis for a reasonable expectation that amounts of receipts will actually be collected or realized or amounts of appropriations will be sufficient for expenditures therefor.

Special Debt Service means, with respect to a fiscal year, the amounts required for the punctual payment of (a) all principal due or becoming due and payable in said year with respect to any bonds, tax anticipation notes, revenue anticipation notes, capital notes or budget notes of the City, and all principal amortization for said year required by law with respect to bond anticipation notes or urban renewal notes or other securities of the City, and not specifically mentioned in clause (b) of this subdivision, and (b) all interest due or becoming due and payable in said year with respect to any bonds, bond anticipation notes, tax anticipation notes, revenue anticipation notes, capital notes, budget notes or urban renewal notes or other securities of the City not specifically mentioned herein.

Note Proceeds (Section 5)

The proceeds from the sale of each series of bonds must be deposited with the Fiscal Agent in special and separate bank accounts. The proceeds are to be held in trust and expended only for the objects and purposes for which such bonds were issued. No moneys may be withdrawn from such an account unless there is filed with the Fiscal Agent a written requisition of the City Council or the City's Chief Fiscal Officer or his authorized deputy setting forth (a) the item number of the requisition; (b) the account to be charged; (c) the name of the person (including the holder of a note payable to bearer, of the amount due by deposit with the paying agent designated on such note) to whom payment is due; (d) the amount to be paid; and (e) a statement to the effect that the obligation in the stated amount has been incurred by the City and is a proper charge

against such account. Pending such withdrawals, the moneys are to be invested for and on behalf of the City by the Fiscal Agent upon instructions from the City's Chief Fiscal Officer or his authorized deputy pursuant to the State Local Finance Law.

Budget Appropriations (Section 6)

In each budget year, appropriations are required for: (a) amounts to fund expenditures required by law; (b) amounts to pay Special Debt Service outstanding at the beginning of the budget year; (c) amounts for payment of judgments or settled claims unpaid at the beginning of the budget year and amounts properly attributable as a reserve therefor; (d) amounts estimated for payment of interest on tax anticipation notes and revenue anticipation notes to be issued and to mature during the budget year; (e) amounts for all other expenditures for the general support and current expense of the government of the City; (f) a required reserve for uncollected taxes; and (g) the liquidation of prior deficits of the City.

If the exact amount for appropriations is not known, the City is required to use the amount of appropriation in the Base Year or the Current Year, whichever is less, unless a Justification Document is filed with the Fiscal Agent. Uncollected taxes must be reserved in an amount not less than the amount uncollected in the Base Year divided by the amount collected and then multiplied by the total tax levy payable during such year. Appropriations for deficits are required to be in the aggregate amount of fund deficits during the Base Year. A schedule of cash expenditures and receipts on a monthly basis for the budget year is required to be attached and made a part of each budget.

For each budget year subsequent to the first budget year, a certificate of the Chief Fiscal Officer of the City is required to be attached setting forth actual cash expenditures and receipts for the Base Year. A Justification Document is required to be filed with the Fiscal Agent for any substantial variation between such certificate and schedule.

Budget Receipts (Section 7)

In computing the amount of ad valorem real property taxes to be levied, the City cannot deduct from appropriations or estimate the receipt of moneys in any amount for which the City Council by resolution does not declare will be received or collected prior to the end of the budget year. The City may make such deductions or estimates for moneys other than or in excess of: (a) operating surpluses of prior years not in excess of the aggregate of fund balances, (b) state or federal aid under any program not exceeding the amount received during the Base Year or any larger amount certified thereto, (c) collection of real property taxes unpaid and remaining payable not in excess of the amount of delinquent taxes collected on account of the Base Year divided by the amount delinquent on the first day of the Base Year and then multiplied by the total amount of delinquent taxes payable on the last day of the Base Year, and (d) revenues other than revenues realized by the levy of ad valorem real property taxes not in excess of such revenues collected in the Base Year or properly attributable to the Current Year, whichever is greater, or certain such revenues for which Justification Documents have been filed with the Fiscal Agent.

For each budget year, an accountant's certificate is required to be attached to the budget stating that the inclusion of budget receipts is properly attributable to the budget year. With respect to each budget year, the City Council is required to levy the amount of ad valorem real property taxes required by the budget including provisions for uncollected taxes and deficits in excess of the difference between the aggregate amount of appropriations and aggregate estimated receipts for the budget year in accordance with any limitations of the Act.

Transfer of Appropriations (Section 8)

No transfer of any appropriation is to be allowed for amounts to fund and pay expenditures required by law, special debt service, judgments or settled claims, interest on tax anticipation notes and revenue

anticipation notes and reserves for uncollected taxes. No transfer of any appropriation made in a budget for any purpose shall be authorized or made or shall take effect at any time unless a Justification Document and a resolution of the City Council is filed with the Fiscal Agent stating a finding that the unencumbered balance of the appropriation equals or exceeds the budgeted expenditure for such appropriation after such transfer. After any amount of appropriation is transferred, the amount of the appropriation to which the transfer is made shall be deemed to be increased by the amount of the transfer. No transfer of any appropriation is to be allowed for any appropriation for expenditures with respect to capital projects unless the bond ordinance authorizing the financing of the capital project is increased by the amount of the transfer and provision made to finance the appropriation with the use of general operating funds.

Emergency, Supplemental or Other Appropriations (Section 9)

No emergency, supplemental or increased appropriations are to be made in any budget year except if by transfer of appropriation (see “*Transfer of Appropriations*” above) or if for the payment of expenditures for which there are unanticipated revenues or receipts from the State or United States certified thereto by the source thereof.

Other Financial Needs (Section 10)

Nothing in the Act limits the power of the City to authorize the expenditure of the proceeds of serial bonds, bond anticipation notes or budget notes.

However, the City is not permitted to issue any budget notes unless a Justification Document is filed with the Fiscal Agent setting forth the facts and circumstances necessitating the issuance of such notes, and that there are no other funds available to pay for the purpose for which such notes are issued. Budget notes are not permitted to be issued to pay any wage increase or increase in pension payments resulting from a collective bargaining agreement executed in a fiscal year after the adoption of the budget for such year. Budget notes issued in a fiscal year are required to be limited to not more than five percent of the budget for such year.

Special Debt Service Fund and Fiscal Agent (Section 11)

Upon the issuance of the Series 1976 Bonds, a special debt service fund was established and is maintained with the Fiscal Agent. In each fiscal year, the City Comptroller is required to certify to the Fiscal Agent a percentage obtained by dividing the balance obtained by subtracting the amount of the appropriation for a reserve for uncollected taxes from the total amount of ad valorem real property taxes levied into the total appropriation for Special Debt Service. Payments of ad valorem real property taxes are remitted to the Fiscal Agent who is required to retain and deposit into the Debt Service Fund the Debt Service Percentage of the total amount so remitted. After the required amount of taxes is deposited in the Debt Service Fund, the Fiscal Agent is required to remit the remainder to the City. Amounts in excess of the debt service due prior to the next fiscal year are to be remitted to the City.

Revenues derived from the imposition of the additional one percent sales tax are deposited into the special debt service fund.

No tax anticipation notes are to be issued unless such notes are countersigned and authenticated by the Fiscal Agent. The proceeds of tax anticipation notes are to be paid to the Fiscal Agent simultaneously with such authentication. The Fiscal Agent is required to deposit into the special debt service fund a percentage of the proceeds equal to the Debt Service Percentage and the remainder of the proceeds are to be remitted to the City. The Fiscal Agent is required to deposit into the Debt Service Fund, amounts of real property taxes remitted to the Fiscal Agent until such amounts equal the principal and interest on the notes. No tax anticipation notes are to be issued in any amount which exceeds the amount of taxes levied less the amount budgeted as the reserve for uncollected taxes.

No revenue notes, urban renewal notes or budget notes are to be issued unless such notes are countersigned and authenticated by the Fiscal Agent. The City Comptroller is required to certify to the Fiscal Agent a percentage obtained by dividing the balance obtained by subtracting the amount of the appropriation for a reserve for uncollected taxes from the total amount of real property taxes remaining uncollected by the total amount of interest payable on such notes for the fiscal year (the “Added Debt Service Percentage”). The Fiscal Agent is required to deposit into the Debt Service Fund the Added Debt Service Percentage of real estate property taxes remitted to the Fiscal Agent.

The Fiscal Agent is required to withdraw from the Debt Service Fund from time to time the amounts required to pay all special debt service as it becomes due, the principal and interest on tax anticipation notes and the interest on revenue anticipation notes and budget notes. The special debt service fund is maintained for the benefit of the holders of City obligations and is not permitted to be used for any other purpose and is not to be subject to any order, judgment, lien, execution, attachment, setoff or counterclaim by any other creditor of the City.

Miscellaneous Provisions (Section 14)

No indebtedness evidenced by bonds or notes authorized pursuant to the Act is to be contracted by the City unless in addition to providing for the payment of principal thereof and interest thereon, the faith and credit of the City shall be pledged. The provisions of Title 6 A of Article II of the Local Finance Law and the provisions of Section 3 A of the General Municipal Law do not apply to the City or any bonds or notes issued by it. (See “*SPECIAL RIGHTS AND REMEDIES*” herein). Notwithstanding any provision of the City Charter or any other law, funds not immediately required for the purpose for which such funds were accumulated are not permitted to be diverted or used for the purpose for which obligations have been authorized.

Special Covenants to Secure Bonds and Performance of the Act (Section 15)

In the discretion of the City, any bonds, bond anticipation notes, tax anticipation notes, revenue anticipation notes, urban renewal notes or budget notes are permitted to be authorized under ordinances and resolutions which provide for certain covenants to protect and safeguard the security and rights of holders of such obligations. Such ordinances or resolutions may contain covenants as to: (a) the establishment and maintenance of the special debt service fund; (b) the powers and duties of the Fiscal Agent; (c) the execution of any credit agreement with the Fiscal Agent for the benefit of the holders of such obligations; (d) requirements for the filing, review and correction of budgets, Justification Documents and other matters; (e) compliance with the provisions of the Act including further restrictions on the powers, rights and duties of the City to assure prompt payment of its debt and operating obligations; and (f) conditions which would give use to an event of default permitting the Fiscal Agent to assert actions and remedies on behalf of holders of such obligations.

Rights and Remedies of the Holders of City Obligations (Section 16)

Holders of any bonds, bond anticipation notes, tax anticipation notes, revenue anticipation notes, urban renewal notes or budget notes are required to have certain rights and remedies in addition to any right and remedies under law, subject to the ordinance authorizing such obligations. (See “*SPECIAL RIGHTS AND REMEDIES*” herein.)

State Pledge and Agreement (Section 17)

The State pledges to and agrees with the holders of obligations of the City issued pursuant to the Local Finance Law and the Act the performance of certain acts. (See “*State Pledge and Agreement*” under “*SPECIAL RIGHTS AND REMEDIES*”). The City is authorized and directed to include this pledge in any ordinance authorizing the issuance of obligations.

FORM OF OPINION OF BOND COUNSEL FOR THE NOTES

January 10, 2024

The City Council of the
City of Yonkers, in the
County of Westchester, New York

Ladies and Gentlemen:

We have served as Bond Counsel to the City of Yonkers (the “City”), in the County of Westchester, a municipal corporation of the State of New York (the “State”), in connection with the authorization, sale and issuance of \$11,457,940 General Obligation Bond Anticipation Notes-2024 (Federally Taxable) (the “Notes”) of the City.

We have examined a record of proceedings relating to the Notes for purposes of this opinion. In such examination, we have assumed the genuineness of all signatures, the authenticity of all documents submitted to us as originals and the conformity with originals of all documents submitted to us as copies thereof.

The Notes are issued pursuant to the provisions of the Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York, two special bond ordinances adopted by the City Council on November 28, 2023, and the Certificate of Determination executed by the Commissioner of Finance & Management Services in connection with the issuance of the Notes (the “Certificate of Determination”). The Notes are issued in accordance with the provisions of the Special Local Finance and Budget Act of the City of Yonkers, constituting Chapter 488 of the New York Laws of 1976, as amended (the “Act”) and is entitled to the benefits of the Act, subject to the terms of the Certificate of Determination. Reference to the Act and the Certificate of Determination, and any and all modifications thereto is made for a description of the nature and extent of such benefits, and the rights and remedies of the holders of the Notes.

The Notes are dated, mature, are payable, and bear interest as provided in the Certificate of Determination.

Based upon and subject to the foregoing, and in reliance thereon, as of the date hereof, we are of the following opinions:

1. The Notes are valid and legally binding general obligations of the City for which the City has validly pledged its faith and credit and, unless paid from other sources, all the taxable real property within the City is subject to the levy of ad valorem real estate taxes to pay the Notes and interest thereon, subject to certain statutory limitations imposed under Chapter 97 of the New York Laws of 2011, as amended.

2. The enforceability of rights or remedies with respect to such Notes may be limited by bankruptcy, insolvency, or other laws affecting creditors' rights or remedies heretofore or hereafter enacted.

3. Interest on the Notes is included in gross income for federal income tax purposes pursuant to the Internal Revenue Code of 1986, as amended (the "Code").

4. Under existing statutes, interest on the Notes is exempt from personal income taxes of the State of New York and its political subdivisions, including The City of New York and the City of Yonkers.

We express no opinion as to any other federal, state or local tax consequences arising with respect to the Notes, or the ownership or disposition thereof, except as stated in paragraphs 3 and 4 above. We render our opinion under existing statutes and court decisions as of the date hereof, and assume no obligation to update, revise or supplement our opinion to reflect any action hereafter taken or not taken, any fact or circumstance that may hereafter come to our attention, any change in law or interpretation thereof that may hereafter occur, or for any other reason. We express no opinion as to the consequence of any of the events described in the preceding sentence or the likelihood of their occurrence. In addition, we express no opinion on the effect of any action taken or not taken in reliance upon an opinion of other counsel regarding federal, state or local tax matters relating to the Notes.

This letter does not address and no assurances are given as to the adequacy, sufficiency or completeness of the Preliminary Official Statement and/or Official Statement relating to the Notes or any reports, correspondence, financial statements or other documents, containing financial, statistical and economic data, forecasts, numbers, estimates, projections, assumptions, expressions of opinion, or any other information relating to the City, which have been or may hereafter be furnished or disclosed to purchasers of ownership interests in the Notes.

Very truly yours,

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**FORM OF
UNDERTAKING TO PROVIDE NOTICES OF EVENTS**

Section 1. Definitions

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

“Financial Obligation” shall mean “financial obligation” as such term is defined in the Rule.

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

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

“Issuer” shall mean the City of Yonkers, in the County of Westchester, a municipal corporation of the State of New York.

“Municipal Advisor” shall mean Capital Markets Advisors, LLC, 11 Grace Avenue, Suite 308, Great Neck, New York 11021, or another nationally recognized municipal advisory firm.

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

“Purchaser” shall mean the financial institution referred to in the Certificate of Determination, executed by the Commissioner of Finance and Management Services as of January 10, 2024.

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

“Securities” shall mean the Issuer’s \$11,457,940 General Obligation Bond Anticipation Notes-2024 (Federally Taxable), dated January 10, 2024, maturing on September 30, 2024, and delivered on the date hereof.

Section 2. Obligation to Provide Notices of Events. (a) The Issuer hereby undertakes, for the benefit of Holders of the Securities, to provide or cause to be provided either directly or through its Municipal Advisor to the Electronic Municipal Market Access (“EMMA”) System implemented by the Municipal Securities Rulemaking Board established pursuant to Section 15B(b)(1) of the Securities Exchange Act of 1934, or any successor thereto or to the functions of such Board contemplated by the Undertaking, in a timely manner, not in excess of

ten (10) business days after the occurrence of any such event, notice of any of the following events with respect to the Securities:

- (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 of determinations with respect to the tax status of the Securities, or other material events affecting the tax status of the Securities;
- (7) modifications to rights of Securities holders, if material;
- (8) Note calls, if material, and tender offers;
- (9) defeasances;
- (10) release, substitution, or sale of property securing repayment of the Securities, if material;
- (11) rating changes;
- (12) bankruptcy, insolvency, receivership or similar event of the Issuer;

Note to clause (xii): For the purposes of the event identified in clause (xii) above, the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the Issuer in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or government authority has assumed jurisdiction over substantially all of the assets or business of the 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;

- (13) the consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
- (14) appointment of a successor or additional trustee or the change of name of a trustee, if material;
- (15) incurrence of a Financial Obligation of the 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

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

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

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

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

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

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

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

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

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

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

IN WITNESS WHEREOF, the undersigned has duly authorized, executed and delivered this Undertaking as of January 10, 2024.

CITY OF YONKERS, NEW YORK

By: _____
Commissioner of Finance and
Management Services

APPENDIX F

FOUR YEAR FINANCIAL PLAN FOR THE FY2023-2024 THROUGH FY2026-2027



Mayor Mike Spano

City of Yonkers

Four Year Financial Plan

Fiscal Year 2024 - Fiscal Year 2027

**Prepared by the
Office of Management and Budget
July 2023**

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Introduction

The Financial Plan discussion is based, in part, on projections and/or forward-looking statements related to FY24 through FY27. No assurance can be given that the budget estimates and/or forward-looking statements discussed below will be realized. The accuracy of the budget estimates and/or forward-looking statements contained in this section cannot be verified until after the close of such Fiscal Years and the completion of the related audits. In addition, the accuracy of all projections and forward-looking statements is dependent on a number of factors, including: (1) general economic factors that affect local source revenues such as sales taxes and individual income taxes, (2) the effectiveness of monitoring City and BOE expenditures, (3) the ability of the City and the BOE to meet spending reduction initiatives, (4) the amount of state and federally mandated expenditures, (5) year-end accruals of revenues and expenses, and (6) the implementation of new state and federal legislation or initiatives, among others.

The statements contained in this Financial Plan and the Supporting Schedules hereto that are not purely historical are forward looking statements. Such forward-looking statements can be identified, in some cases, by terminology such as “may,” “will,” “should,” “expects,” “intends,” “plans,” “anticipates,” “believes,” “estimates,” “predicts,” “potential,” “illustrate,” “projects,” “example,” and “continue,” or the singular, plural, negative or other derivations of these or other comparable terms. Readers should not place undue reliance on forward-looking statements. All forward-looking statements included in this Financial Plan are based on information available on the date of this Financial Plan release, and the City assumes no obligation to update any such forward-looking statements. The forward-looking statements included herein are necessarily based on various assumptions and estimates and are inherently subject to various risks and uncertainties, including, but not limited to, risks and uncertainties relating to the possible invalidity of the underlying assumptions and estimates and possible changes or developments in various important factors. Accordingly, actual results may vary from the projections, forecasts and estimates contained in this Financial Plan and such variations may be material, which could affect the projected budget gaps and fund balance projections.

Overview

For all twelve budget years of the current administration, a balanced budget has been passed with certification from the State Comptroller’s Office and more recently, a review by the State Department of Education, thus providing the most safeguards for a municipal budget in New York State. The FY24 Budget was adopted on May 26, 2023, ahead of the June 1st Charter Deadline.

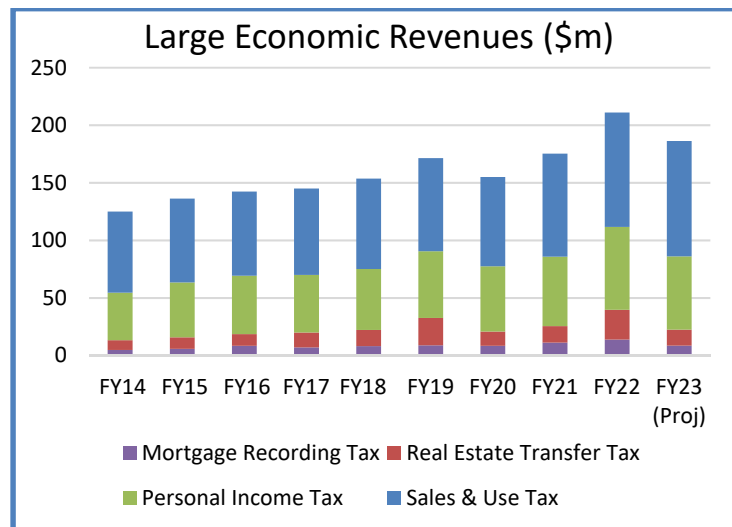
Although the city continues to grow in resident and visitor population through both residential and commercial development, and is now the 3rd largest city with a population of 211.6m people according to the 2020 U.S. Decennial Census, higher interest rates and a drop off in federal stimulus had a plateauing effect on the large economic revenues in FY23 with the most notable decline in the housing related revenues as was expected. This plateauing in FY23 comes after a record breaking FY22 where the large economic revenues had increased by 20% over FY21.

The Federal Reserve’s efforts to slow down the rate of inflation by raising short term borrowing rates and tightening financial conditions decreased real estate activity but had very little effect on housing prices as residents chose to stay in their homes at current mortgage rates decreasing the numbers of homes for sale. There is a strong demand to live in Yonkers evident by the recent population growth which will only increase if lower mortgage rates decline over the next few years. As rates decline, short term supply will increase as mortgage rate transferability comes back into play, which could lead to heightened real estate activity as pent up demand finds supply. This could provide a solid backdrop for a major rebound in the housing related economically sensitive revenues in outer years.

The expected fire and ice outcome of adjusting from a stimulus backed economy that helped increase asset prices and wages to a stabilizing period of higher interest rates and tightening financial conditions had only a minor effect on sales tax and income tax in Yonkers. Although both are projected to finish below budget in FY23, the combined amounts are still 9.4% above FY21 which at that time was a record year. A historical look of the past 10 years, FY14 through projected FY23 for the large economic revenues appears at the top of the next page in both table and chart form.

CITY OF YONKERS FOUR YEAR FINANCIAL PLAN OVERVIEW AND DISCUSSION (A)

| Revenues (\$ mil) | FY14 | FY15 | FY16 | FY17 | FY18 | FY19 | FY20 | FY21 | FY22 | FY23 (Proj) |
|---------------------------------|------|-------|-------|-------|-------|-------|-------|-------|------|-------------|
| Sales & Use Tax | 70.4 | 72.8 | 73 | 75.1 | 78.4 | 80.9 | 77.6 | 89.4 | 99.3 | 100.2 |
| Real Estate Transfer Tax | 8.4 | 9.9 | 10.1 | 12.9 | 14 | 23.8 | 12.3 | 14.4 | 25.9 | 13.9 |
| Personal Income Tax | 41.3 | 47.7 | 50.8 | 50.0 | 53 | 57.9 | 56.7 | 60.3 | 71.9 | 63.6 |
| Mortgage Recording Tax | 4.9 | 5.9 | 8.5 | 7.1 | 8.2 | 8.9 | 8.5 | 11.2 | 13.9 | 8.6 |
| Total | 125 | 136.3 | 142.4 | 145.1 | 153.6 | 171.5 | 155.1 | 175.3 | 211 | 186.3 |



As often occurs with municipal budgets, inflationary pressures can lag since cost structures e.g., pension rates, health care premiums, and collective bargaining contracts, are set in advance and slow to react. Adjusting to a new level of expense while revenues plateau under economic slowness can be challenging. The ability to create fund balance reserves during expansionary periods and appropriate those reserves prudently serving as a bridge over the inevitable budgetary stress period becomes paramount during increased inflationary periods.

The FY24 - FY27 Financial Plan uses the FY24 Adopted Budget as the basis for the FY25 through FY27 fiscal year projections. The FY24 Adopted budget relies on actions not normally considered as best practice, including bonding for tax certioraris, participating in the State's pension smoothing plan for Police and Fire Retirement, and appropriating reserves. The FY24 Adopted Budget shifted approximately \$20 million into department salary accounts from a previously budgeted contingency fund to account for the settling of almost all major union contracts. Subsequent to the FY24 adoption date, two additional contracts have been settled which will be paid from the \$5.7 million budgeted contingency. The FY24 Adopted Budget increased the base Maintenance of Effort (MOE) to the School District by \$5.0m. The total MOE for FY24 is now a record \$263.3m. The city's FY24 debt service contribution to the School District for school building projects is \$27.8m. The total adopted transfer from the City to the School District for FY24 is \$291.2m.

The ultimate goal is to return fiscal stability to the City and to remove the structural imbalance that has existed for many years. This can be accomplished by increasing recurring revenues to meet recurring expenditure appropriations under the budgeting conservativeness of the Special Local Finance and Budget Act of 1976 by maintaining a sound fund balance policy; budgeting annual contingency reserves; and exiting short term balancing techniques, such as, bonding for tax certioraris and other items with short periods of probable usefulness. Across-the-board expenditure cuts, and the potential loss of programs and services, are not a long-term solution to structural deficits. Economic development and the increased local revenue and state sharing revenue that it can bring, as well as improved cost-efficiency of operations, must be the focus of governance, as it is under the current administration, in order to help eliminate the annual structural imbalance plaguing the City.

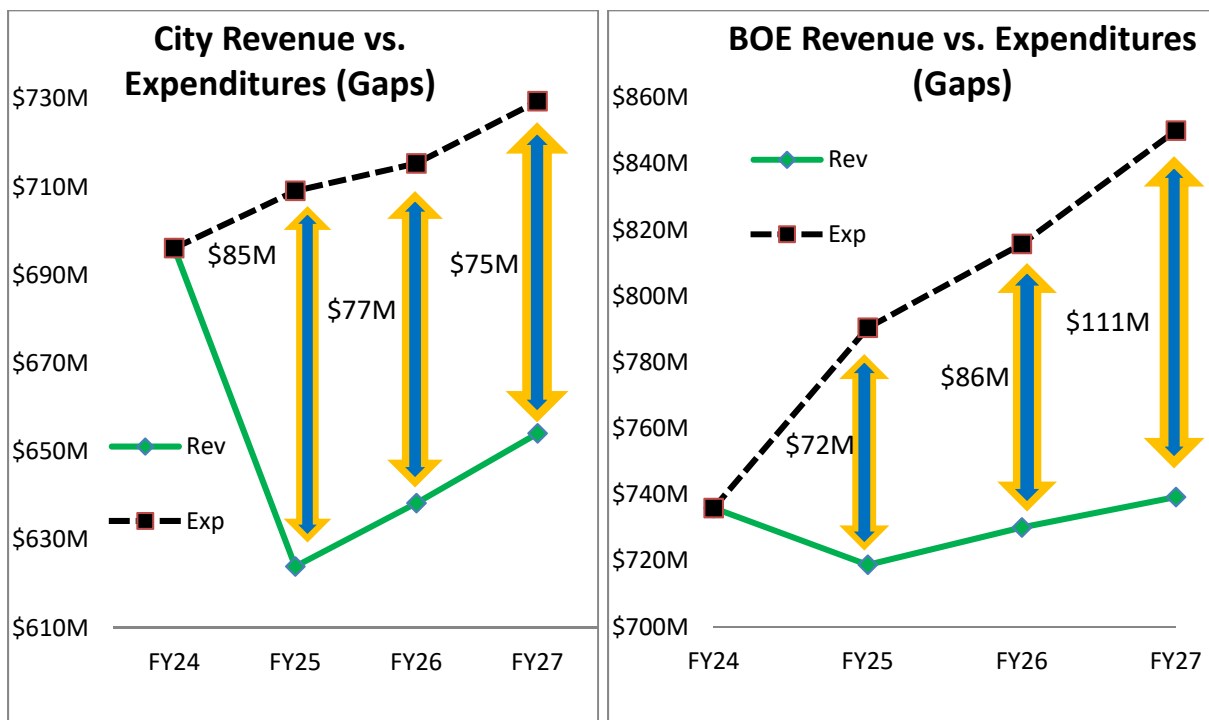
Investors should note that the City’s bondholders are afforded the unusual protection of having a significant portion of the City revenues intercepted by the State Comptroller who controls the City’s bond proceeds to ensure payment of annual debt service liabilities.

Below is a discussion of overall revenues and expenditures, along with the assumptions used in formulating projections. The subsequent Section B provides projection details, including a summary of revenues and expenditures and other backup.

Financial Plan Summary

Budget Gaps

Schedule B-1 lays out the budget gaps, before gap closing measures, facing the City and the School District. **The City projects outer year FY25 - FY27 budget gaps of \$85.2m, \$77.0m, and \$75.3m, while the School District budget gaps over the same period are projected at \$71.7m, \$85.7m, and \$110.8m, respectively.**



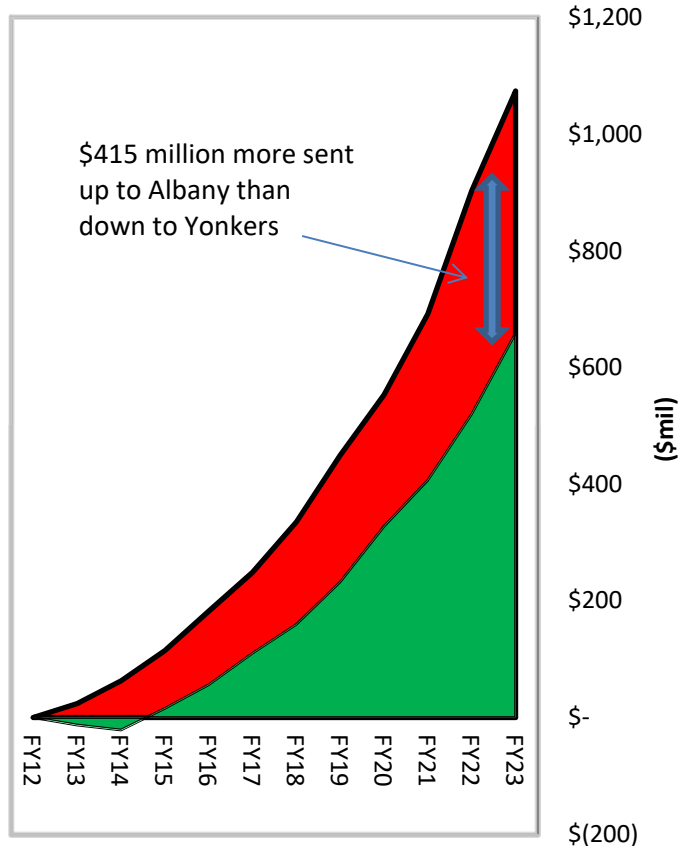
Budget gaps will be closed with the use of fund reserves, enhanced revenue programs, cost containment actions, and other gap closing measures, some of which are detailed later in the Plan. The FY25 - FY27 summary projections assume no use of fund balance for the city and school district’s general funds to indicate a structural look in the outer years. However, the use of available fund reserves, to the extent that it exists and is produced, will be part of future budget-balancing solutions if necessary. In the Gap Closing Measures section, existing and recently projected reserves are appropriated in outer years to illustrate potential future use to narrow gaps.

Revenues

In the \$1.43 billion FY24 Adopted Budget, the major sources of revenue for combined City and School District operations are State and Federal Aid (\$517.2 million or 36.1%) and Property Taxes (\$415.0 million or 28.98%). City-anticipated State and Federal Aid is \$108.6 million (7.59% of total revenue) for FY24. The City’s Aid and Incentives to Municipalities (AIM) funding from New York State has remained flat at approximately \$108 million since

FY12, and less than the advanced amount of \$132 million received in FY11. While the improved Yonkers economy generates additional sales and income tax revenue for the State, the flow of funds back to the City, through both AIM and education funding for the school district, has not been commensurate. For example, the chart below is a comparison of extrapolated New York State portion of Yonkers Personal Income Tax and Sales Tax versus AIM and NYS education funding over the last eleven years. The red area represents the cumulative fund flow loss to Yonkers.

Comparison of cumulative marginal amount of (extrapolated NYS PIT and Sales Tax from Yonkers to State) vs (AIM & Education Aid received) since FY12



In the February, 2022 Report titled “Aid and Incentives for Municipalities: New York State’s Local Revenue Sharing Program,”¹ the Office of the New York State Comptroller states that “the State has an opportunity – and a responsibility – to meet its longstanding commitment to provide a meaningful level of support to its local governments through revenue sharing.” Consistent with this opinion, there have been attempts by the legislative branches to increase AIM through their one house budgets proposals. However, these increases were not adopted in the New York State FY24 Adopted Budget. This was quite unfortunate for Yonkers considering that it continues to bear the cost of investment to make the city a sought after destination which is evident by its growing population all the while the State reaps the benefits of increased tax revenue with no commensurate reciprocation to Yonkers.

School District State and Federal Aid for FY24 is \$408.5 million (28.5% of total revenue). This is an increase of \$14.71 million above FY23 Adopted. An increase in Foundation Aid of \$18.10 million was offset by a decrease of 3.39 million in other reimbursable aids.

Beyond the above 65.1% of revenue from State and Federal Aid, and Property Taxes, the remaining 34.9% of revenues are comprised mainly of Sales Tax (8.55%), Income Tax Surcharge (4.53%), Water and Sewer revenues (4.0%), Departmental Revenues (3.49%), and Appropriated Fund Balance (8.86%).

¹ <https://www.osc.state.ny.us/files/local-government/publications/2022/pdf/revenue-sharing-aim-2022.pdf>

Increased development and the resulting population growth require that additional municipal and school district services are provided. Unfortunately, these additional services come at increased costs. Since the State has benefited greatly by the increased economic base of the city without commensurate reciprocity, as referenced above, the city has become more dependent on economically sensitive revenues, such as housing-related taxes, income tax, and sales tax, and the act of appropriating fund balance reserves. The factors driving economic revenues also drive up expenditure costs, such as, health insurance, wage inflation, and contractual costs. The issue with becoming more reliant on economically sensitive revenues is two-fold. One, for the most part, only the revenues suffer during an economic slowdown while the expenditures stay elevated without programmatic reductions. Two, if reserves which in the past have been primarily borne out of better than budgeted economically sensitive revenues are not re-generated, absorbing reductions in revenue in future budget years becomes even more difficult without sufficient shock absorbers. Therefore, in the long-term, recurring revenues and cost efficiencies must be implemented to avoid additional budgetary risk. Major revenue projections and assumptions are as follows:

Property Tax Levy

The Property Tax Cap Law defines the allowable tax levy growth factor as the lesser of (a) one plus an inflation factor calculated by the New York State Comptroller, or (b) one and two-one-hundredths. In FY24, Yonkers adopted a budget which had a Property Tax Levy that was just slightly below the maximum that could be levied under the annual NYS Property Tax Cap calculation.

The Financial Plan assumes an allowable tax levy growth of 2.0% in outer years FY25 through FY27. The projected increase is based on the trend of allowable tax levy growth factors issued by the State Comptroller, as well as keeping the City within its Constitutional Tax Limit (CTL). In the Plan, Property Tax revenues increase by \$7.93 million in FY25, \$7.98 million in FY26, and \$8.12 million in FY27. Property tax collections in the Financial Plan will continue to reflect the offset of increased Payments in Lieu of Taxes (PILOTs), as prescribed by the Property Tax Cap Law.

Sales and Use Tax

Currently an 8.875% sales and use tax is imposed on all retail sales in the City. Revenues from that tax are apportioned 4.0% to the State, 2.5% to the City, 0.5% to the Yonkers School District (subject to approval of the Yonkers City Council), 1.5% to the County, and 0.375% to the Metropolitan Transportation Authority.

Both the City's 2.5% portion of the Sales and Use Tax, and the education portion of 0.5%, reached all time high levels in FY22 at a combined \$119.2 million (\$99.4m COY, \$19.9 BOE). FY22 amounts were buoyed by "local sales tax tailwinds," such as, federal stimulus, work from home, online shopping, travel restrictions, inflation, and outdoor shopping venues in Yonkers. In FY23, combined Sales Tax is projected to grow just slightly to approximately \$120.0 million. The loss of federal stimulus, unemployment benefits, a return to vacationing and traveling for work, was offset by increased wage rates, inflationary prices, higher utility costs, and increased automobile availability. For FY24, the budget was conservatively arrived at by projecting basically flat organic growth with 2% inflation and was adopted at a combined \$122.4 million. The Financial Plan continues this conservatism by increasing FY25, FY26 and FY27 by a nominal growth rate of 2.0% each. The projected rate of growth for FY25 is above the growth rate in the 2024 New York State Enacted Financial Plan for FY25² (1%) but below New York State's projection of 2.3% for FY26 and 2.3% for FY27. Current on-going development in Yonkers provides the rationale for a projected growth rate in FY25 above the State's.

Utilities Gross Receipts Tax

A 3.0% Utilities Gross Receipts Tax is charged to Yonkers customers of Con Edison and telephone utilities, and remitted to the City by those entities. Utilities Gross Receipts revenue is generally affected positively by increases in Con Edison power production/delivery rates, and negatively by energy efficiency efforts, decreased economic activity, and reduced landline telephone customers. The Financial Plan increases the FY24 Adopted amount of \$8.93 million by approximately 2.7% annual growth in the outer years.

² <https://www.budget.ny.gov/pubs/archive/fy24/en/fy24en-fp.pdf>

Real Estate Transfer Tax

A 1.5% Real Estate Transfer Tax is collected by the City of Yonkers upon the sale or transfer of real property. Actual transfer tax collections have been fueled by a strong residential housing resale market and housing/commercial development increasing steadily over the last several years, from \$5.9 million in FY12 to a peak of \$25.9 million in FY22 which included some large parcel sales. With mortgage rates increasing from historically low levels, the FY23 Budget was adopted conservatively at \$13.6 million and is projected to finish at \$13.9 million. Although housing prices have remained steady while mortgage rates have risen, activity has slowed as expected. The FY24 budget was adopted even more conservatively at \$11.9 million reflecting the lagged effect of increased mortgage rates. The Financial Plan assumes that as mortgage rates recede over time, activity will increase as both additional sellers and buyers enter the market creating sales. The plan projects a 5% increase in FY25, a 10% increase in FY26, and a 3% increase in FY27 after the pent up activity has subsided by FY26.

Mortgage Recording Tax

A mortgage recording tax at the rate \$0.50 per \$100 of mortgages is collected for the City by the County under New York State Tax Law §253. The City also enacted in the FY1994 Budget a City of Yonkers mortgage recording tax at an additional rate of \$0.50 per \$100 of mortgages, so the combined tax rate is 1.0%.

Mortgage recording tax receipts were \$14 million FY22 which was a peak year for activity. With the increase in mortgage rates, not only did housing sales activity slow, but the refinance market declined to only a trickle as most existing homeowners have mortgages below prevailing rates. The FY23 Budget was adopted at \$7.6 million at roughly one half of the FY22 Actual referencing the potential effect of higher rates. Current projections are for \$8.6 million to be collected in FY23. The FY24 Budget was adopted at \$7.8 million with expectations of elevated rates in the first half of FY24 effecting activity. The Financial Plan assumes that mortgage rates will slowly decline while housing prices stay steady leading to a gradual comeback in mortgage tax receipts in the outer years. The plan assumes a growth of 3% in FY25, 10% in FY26 (possibility for refinancing to restart), and 3% in FY27.

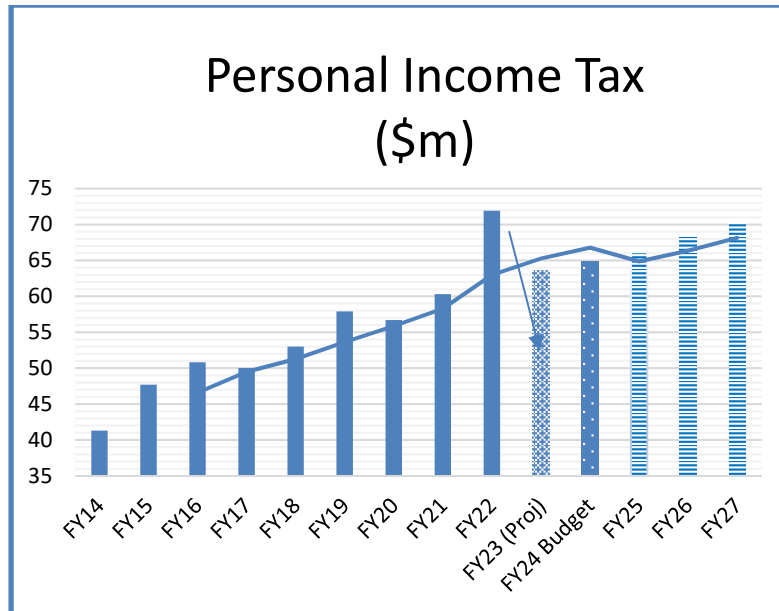
Hotel Room and Occupancy Tax

Since August 2015, the City has collected a tax of 3% for occupancy of a room in a hotel or motel in the City. Currently eight locations contribute to the tax revenue. Hotel tax revenue was \$1.1 and \$1.0 million in FY18 and FY19, respectively. Due to travel restrictions and tax-exempt occupants caused by Covid-19, revenue dropped to \$848k in FY20 and to \$744k in FY21. Renewed activity combined with the lifting of travel restrictions lifted collections to \$996k in FY22. That strong rebound continued in FY23 with projected tax receipts at \$1.2 million while the FY24 Budget was adopted at a conservative \$1.05 million. The Plan conservatively assumes that this amount will increase by 3% annually in the outer years. However, with increases in room rates, there is potential for revenue to exceed planned amounts.

Personal Income Tax Surcharge

New York State collects for and remits to Yonkers a personal income tax (PIT) surcharge of (a) 16.75% of a Yonkers resident's New York State tax payment or (b) 0.5% of a non-resident's gross income. Amounts withheld from both resident and non-resident paychecks determine approximately 90% of income tax receipts. Assuming steady New York State Tax bracket rates, employment levels and wage rates are the primary drivers of income tax collections. Fluctuations from estimated payment variations, yearly capital gain taxes, or government income stimulus efforts, can cause trend deviations. In FY22, positive fluctuations from capital gains taxes and enhanced business activity from calendar 2021, along with increased employment and wage rates, help the city receive collections of \$71.9 million, an increase of 19% over FY21 which was a record at that time. The three period moving average in the chart (next page) shows a strong up sloping trend in collections since FY14 to FY23 Projected. FY23 projected collections are \$63.6 million below the budgeted amount of \$68 million. Withholdings from paychecks were strong in FY23 as unemployment remained low and wages increased. However, negative capital gain influences from a poor stock market in calendar 2022 and reduced housing activity, as well as, reduced estimated payment requirements, were most likely the cause of the deficit. Although Yonkers is not home to as many large s-corps or limited liability corporations as New York City, there may have been a negative effect caused by the Pass-Through Entity Tax (PTET) which had entities paying additional New York State taxes in FY22 only to deduct them in FY23. Specific

information regarding the PTET influence on Yonkers was not made available to the city. Further adjustments to PTET limits and/or State and Local Tax deductibility could play a minor role in fluctuations around trend. The FY24 Adopted Budget for PIT is \$64.8 million representing a 2% increase over projected FY23. The outer years are projected as follows, 2% increase in FY25, 3% in FY26 and 3% in FY27. By FY27, projected amounts are still below the actual amount collected in FY22.



Payments in Lieu of Taxes (PILOTs)

Payments in Lieu of Taxes increase by \$1.0 million annually (approximately 3.7%) in the Plan. The Financial Plan assumes the growth in PILOTs will continue to be used in the tax levy cap calculation to decrease the allowable tax levy amount.

City Departmental Revenue

City Departments generate revenue from permits, fees, fines, and reimbursement of services. The Parking Violation Bureau (PVB) generates the highest revenue; the FY24 Budget is \$20.7 million for parking, red light camera, and code violation fines. The Department of Housing and Buildings (DHB) who a few years ago had legislative increases to various permits, fees and fines, is projected to generate \$8.4 million in FY24, an amount which is lower than previous years due to reduced permits from homeowner renovations. The Police Department’s FY24 Adopted revenue of \$8.6 million is comprised primarily of reimbursable police services, such as compensation by utility companies when work requires police presence. This amount is higher than recent years due to increased utility underground and increased reimbursement rates because of a recently signed collective bargaining agreement with police employees.

The FY24 Adopted Budget for Total Department Revenues which includes \$11.8 million from other departments not mentioned above is \$49.4 million. Financial plan projects City Departments to basically remain flat with changes only to the Civil Service Department revenues representing the timing of major examinations and an increase in Court Fines representing courts being fully opened. The Plan assumes that City Departmental revenue will increase by \$310k in FY25, decrease 230k in FY26, and then increase by \$30k in FY27.

Metered Water Sales and Sewer Rents

In the Financial Plan, metered Water Sales and Sewer Rents increase annually in amounts that offset corresponding forecasted increases in the price of water charged by the NYC Water Board, and operating cost increases (supplies,

payroll, etc.) associated with operating the Water and Sewer Bureaus, as well as changes in debt service from the City's Capital Improvement Plan assumptions

School Aid

The Plan projects School District Basic State Funding, the largest source of Education Aid, to increase by an average amount per year of \$13.2 million, or 3.63% above the FY24 adopted amount in FY25 through FY27. Foundation Aid, the largest component of the Basic State Funding category is projected to increase by an average of \$5.9 million per year in FY25 through FY27. The balance of the remaining net \$7.3 million average annual increase comes from reimbursable expense based aids, such as, Transportation Aid, Building Aid, High Cost Excess Aid, and Private Excess Cost Aid. Increases are projected consistently with the expenditures that drive the expense based aid. In most cases, the aid is paid on a one year lag of expenditure. To be conservative, the Plan does not increase any expense based aids in FY26 specifically for the projected \$31 million in grant cost expenditures planned to return to the general fund in FY25 even though some portion of these expenditures may be eligible for reimbursement.

Certain State Aid is projected to remain flat through the Plan, such as State Funding from Video Lottery Terminals (VLTs) at \$19.6 million, Supplemental Educational Improvement Plan (SEIP) funding at \$17.5 million (Part of Basic State Funding), Other School District Funding \$12m (line item in NYS Budget) and Categorical State Funding (for Universal Pre-K and Health Services) at \$13.3 million. Based on FY24 New York State Legislation regarding full gaming licenses, if MGM resorts was to receive a full gaming license, there is potential for additional casino revenue above the \$19.6 million which has been flat for more than a decade. However, the plan conservatively does not project any additional funding for an award of a full gaming license to the Empire City Casino

Total School District State Funding is projected to increase by \$20.3 million (4.97%) in FY25, increase by \$9.8 million (2.29%) in FY26, and increase by \$9.5 million (2.17%) in FY27.

Federal Stimulus – Coronavirus State and Local Fiscal Recovery Funds

The City was awarded a total of \$87.5 million of Coronavirus State and Local Fiscal Recovery Funds. The funds were delivered in two tranches. The first tranche, 50% of the total, or \$43.7 million was received in May, 2021. Complying with all Federal guidelines under the Interim Rule and the accounting guidelines for revenue recognition set by the New York State Comptroller's Office, for the first tranche, the city was able to claim "revenue replacement" and utilize those funds for the "Provision of government services" fully by the end of FY22. The second tranche, also \$43.7 million, was received in cash in June, 2022 and was budgeted as Federal Revenue in the FY23 Adopted Budget to be used for the "Provision of government services" starting in FY23 consistent with the requirements and guidelines of the Federal Final Rule. As the expenditures for these provisions were paid and entered into the Federal submission portal, revenue was fully recognized in FY23 in a manner consistent with guidelines from the New York State Comptroller's Office. For FY24, there is no revenue budgeted under Coronavirus State and Local Fiscal Recovery Funds and the plan does not include any future revenue from this source.

Expenditures

The major uses of the combined \$1.432 billion operating funds in the FY24 Adopted Budget are the Board of Education (51.4% of total expenditures or \$735.9 million when debt service for education is included), City Departmental Expenses (26.89% or \$385.0 million), and Fringe Benefits for City employees (13.78% or \$197.4 million). Including the cost of Fringe Benefits for city employees and City Departmental Expenses, the total cost for the City's departmental operations is 40.7% of total expenditures. The remainder of the expenditures are split between Debt Service (4.97% excluding the education component) and Special Items (2.97%). In FY23, amounts for all outstanding collective bargaining agreements retroactive amounts were budgeted under Special Items. In FY24, many of those wage amounts were moved directly into the salary accounts.

Personnel costs - hourly/salary wages, overtime, special pay, and employee fringe benefits - comprise the majority of operating budget expense. Employment levels are held steady throughout the plan. In the FY24 Adopted Budget, Municipal payroll (\$306.5 million) plus employee fringe benefits (\$197.4 million) combine for \$503.9 million or 72.4% of the City's \$696.1 million operating budget. School District payroll (\$342.6 million) plus employee fringe benefits

(\$186.5 million) combine for \$529.1 million or 71.9% of the School District's \$735.9 million operating budget. Combined, personnel costs comprise 72.1% of the \$1.432 billion City operating budget.

City Departmental

In the Financial Plan, City Departmental expenses are expected to increase by an average of \$4.2 million over the outer years; \$7.0 million in FY25, \$2.5 million in FY26, and \$3.3 million in FY27. Excluded from the City Departmental section are current and retroactive potential settlement amounts for four bargaining units. Potential settlement amounts for these units remain in the Special Items section in FY24 Adopted as part of a contingency fund. Subsequent to adoption and at the time of writing, two of the four have been settled. In addition, bargaining units that have recently settled for prior years will go off contract in both calendar 2024 and FY25 depending on the unit. Amounts above current wage rates for the second half of FY24 were not included in the FY24 Adopted Budget. In addition, the plan does not project as part of a contingency fund potential increased wages as a result of settling with all units. For department other-than-personal-services expenses, out-year increases are applied to materials/supplies and contractual services accounts, and specific projections are factored for commodity accounts like energy, water, and gasoline/diesel purchases.

City Employee Fringe Benefits

Employee fringe benefit costs are expected to rise by an average of 5.4% or \$11.3 million annually for FY25 through FY27. Driving the increased projections are underlying assumptions for categories of fringe benefits, such as: pension obligations, health insurance costs, Social Security taxes, and workers compensation.

Pension Obligations: For the NY State Police and Fire Retirement System (PFRS), the Financial Plan assumes that the City will remain in the Alternate Contribution Stabilization Plan, pay amortized rates equal to the FY24 rates plus 0.5% for FY25 through FY27, and make all projected annual debt installment payments due under the plan. Considering the proliferation of Tier 6 members as lower Tier employees retire and conservative projected pension rates, plan projects changes to the city's weighted normal rate for PFRS of a 0.91% decrease for FY25, a 0.09% increase for FY26 and a 0.40% decrease for FY27. As the spread between the city's normal rate, and the amortized rate narrow, the annual projected amortization declines. The FY24 Adopted assumes an amortized amount of \$9.5m. With projections for future eligible wages based on contractually settled amounts for uniform employees, the plan projects borrowings to decrease by \$0.9m in FY25 to \$8.6m, by \$1.4m in FY26 to \$7.2m and by \$1.6m in FY27 to \$5.6m. Installment payments on each amortized amount, are projected to be made over twelve years and are included in the plan.

The city has no plan to amortize Employee Retirement System pensions for FY24 and expects to pay the normal rate of approximately 12.7% on eligible wages. The financial plan assumes no amortizing in the outer years FY25 through FY27. Although newly hired Tier 6 members will continue to replace lower tier employees as they retire, the pension rate spread between Tier 6 and lower Tiers is not as large as is under Police and Fire Retirement Tier members because overtime restrictions are not as profound under non-uniform workers. For the Employee Retirement System (ERS), the plan assumes an increase in the city's weighted normal rate of 0.73% for FY25, 0.22% in FY26, and 0.22% in FY27. The plan also projects an accelerated payback of \$1.2 million in outstanding debt to be made in FY24 thus lowering installment payments owed in FY25 through FY27. Combined, pension costs for both PFRS and ERS are projected to increase by an average of \$2.4 million, or 3.15% in the outer years FY25 through FY27. However, due to the timing of payouts of retroactive amounts for recently settled contracts, the bulk of the three year increase, or \$6.7 million, comes in FY25.

For Life, Health, and Dental Costs, the plan assumes an average annual increase of 7.96%, or \$7.5 million for FY25 through FY27. **Social Security Taxes:** Based on expected eligible wages for FY25 through FY27, a 6.8% estimated tax rate is projected. **Workers Compensation:** A projected 5.0% annual increase in Workers Compensation for FY25 through FY27 was applied to recognize continually increasing claim costs and activity.

Debt Service and Capital Improvement/Bond Issuance Plan

| Capital Improvement & Bond Issuance Plan (\$mil) | FY24 | FY25 | FY26 | FY27 |
|---|-------------|-------------|-------------|-------------|
| City Capital Improvement | 50.0 | 40.0 | 40.0 | 40.0 |
| Tax Certioraris / Judgments | 15.5 | 4.0 | 4.0 | 4.0 |
| Library Capital Improvement | 0.4 | 0.4 | 0.4 | 0.4 |
| Museum Capital Improvement | 0.1 | 0.1 | 0.1 | 0.1 |
| Water Capital Improvement | 4.0 | 5.0 | 5.0 | 5.0 |
| Sewer Capital Improvement | 2.0 | 2.0 | 2.0 | 2.0 |
| Total City | 72.0 | 51.5 | 51.5 | 51.5 |
| BOE Capital Improvement | 25.0 | 25.0 | 25.0 | 25.0 |
| BOE Equipment /Textbooks | - | - | - | - |
| Total BOE | 25.0 | 25.0 | 25.0 | 25.0 |
| Total Bond Issuance Plan | 97.0 | 76.5 | 76.5 | 76.5 |

The FY24 Adopted Debt Service budget is \$108.5 million. For the first time in FY24, due to a change in accounting principles under GASB 87 (leases) and GASB 96 (software) expenses formerly budgeted inside city departments were budgeted under Debt Service. Those new GASB amounts were \$9.2m for FY24, \$9.4m for FY25, \$9.6m for FY26, and \$9.8m for FY27. Inclusive of (a) projected debt service needs under the current portfolio of outstanding bonds, (b) projected bond issuance as shown above, and (c) other expenses recorded under debt service which includes GASB amounts mentioned previously, the Financial Plan projects debt service budgets in FY25 - FY27 of \$114.6 million, \$105.7 million, and \$105.8 million, respectively.

City Special Items

The Special Items budget consists of expenditure items not specific to a City Department function, or items that historically have been shown as unique budget lines. The largest item, Reserve for Uncollected Taxes, is budgeted in accordance with a formula outlined in the Special Local Finance and Budget Act of 1976. Special Items also include budget lines for: City and County property taxes and water/sewer charges on taxable City property; tax certioraris; judgment and claims; outside counsel; and termination pay of unused leave time.

The following Plan assumptions were used for Special Items:

- Reserve for Uncollected Taxes, Taxes on City Property: Increased in accordance with the Plan's assumption of annual property tax growth.
- Termination Payments: A 2% increase for years FY25 through FY27 reflecting a conservative projection on a normal retirement environment
- Contingent Reserve: Primarily for select wage increase amounts for dates outside current contract term expirations
- Tax Certioraris: An annual amount of \$0.5 million in the General Fund for years FY25 through FY27. The plan projects that potential settlement amounts above the \$0.5 million will be bonded and appear in the capital plan.
- Litigation Expense, and most other Special Items: Held flat through the Plan.

The FY24 Special Items Adopted Budget is \$42.5 million. In FY25, Special Items are projected to decrease \$13.4 million to \$29.1 million primarily due to the following assumptions: (a) a \$9.2 million decrease in contractual settlements owed from years prior to FY24 and (b) a \$4.6 decrease in contingent reserve to \$1.3 million from \$5.9 million, as wages transition into departments from special items. Special Items are projected to remain basically flat in FY26 and FY27.

Board of Education (BOE) Basic Operating Expenditures

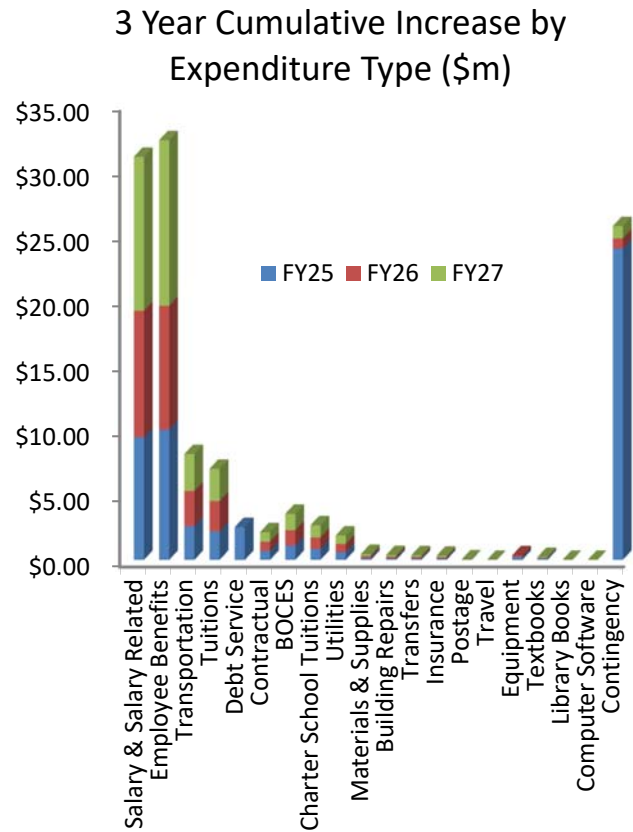
The BOE FY24 Adopted Budget for basic operating expenditures, excluding Debt Service, is \$698.7 million. In the Plan, BOE basic operating expenditures increase by an average of \$40.0 million (5.44%); \$53.5 million (7.66%) in FY25, \$31.3 million (4.16%) in FY26, and \$35.2 million (4.50%) in FY27. Amounts projected for FY25 through FY27 include expenditures currently paid for by Federal Grants in FY24.

CITY OF YONKERS FOUR YEAR FINANCIAL PLAN OVERVIEW AND DISCUSSION (A)

The BOE negotiates with four employee labor organizations: the Yonkers Federation of Teachers (YFT), the Yonkers Council of Administrators (YCA), the Civil Service Employees Association (CSEA), and Teamsters Local 456 (White Collar). YFT and YCA have settled contracts with the Board through FY27. CSEA and Teamsters Local 456 (White Collar) contracts expired in FY22. Amounts for both settled and unsettled amounts, including potential retroactive amounts for FY23, are projected in the plan.

Year-over-year increases in BOE expenditures over the Plan are summarized below.

| BOE Plan Increases over Prior Year (mil) | FY25 | FY26 | FY27 |
|---|---------|---------|---------|
| Salary & Salary Related | \$9.39 | \$9.72 | \$11.84 |
| Employee Benefits | 9.96 | 9.54 | 12.73 |
| Transportation | 2.57 | 2.70 | 2.83 |
| Tuitions | 2.17 | 2.32 | 2.47 |
| Debt Service | 2.50 | (3.80) | (0.57) |
| Contractual | 0.68 | 0.70 | 0.72 |
| BOCES | 1.09 | 1.17 | 1.25 |
| Charter School Tuitions | 0.84 | 0.88 | 0.93 |
| Utilities | 0.59 | 0.62 | 0.65 |
| Materials & Supplies | 0.15 | 0.15 | 0.15 |
| Building Repairs | 0.12 | 0.12 | 0.13 |
| Transfers | 0.11 | 0.12 | 0.13 |
| Insurance | 0.10 | 0.10 | 0.11 |
| Postage | 0.01 | 0.01 | 0.01 |
| Travel | 0.00 | 0.00 | 0.00 |
| Equipment | 0.20 | 0.15 | (0.15) |
| Textbooks | 0.12 | 0.05 | 0.05 |
| Library Books | 0.00 | 0.00 | 0.00 |
| Computer Software | 0.00 | 0.00 | 0.00 |
| Contingency | 23.90 | 0.77 | 0.95 |
| | \$54.52 | \$25.34 | \$34.25 |



In the plan, salary and salary-related wage increases are based on the terms of settled labor contracts, projected step increases, a proprietary amount for unsettled contracts, and an estimate of retirement savings for all outer years at FY24 headcount levels. Salary and Salary-related wage increases are 2.8%, or \$9.39 million for FY25, 2.82% or \$9.72 million for FY26, and 3.34% or \$11.84 million for FY27. Fringe Benefit increases are projected to be 5.34%, or \$10.0m in FY25, 4.85%, or \$9.5m in FY26, and 6.18% or \$12.7m in FY27 reflecting expectations that the Teachers' Retirement System pension rates will stay flat as Tier 6 members continue to replace Tier 4 members throughout the state and that Health Insurance amounts, net of additional employee contributions, will increase by an average of 6.89% in the outer years FY25 through FY27. The cost to provide out of district Special Education type services, such as, Public/Private Tuitions and BOCES Tuitions are projected to increase based on recent expenditure trends and anticipated enrollment growth by 6.7% for each of the outer years. With the continuing increase in the number of Charter School Students attending both in-city and out-of-city charters schools and an expected increase in tuition costs, Charter School Tuition Costs are projected to increase by approximately 5% for each of the outer years. The Plan only assumes approved Charter Schools. Pending applications, if approved, will come at an increased cost above those listed in the plan. The plan also projects annual inflationary growth in transportation, utilities, and contractual costs. Additionally, starting in FY25, due to the expiration and projected exhaustion of the American Rescue Plan funding, the plan assumes that approximately \$31 million in grant expenses will be absorbed into the general fund shown in the plan as contingency.

Areas of Concern

The Cost of Labor

State Laws with regard to labor negotiations with public employees contribute to salary growth rates - and commensurate increases in salary-related costs like pension contribution, social security, and the metropolitan commuter transportation mobility tax (aka MTA Tax) - that local governments find increasingly difficult to offset without raising unpopular revenues or reducing programs and services. Costs for health care, for both active and retired employees, and persistent costs stemming from the State's workers compensation and job injury leave policies and practices, also continue to climb at unsustainable levels. Recent inflationary trends have put additional pressure on negotiated wage rates.

Unsettled Labor Contracts

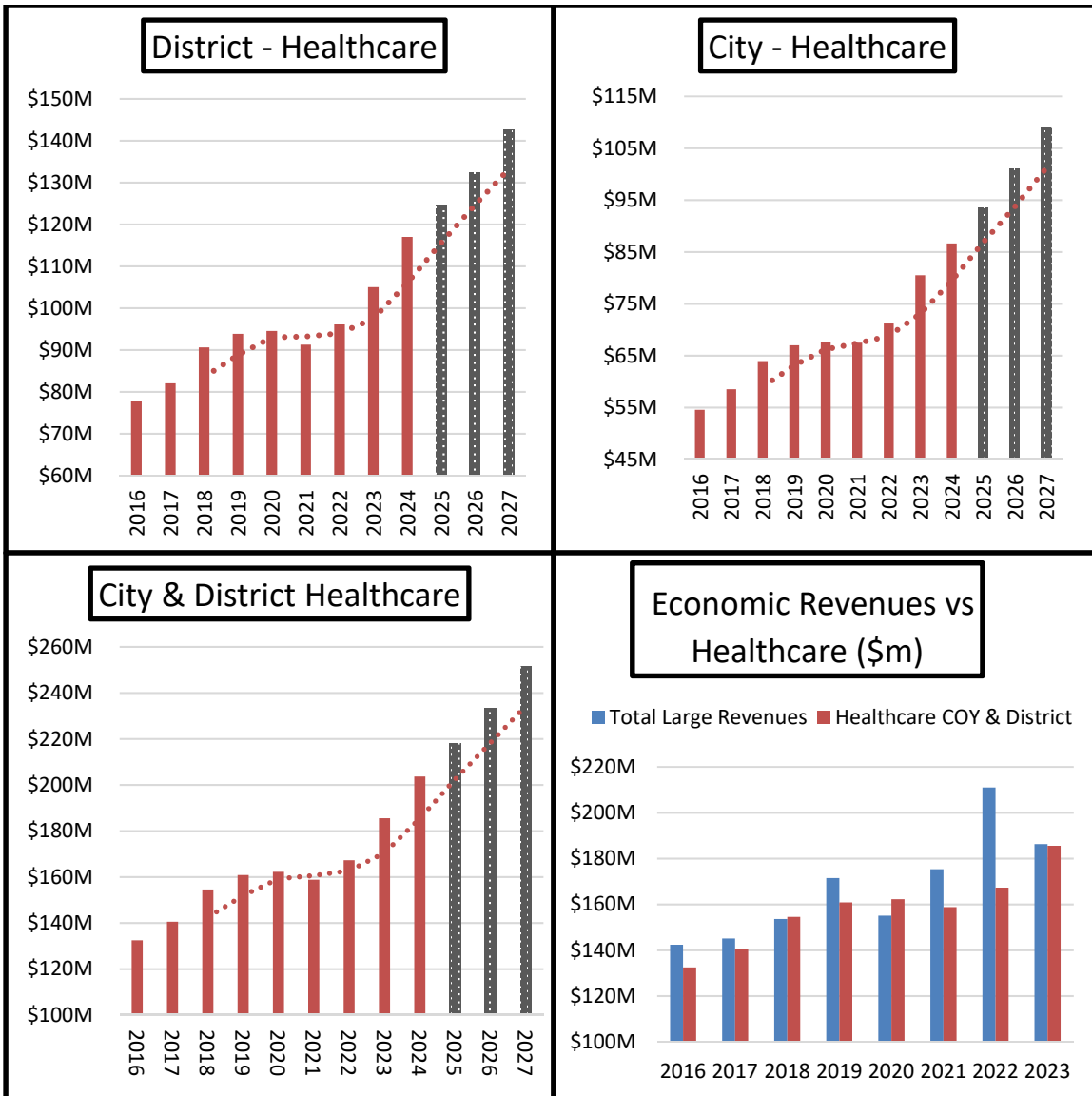
The City recently settled outstanding contracts with seven of the eight city unions leaving only one city union and one library union remaining to be settled. However, since the contracts that were settled covered prior years, the newly negotiated contracts have termination dates that expire for some unions as early as January 1, 2024. The FY24 budget was adopted with two unions being off contract for the second half of the fiscal year with no specific contingency. The financial plan does not include an appropriation for unsettled contracts in the outer years. The ability to settle all contracts and future ones at affordable levels remains a concern considering current inflation rates and projected gaps.

For the school district, only two union contracts remain outstanding; CSEA and White Collar Teamsters since both YFT and YCA settlements have been approved by the school board. The plan does contain a proprietary level of wage increase for outstanding contracts for the district.

Health Insurance

The combined FY24 Adopted Health Insurance appropriations for the City and BOE total approximately \$201 million. The NYSHIP Empire Plan family coverage has averaged an approximate 7% increase since inception in 1986 which equates to an estimated combined \$14.1 million annual increase in Health Insurance Costs for both entities. To put this into perspective, a 2% increase in real estate property taxes produces approximately \$8.0 million in additional revenue. The plan projects annual increases of 8% for both the City's and School District's Empire Plan rates. Recently settled bargaining contracts for the school districts have increased health insurance contributions reducing an 8% projected increase in Empire Plan premiums down to a net 6.89% average increase in Health Insurance. However, considering the sheer size of health insurance costs and the ability to grow faster than the rate of the economy, future year costs represent a huge budget stressor and a major area of concern. The charts on the next page illustrate the actual costs from FY16 through plan projected FY27 and how performance versus the Large Economic Revenues has fared in the period of FY16 through FY23.

CITY OF YONKERS FOUR YEAR FINANCIAL PLAN OVERVIEW AND DISCUSSION (A)

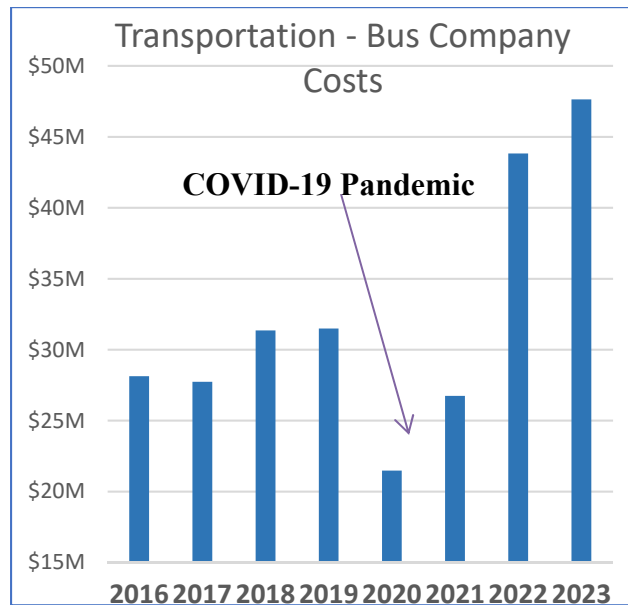


Economically Sensitive Revenues

Over the last ten years, the city's tax base has grown through development and population growth producing greater economically sensitive revenues primarily through the collection of sales tax and personal income tax. City operations are supported by these taxes that can fluctuate with known and unknown economic conditions and that can be subject to exogenous shocks, such as, COVID-19 which greatly altered the upward vector of revenue collections in February 2020. A robust recovery in FY22 which sent the city's economically sensitive revenues to record levels was followed by an almost \$25 million decrease in FY23. That said, an overreliance on these fluctuating revenues can be an area of concern. From FY12 to FY23, the amount of Special Taxes (the group of revenues that contains most of the economically sensitive revenues), as a percentage of total revenue (City and BOE), has increased from 12.78% to 16.2%. Due to the economic slowdown, the reliance was reduced to only 15.21% in FY24 with other revenues, including appropriating additional fund balance, making up the difference. In addition to supporting budgeted city appropriations in the current fiscal year, revenue collections above budget have been the main source of unassigned fund balance which has been used to balance subsequent fiscal years. Therefore, the City must be cautious in projecting revenue subject to broader economic conditions which can be out of city control.

District Transportation Expenses

Contractual Bus Company Pupil Transportation costs have risen over the past 8 years from \$28.1m in FY16 to \$47.6m projected for FY23. While there was a temporary drop during the COVID-19 pandemic when schools were closed or partially closed, the post pandemic years have been subject to a more rapid increase mainly due to inflation, a lack of bus company competition, and the consistent growth of the Special Education pupil population which now represents over 19% of the entire student population. In the event that the needs for a special education student cannot be met within the school district, NYS law mandates that transportation services are to be provided up to fifty miles to the out-of-district institution increasing annual costs. In addition, responsibilities under the McKinney-Vento Act also have increased the cost for transporting homeless students to their resident school districts. See 8 years of bus company costs to the consolidated fund below.



Education ARPA Grant Funding Ends in FY24

Approximately \$30 million, made up of 212 positions, primarily Guidance Counselors, Social Workers, and Psychologists, are current paid for by American Rescue Plan Grants (ARPA) which are set to expire in FY24 for the district. The main purpose of the approximately \$100 million in ARPA grant funding that the district received was to resolve or help ameliorate the social and emotional issues plaguing students as a result of the covid-19 pandemic. The grant required that public input weigh heavily on how the funding would be spent as long as it aligned with the purpose of the grant. With this in mind, all stakeholders decided that increasing headcount in deficient areas of the district could immediately provide help to students to protect against the social and emotional problems that were exacerbated during the pandemic. The district chose to spread out the \$100 million over three years to provide a longer period of help for the students and the prevailing thought or hope was that by limiting the annual spend by spreading the grant funds over three years rather than just one year, it could buy time for the district to accumulate revenues or reserves to assist the general fund in absorbing these recurring expenses in perpetuity. The plan shows the transfer of the expenses from the ARPA grant to the General Fund as a contingency expense in the outer years FY25 to FY27. The ability for the district to absorb the 212 positions into the general fund and the operational loss that can occur as a result of not being able to fund these positions is an area of concern for the district.

Education State Aid

Education State Aid levels for Foundation Aid and/or other reimbursable aids, are primarily determined by using “wealth ratios” which are determined by the relative weighting of resident income and property values per district

student or student units, across school districts throughout New York State. All things being equal, the greater the comparative wealth, the lessor the Education State Aid reimbursement rate will be. Yonkers increased development, population growth, and employment levels, in comparison to other areas in New York State, could decrease reimbursement rates for Education School Aid going forward at a time when increased expenditures are needed by the city to support resident population growth. Although annual changes are usually subtle, over time, they could provide a major headwind as the expected local share increases.

For example, the Foundation Aid State Sharing Ratio (FASSR) went from 53.1% in FY23 to 50.4% in FY24 due to relative strength in income and full market values compared to state wide averages. This equated to a \$14.2 counterfactual revenue loss if FASSR had stayed flat in FY24. The plan does assume that Yonkers FASSR will drop to 49.7% in FY25 and remain at that level through FY27. However, additional **relative** outperformance against annual state wide averages, even with no growth by Yonkers in income and full market value of property, can result in continued headwinds in State Aid far greater than planned as more of the state's education aid gets distributed to other districts as occurred in FY24 where Yonkers, according to the FY24 Enacted School Runs, ranked **240 out of approximately 673** in Foundation aid per pupil unit. In past years, the state has adopted minimum increases in Foundation Aid which would prevent a reduction in aid if the formula was to produce a lower amount. However, there is no guarantee that that minimum increases in Foundation Aid will continue to be adopted in future years.

Reductions in reimbursable aids, which offer subsidizes on previous year expenses at a reimbursement rate set by wealth ratios to help run Transportation, Building Construction, Special Education, and Career and Technical Education programs, can occur if the city appears more relatively wealthy as compared to state wide averages. Considering that most of these program costs are mandated by the state, aid reductions in these areas could result in reductions to other non-mandated programs or the additional raising of local share.

The FY23 City of Yonkers Four Year Plan³ went into great length to demonstrate the salient argument that the Regional Cost Index (RCI), a key component of Foundation Aid and the one attempt by the State to recognize that all districts do not share the same cost of living, is simply not correct for the City of Yonkers. Using outdated information from 2006, and making no adjustment for the fact that Yonkers currently shares the same RCI with districts in Ulster, Sullivan, and Dutchess County, where clearly, the cost of living is lower, are the main arguments. As is always the case with using groupings and not individual ranks, those districts on the fringe of being in one grouping as compared to another, can be harmed. Such is the case with Yonkers who not only shares a border but also competes for the hiring of professionals with New York City, and is grouped with districts a hundred miles away where it doesn't compete for hiring.

At \$23.6 billion, Foundation Aid makes up approximately 70.5% of New York State school run education aid and is meant to ensure a sound basic education and to recirculate funds from cities, towns, and villages up to the state and then back down to the districts in inverse relation to the perceived ability to raise local revenues. However, if a formula uses only estimates for the cost of living (RCI) while using actuals for income and property values, there is great potential for a miscalculation of disposable income which should be considered when measuring taxpayers' ability to fund future local share. The following table (next page) represents a comparison of sister cities Local Share (difference between total foundation cost and the NYS aid per pupil unit) to be raised under the NYS Foundation Aid formula by pupil unit for FY24.

³ <https://www.yonkersny.gov/home/showpublisheddocument/33072/637961639411330000>

CITY OF YONKERS FOUR YEAR FINANCIAL PLAN OVERVIEW AND DISCUSSION (A)

| District | \$ Total Foundation Formula per Pupil Unit | \$ NYS Aid per Pupil Unit | \$ Local Share | \$ Charter School Tuition net of Supplemental Reimbursement | \$ Variance Aid per pupil unit vs Charter School Tuition |
|-----------|--|---------------------------|----------------|---|--|
| ROCHESTER | 17,080.07 | 15,372.06 | 1,708.01 | 13,316 | 2,056.06 |
| SYRACUSE | 16,019.52 | 14,417.56 | 1,601.96 | 13,128 | 1,289.56 |
| BUFFALO | 15,930.56 | 14,337.50 | 1,593.06 | 12,966 | 1,371.50 |
| YONKERS | 17,727.46 | 8,934.63 | 8,792.83 | 17,051 | (8,116.37) |

Based on a \$291.2 million transfer from the city adopted in FY24, the actual local share contribution per 29,609 pupil units, is budgeted at \$9,833, or \$1,041 more than the state's estimate for local share. That implies that \$30.8 million in additional funds is being transferred by the city above the formulaic amount which goes towards filling the gaps of other non-reimbursable amounts from mandated spends.

For FY24, the adopted amount of foundation aid per pupil unit is \$8,935 based on a RCI of 1.314 ranking Yonkers 240th out of 673 districts receiving Foundation Aid according to FY24 NYS Adopted School Runs. If Yonkers were to receive a 1.425 RCI, the same as New York City and Long Island, the aid per pupil would rise to \$9,689 and the city would **still only** be ranked only 206th. All things being equal, it would be an additional \$22.3 million to the district if the RCI was adjusted to that of New York City and Long Island.

To further illustrate how Local Share calculation can be distorted, the table above also compares State set tuition rates to be paid by each dependent city school district of similar size to Yonkers for resident students attending charter schools against Foundation Aid per resident charter school student. Note, the amounts in the chart do not include Charter School Transitional Aid which provides additional funding for marginal increases in year over year charter school student counts at 80% year 1 cost, 60% year 2 cost, 40% year 3 cost, and excludes the net costs for transportation and health services of those students. The Yonkers school district state aid portion covers only 52.4% of a resident charter school student tuition cost or \$8,116 less than the Charter School Tuition cost (rate set by state with fluctuations bases on annual district growth in approved operating expenditures) while the state aid portion in the other dependent school district cities overfund tuitions by an average of 11%, or \$1,572, to pay for transportation (reimbursed at 90%) and health services costs.

Unlike Foundation Aid, other reimbursable aids only compare wealth ratios and percent changes in expenditures to arrive at reimbursement rates and do not include any attempt to adjust according to cost of living differences; for example, Public Cost Aid which reimburses the district for both in district costs for special education students and out of district tuition costs for resident special education students attending other public schools including local BOCESs. Not only does the formula utilize a wealth ratio but it also shrinks the eligible expenditures by subtracting an amount calculated at three times the quotient of approved operating expenditures divided by a pupil unit measure (TAPU). Districts in higher cost of living areas will have higher salaries and contractual expenses by nature and are therefore penalized by having to hit a higher bar before expenditures become eligible for reimbursement at the wealth ratio rate. So, a district in a high cost area relative to the state is technically penalized twice; one, for having to meet a higher bar to make expenditures eligible and two, having a higher wealth ratio. It shouldn't be both especially when special education is a highly mandated form of education and in many cases requires students to attend other public schools in situations where the local district cannot meet the educational needs of the student. Adding to the concern is that \$2.5 million was set aside in the FY24 NYS adopted budget to study and design a new rate-setting methodology for tuition costs.

There is an argument that setting education aid levels by the ability to raise local share on dependent districts is more theoretical than practical. With no control over tax levy by school vote, the district is left to share revenue with the third largest city in the state. By nature, cities, small or large, can have more complex cost structures. However, for the third largest in New York State, the challenge is even greater. Increased population density brings increased infrastructure needs and service demands as compared to towns and villages. As referenced earlier, Aid and Incentives to Municipalities (AIM) has remained flat for over a decade. The city has continued to increase its contribution to education to record levels, including a \$5 million increase in the Maintenance of Effort to Education

in FY24 to compensate for the lack of aid per pupil unit. Dependent cities are under the annual property tax cap which came into law in 2011 well after Foundation Aid was created in 2007. Dependent school district cities are not offered the capital cost exemption under cap as are independent school districts. Fitting the combined complexities of a large city and a dependent school district with fluctuating annual needs into the rigid structure of the property tax cap and the foundation aid formula without any assistance from AIM increases, is a great challenge that the city and district face each year.

The ability for the Yonkers school district to continue to receive state aid at levels commensurate with financial equality among its peers when many of the inputs of aid formulas do not recognize either the correct cost index, mandated cost increases, growing out of district special education tuitions, and relative strength of wealth stats at a time of plateauing nominal economically sensitive revenues is an area of concern for the district.

Gap Closing Measures

Exactly how the City addresses looming structural deficits will be decided by the administration in conjunction with the various stakeholders in the City of Yonkers and those concerned with its fiscal stability. This includes federal and state elected officials, the NYS Comptroller, the State Education Department, the public and their representatives in the City Council, City and School District employees and their union representatives, local businesses, developers, bondholders and property owners. The following gap closing measures are provided as examples to qualify, and quantify, possible means to a solution.

The fiscal problems facing the City are not unique to Yonkers and cannot be solved by citywide percentage cut targets. A review of the categories of expenditures - Departmental Expenditures and Fringe Benefits, Special Items, the School District, and Debt Service - and their associated costs reveals that many significant expenses are mandated or beyond the control of the City. For instance, the City cannot decrease its contribution to the School District under the MOE. The City cannot easily decrease its Debt Service expense, as the expense is based on prior years' bonding, and repair and maintenance of critical infrastructure is a priority. The largest expense of the Special Items, the Reserve for Uncollected Taxes, must be calculated based on a formula specified by the Special Local Finance and Budget Act of 1976 and cannot be reduced as a budget item. Cost centers largely outside of the City's control, like Employee Health Insurance and Workers Compensation, may continue to increase at rates in excess of both the City's economically-sensitive revenue growth and the 2% property tax cap.

Some financial and management options available to the City are listed below as gap closing measures. Employing any or all of these tools must be done judiciously to ensure that the City's financial obligations are met while limiting the fiscal stress on taxpayers and maintaining a robust City government. The following list is only an illustration of the tools which may be utilized to address deficits:

Increased Gaming Revenue from MGM Resorts Casino

New York State will grant three full gaming casino licenses and the hopes are that the MGM Resorts Empire City location in Yonkers will be chosen. Based on FY24 Adopted Legislation, the host municipality would be allocated ten percent of the taxes imposed on the casino to go towards the purpose of real property tax relief or education assistance. Currently, the Yonkers school district receives \$19.6 million from Video Lottery Terminal revenue from New York State as a host municipality. This revenue amount has remained flat since NYS FY08 even though full year net win was up \$181.9 million from \$431.7 million in NYS FY08 to \$613.6 million in NYS FY23. A full gaming license for MGM, if Yonkers is chosen as a host, would bring huge capital investment, jobs, income tax, sales tax, and gaming revenue to the city. For example, if MGM when at full capacity, was to generate \$350 million in gaming taxes, that would be \$35 million to the city for either real property tax relief or educational assistance. This is \$14.6 million more than the current \$19.6 million which would end as a revenue source since video lottery terminals would no longer exist. While the \$19.6 million stayed flat, the \$35 million would be expected to grow over time subject to the normal ups and downs of casino revenues. In addition, the city would have the right to amend its current impact fee with MGM to cover additional expenses that a full casino may bring to Yonkers. The Plan does not project any change in the current revenue structure of \$19.6 million for the district and \$2 million in impact fees for the City in the outer years. However, if Empire City is chosen, the additional revenue will be used as a gap closing method.

Use of Reserves

Although General Fund reserves and projected reserves are not part of the Primary Financial Plan because they may distort the structural appearance of the city and school district's future year budget projections, audited unassigned fund balance will be appropriated within the limitations of the Special Local Finance and Budget Act of 1976 to reduce or close budget gaps. With this in mind, the chart illustration (following pages) represents how reserves may be utilized to reduce budget gaps in the outer years for the City General Fund and Education Fund.

City General Fund (with use of Projected Reserves(\$m))

| <u>FY22 Total Fund Balance</u> | 176.86 | | | | |
|--|--|----------------------------|-------------------------------|-------------------------------|-------------------------------|
| | FY 2023 Unaudited Q4 Projection | FY 2024 Adopted | FY 2025 Projection | FY 2026 Projection | FY 2027 Projection |
| <u>Revenues</u> | | | | | |
| Property Taxes | 397.09 | 415.00 | 422.93 | 430.91 | 439.03 |
| Special Taxes | 217.81 | 217.84 | 222.69 | 229.51 | 235.07 |
| State and Federal Funding | 158.54 | 108.63 | 108.63 | 108.63 | 108.63 |
| City Departments | 51.72 | 49.40 | 49.70 | 49.47 | 49.50 |
| Other Revenues | 56.27 | 44.44 | 43.50 | 43.48 | 44.25 |
| Subtotal | 881.43 | 835.30 | 847.45 | 862.00 | 876.47 |
| Appropriated Fund Balance (General) | - | 88.86 | 76.00 | 25.00 | 23.00 |
| Subtotal | 881.43 | 924.17 | 923.45 | 887.00 | 899.47 |
| Transfer from Water Fund | 3.46 | 3.46 | 3.46 | 3.46 | 3.46 |
| Total Revenues | 884.90 | 927.63 | 926.92 | 890.46 | 902.94 |
| <u>Expenditures</u> | | | | | |
| City Departments | 311.88 | 330.62 | 336.82 | 337.91 | 339.66 |
| Fringe Benefits | 180.02 | 190.94 | 206.29 | 214.41 | 223.71 |
| Special Items | 58.51 | 42.39 | 29.03 | 29.42 | 29.92 |
| Debt Service | - | 7.40 | 8.33 | 8.52 | 8.72 |
| Subtotal | 550.41 | 571.35 | 580.47 | 590.26 | 602.00 |
| Transfers Out: | | | | | |
| Education Fund | 287.98 | 291.16 | 287.86 | 289.35 | 289.06 |
| Library Fund | 10.59 | 12.09 | 12.26 | 12.30 | 12.39 |
| Museum Fund | 2.74 | 2.56 | 2.57 | 0.96 | 0.97 |
| Debt Service Fund | 42.84 | 50.48 | 52.92 | 50.11 | 51.00 |
| Total Transfers Out | 344 | 356 | 356 | 353 | 353 |
| Total Expenditures | 894.56 | 927.63 | 936.08 | 942.98 | 955.43 |
| Projected Budget Surplus / (GAP) | (9.66) | - | (9.17) | (52.51) | (52.49) |
| Year over Year GAP change inc/(dec) | - | - | - | 43.35 | (0.02) |
| 2.5% Management Alpha | - | 23.19 | 23.40 | 23.57 | 23.89 |
| Projected Ending FY Total Fund Balance* | 167.20 | 101.53 | 48.93 | 47.50 | 48.39 |
| Projected Ending FY Unassigned Fund Balance** | 78.34 | 25.53 | 23.93 | 24.50 | 23.39 |

*Assumes that current and previous year projected GAPs closed

**FY28 (not shown) appropriates \$23m

Consolidated Education Fund (with use of Reserves (\$m))

| <u>FY21 Total Fund Balance</u> | 73.24 | | | | |
|---------------------------------------|--|----------------------------|-------------------------------|-------------------------------|-------------------------------|
| | FY 2023 Unaudited Q4 Projection as of 7.18.23 | FY 2024 Adopted | FY 2025 Projection | FY 2026 Projection | FY 2027 Projection |
| <u>Revenues</u> | | | | | |
| State Funding | 348.08 | 362.77 | 383.04 | 392.84 | 402.33 |
| State Funding - Categorical | 12.66 | 13.28 | 13.28 | 13.28 | 13.28 |
| State Funding for VLTs | 19.60 | 19.60 | 19.60 | 19.60 | 19.60 |
| State Funding - Additional Aid | 12.25 | 12.00 | 12.00 | 12.00 | 12.00 |
| Federal Aid | 2.24 | 0.82 | 0.92 | 0.92 | 0.92 |
| Departmental Revenues | 0.33 | 0.53 | 0.33 | 0.34 | 0.34 |
| Interfund Revenue / Indirect Cost | 0.48 | 0.30 | 0.30 | 0.30 | 0.30 |
| Misc. Departmental Fines | 1.25 | 1.07 | 1.42 | 1.42 | 1.42 |
| Bond Financing Proceeds | 13.56 | 0.00 | 0.00 | 0.00 | 0.00 |
| Subtotal Revenues | 410.45 | 410.37 | 430.89 | 440.70 | 450.19 |
| Appropriated Fund Balance D.S. | - | 2.11 | - | - | - |
| Appropriated Fund Balance G.F. | - | 32.26 | 38.00 | 12.00 | 12.00 |
| Subtotal Fund Balance | - | 34.37 | 38.00 | 12.00 | 12.00 |
| Maintenance of Effort Base (MOE) | 237.75 | 242.75 | 242.75 | 242.75 | 242.75 |
| Sales Tax for Education (MOE) | 20.60 | 20.60 | 20.81 | 21.23 | 21.66 |
| Transfer for Education Debt Service | 29.63 | 27.81 | 24.29 | 25.37 | 24.66 |
| Subtotal City Contribution | 287.98 | 291.16 | 287.86 | 289.35 | 289.06 |
| Total Revenues | 698.43 | 735.90 | 756.75 | 742.06 | 751.25 |
| <u>Expenditures</u> | | | | | |
| Operating Expenditures | 654.62 | 698.65 | 750.67 | 779.80 | 814.63 |
| Debt Service | 43.49 | 37.25 | 39.75 | 35.95 | 35.38 |
| Total Expenditures | 698.15 | 735.90 | 790.42 | 815.76 | 850.01 |
| Projected Surplus / (GAP) | 0.28 | - | (33.67) | (73.70) | (98.76) |
| Year over Year GAP change inc/(dec) | - | - | - | (40.03) | (25.06) |
| 1.5% Management Alpha | - | 11.04 | 11.86 | 12.24 | 12.75 |
| Proj. End FY Total Fund Balance* | 73.52 | 50.19 | 24.04 | 24.28 | 25.03 |
| Proj. End FY Unassigned Fund Bal** | 39.15 | 12.19 | 12.04 | 12.28 | 13.03 |

*Assumes that current and previous year projected GAPs closed

**FY28 (not shown) appropriates \$12m

Increase Income Tax Surcharge

The City's income tax for residents is based on an individual's state income tax and was introduced by the New York State Financial Control Board. The resident rate is 16.75% of the net State tax, after being increased from 15% starting January 1, 2014. Under current state law this tax could be increased up to 19.25%, which could approximately generate an additional \$8.0 million in annual revenue with an additional first fiscal year amount if made retroactive to January 1 of implementation year.

Increase Real Estate Transfer Tax

The City's Real Estate Transfer Tax is currently 1.5%, and could be increased to up to 3% of the conveyance amount. An increase to 3.0% could generate an additional \$11.9 million annually, providing that real estate sales trends continue and the increase doesn't affect purchaser or seller behavior. (An increase to 3% was presented in the FY17 Proposed Executive Budget but was ultimately rejected by the City Council in favor of an increase in the property tax levy above the allowable tax levy growth factor.)

Exceed Property Tax Cap Limit

With a supermajority vote of the City Council (five of the seven council members), the property tax cap can be exceeded. Each 1% increase in the Property Tax garners an additional approximate \$4.1 million in annual revenue.

Self-Insured Health Benefits Plan or Lower Cost Carrier

Investigate and contract carve-out arrangement where health insurance carriers offer commensurate services to the current provider (NYSHIP) at a lower cost for specific segments of the population thus lowering the overall cost of health insurance. If no potential savings exist while at commensurate coverage, negotiate to introduce options for lower cost coverage plans, such as, the NYSHIP Excelsior Plan, and adjust premium percentages so it's advantageous to both employee and the city or district going forward.

Property Revaluation

A full revaluation project, along with the continued improvement in market values, could reduce the need to pay the annual cost of successful certiorari challenges, save the City approximately 60% of annual tax certiorari costs and also help provide greater equitable treatment of property owners. The financial plan does not assume that a revaluation will happen over the next three years and assumes that Tax Certiorari judgments will be bonded appearing under Debt Service expense in the outer years FY25 through FY27.

Additional Revenue Enhancement

- **Create** a new Refuse District Fund, with its own dedicated fee structure, to ensure that all users, including tax-exempt entities, pay their fair share for refuse collection and disposal.
- **Increase** personal income tax, currently 0.5% of gross income, for non-residents who are employed by Yonkers entities. (Would require State legislation.)
- **Extend** the Real Estate Transfer Tax and Mortgage Recording Tax to cooperative apartments. (Would require State legislation.)
- **Lobby** State to increase AIM Aid. As stated earlier in the Revenue section, Yonkers is and has been sending an increasing amount of Sales Tax and Income Tax to the State while Yonkers AIM Aid has remained flat. Investments in new infrastructure, improvements to Parks, strong Public Safety, and other improved services are creating the attractive backdrop where people want to live and shop that is fostering growth in the shared revenues. However, Yonkers is not receiving its share of the increased revenues.

CITY OF YONKERS FOUR YEAR FINANCIAL PLAN OVERVIEW AND DISCUSSION (A)

- Over the past 19 years (FY04-FY24), the City's annual transfer to Education has more than doubled from \$135 million to \$291 million. **Lobby** State to utilize a more updated Regional Cost Index for the calculation of Foundation Aid which better reflects the current levels of educational costs of the Hudson Valley Region, Westchester County, or specifically for the Yonkers Public School District, which shares a similar market for professional staffing as New York City. If the Regional Cost Index for Yonkers was increased to match the NYC / Long Island Regions, Foundation Aid would increase by approximately \$22 million in FY24-25 when Foundation Aid is expected to be fully phased in.
- **Lobby** State for Block Grant to pay for the Local Cost Share of the "Rebuild Yonkers Schools" Initiative, as well as, increasing the Building Aid Ratio for schools built under the legislation.
- Continue to **seek out and apply** for Federal and State Grant opportunities, such as, the SAFER Grant which has helped the city pay for the cost of hiring 30 Firefighters over a three year period. Unfortunately, the cost of the 30 Firefighters returned to the city's general fund in FY24. Receiving a new SAFER Grant, could save the city almost \$4 million in annual operating costs.

Shared Services

- Form "districts" with neighboring communities to consolidate operations, eliminate overhead, and share capital equipment.

Operations

- Update procurement policy to reduce volume of low-dollar POs with significant processing costs.
- Continue to bolster revenue collections function to maximize receipt of fees, permits, taxes, grants, etc.

Public Safety (Police and Fire)

- Collaborate with uniformed collective bargaining agencies to ensure that (a) personnel deployment and (b) overtime allocation are done in the most cost efficient manner and without a diminishment of services. Introduce greater scheduling efficiencies to avoid overtime.

Position Sizing

- Continue to adapt positions to the needs of the city and district as mandates and situations arise.
- Be as prudent and judicious with filling vacant positions as they inevitably occur due to retirements to maintain headcount flexibility. Offer early retirement incentives that make sense on a long term basis.

Real Estate

- Analyze City properties and vacant/underutilized private properties to identify and develop candidate areas for commercial/housing development and resultant increase of Yonkers tax base.

Parking Violations Bureau

- Increase Red Light Camera surcharges.

**City of Yonkers
Financial Plan Summary**

| | FY 2024 Adopted | FY 2025 Projection | FY 2026 Projection | FY 2027 Projection |
|---|----------------------------|-------------------------------|-------------------------------|-------------------------------|
| City Budget | \$ 696,105,936 | \$ 709,080,597 | \$ 715,303,609 | \$ 729,407,487 |
| School District Budget | \$ 735,902,832 | \$ 790,418,215 | \$ 815,757,914 | \$ 850,005,425 |
| Total Budget | \$ 1,432,008,768 | \$ 1,499,498,812 | \$ 1,531,061,522 | \$ 1,579,412,913 |
| Budget Surplus/(Gap) (before Gap Closing measures) | \$ - | \$ (156,836,866) | \$ (162,729,130) | \$ (186,084,887) |
| | | | | |
| City Budget Details | FY 2024 Adopted | FY 2025 Projection | FY 2026 Projection | FY 2027 Projection |
| City Expenditures | \$ 696,105,936 | \$ 709,080,597 | \$ 715,303,609 | \$ 729,407,487 |
| City Revenues | \$ 716,703,763 | \$ 644,726,576 | \$ 659,506,792 | \$ 675,734,568 |
| Less Sales Tax for Education | \$ 20,597,827 | \$ 20,814,990 | \$ 21,231,290 | \$ 21,655,916 |
| City Budget Gap (before Gap Closing measures) | \$ - | \$ (85,169,010) | \$ (77,028,107) | \$ (75,328,835) |
| | | | | |
| School District Budget Details | FY 2024 Adopted | FY 2025 Projection | FY 2026 Projection | FY 2027 Projection |
| School District Expenditures | \$ 735,902,832 | \$ 790,418,215 | \$ 815,757,914 | \$ 850,005,425 |
| School District Revenues | \$ 444,746,221 | \$ 430,891,264 | \$ 440,704,592 | \$ 450,185,523 |
| City Contribution to Education | \$ 270,558,784 | \$ 267,044,106 | \$ 268,121,009 | \$ 267,407,934 |
| Plus Sales Tax for Education | \$ 20,597,827 | \$ 20,814,990 | \$ 21,231,290 | \$ 21,655,916 |
| School District Budget Gap | \$ - | \$ (71,667,856) | \$ (85,701,023) | \$ (110,756,052) |

The City projects outyear FY25 - FY27 budget gaps of \$85.2 million, \$77.0 million, and \$75.3 million, while the School District budget gaps over the same period are estimated at \$71.7 million, \$85.7 million, and \$110.8 million. These budget gaps will be closed with the use of fund balance, enhanced revenue programs, cost containment actions, and other gap closing measures detailed in the Plan. .

City of Yonkers Revenue and Expenditure Summary

| | FY 2024 Adopted | FY 2025 Projection | FY 2026 Projection | FY 2027 Projection |
|--------------------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| Revenues | | | | |
| Property Taxes | \$ 414,997,406 | \$ 422,926,713 | \$ 430,910,249 | \$ 439,033,751 |
| Special Taxes | 217,840,888 | 222,690,512 | 229,509,444 | 235,070,684 |
| State & Federal Funding | 108,628,272 | 108,628,272 | 108,628,272 | 108,628,272 |
| City Departments | 49,395,700 | 49,701,810 | 49,468,703 | 49,496,403 |
| Other Revenues | 44,443,590 | 43,504,672 | 43,482,358 | 44,245,023 |
| Appr. Fund Balance (General) | 88,864,742 | - | - | - |
| Total Revenues - General Fund | \$ 924,170,598 | \$ 847,451,979 | \$ 861,999,026 | \$ 876,474,133 |
| Library Fund | 115,389 | 60,886 | 60,886 | 60,886 |
| Water Fund | 51,107,082 | 51,913,475 | 53,223,547 | 54,263,140 |
| Sewer Fund | 11,869,478 | 12,344,342 | 12,344,342 | 12,344,342 |
| Total City Revenue | \$ 987,262,547 | \$ 911,770,682 | \$ 927,627,801 | \$ 943,142,502 |
| Board of Education | 444,746,221 | 430,891,264 | 440,704,592 | 450,185,523 |
| Total Revenues - All Funds | \$ 1,432,008,768 | \$ 1,342,661,946 | \$ 1,368,332,393 | \$ 1,393,328,025 |
| Expenditures | | | | |
| City Departments | \$ 385,024,129 | \$ 391,979,513 | \$ 394,506,124 | \$ 397,772,004 |
| Fringe Benefits | 197,383,931 | 213,118,432 | 221,584,667 | 231,197,881 |
| Special Items | 42,462,517 | 29,099,009 | 29,489,394 | 29,988,542 |
| Board of Education | 698,654,981 | 750,665,884 | 779,804,203 | 814,625,419 |
| Subtotal | \$ 1,323,525,558 | \$ 1,384,862,839 | \$ 1,425,384,387 | \$ 1,473,583,845 |
| Debt Service | \$ 108,483,210 | 114,635,973 | 105,677,135 | 105,829,067 |
| Total Expenditures | \$ 1,432,008,768 | \$ 1,499,498,812 | \$ 1,531,061,522 | \$ 1,579,412,913 |
| Revenues vs. Expenditures | \$ - | \$ (156,836,866) | \$ (162,729,130) | \$ (186,084,887) |

**City of Yonkers
Revenue Summary**

| | FY 2024 Adopted | FY 2025 Projection | FY 2026 Projection | FY 2027 Projection |
|--|----------------------------|-------------------------------|-------------------------------|-------------------------------|
| Property Taxes | \$ 414,997,406 | \$ 422,926,713 | \$ 430,910,249 | \$ 439,033,751 |
| Special Taxes | | | | |
| Sale and Use Tax | 102,036,607 | 104,077,339 | 106,158,886 | 108,282,064 |
| Sale and Use Tax - Education | 20,406,853 | 20,814,990 | 21,231,290 | 21,655,916 |
| Utilities Gross Receipts | 8,930,000 | 9,172,100 | 9,422,237 | 9,680,629 |
| Supplemental Real Estate Tax | 390,000 | 390,000 | 390,000 | 390,000 |
| Real Estate Transfer Tax | 11,946,000 | 12,543,300 | 13,797,630 | 14,211,559 |
| O.T.B. Surcharge | 24,200 | 24,200 | 24,200 | 24,200 |
| Multiple Unit Dwelling Tax | 140,000 | 140,000 | 140,000 | 140,000 |
| E.T.P.A. Adm. Charge | 308,000 | 308,000 | 308,000 | 308,000 |
| City & State Mortgage Tax | 7,767,000 | 8,000,010 | 8,800,011 | 9,064,011 |
| Hotel Room & Occupancy Tax | 1,050,000 | 1,081,500 | 1,113,945 | 1,147,363 |
| Income Tax Surcharge | 64,842,228 | 66,139,073 | 68,123,245 | 70,166,942 |
| Total - Special Taxes | \$ 217,840,888 | \$ 222,690,512 | \$ 229,509,444 | \$ 235,070,684 |
| State & Federal Funding | | | | |
| AIM Funding | 108,215,479 | 108,215,479 | 108,215,479 | 108,215,479 |
| Veterans Services | 12,793 | 12,793 | 12,793 | 12,793 |
| Federal Aid - ARPA | - | - | - | - |
| Court Facilities | 300,000 | 300,000 | 300,000 | 300,000 |
| County of West. - CMHB | 100,000 | 100,000 | 100,000 | 100,000 |
| Total - State and Federal Funding | \$ 108,628,272 | \$ 108,628,272 | \$ 108,628,272 | \$ 108,628,272 |
| City Departments | | | | |
| Executive | 196,300 | 196,300 | 196,300 | 196,300 |
| City Clerk | 323,625 | 323,625 | 323,625 | 323,625 |
| Corporation Counsel | 34,000 | 34,000 | 34,000 | 34,000 |
| Finance and Mgt. Services | 97,015 | 97,015 | 97,015 | 97,015 |
| Parking Violations Bureau | 20,700,000 | 20,700,000 | 20,700,000 | 20,700,000 |
| Consumer Protection | 1,250,150 | 1,250,150 | 1,250,150 | 1,250,150 |
| Civil Service | 80,000 | 360,000 | 100,000 | 100,000 |
| Planning and Development | 75,000 | 75,000 | 75,000 | 75,000 |
| Police | 8,575,620 | 8,575,620 | 8,575,620 | 8,575,620 |
| Fire | 3,425,000 | 3,425,000 | 3,425,000 | 3,425,000 |
| Public Works | 2,206,850 | 2,206,850 | 2,206,850 | 2,206,850 |
| Engineering | 888,740 | 914,850 | 941,743 | 969,443 |
| Parks | 2,539,000 | 2,539,000 | 2,539,000 | 2,539,000 |
| Housing and Buildings | 8,354,400 | 8,354,400 | 8,354,400 | 8,354,400 |
| Courts Fines | 650,000 | 650,000 | 650,000 | 650,000 |
| Total - City Departments | \$ 49,395,700 | \$ 49,701,810 | \$ 49,468,703 | \$ 49,496,403 |

**City of Yonkers
Revenue Summary**

| | FY 2024 Adopted | FY 2025 Projection | FY 2026 Projection | FY 2027 Projection |
|--------------------------------------|----------------------------|-------------------------------|-------------------------------|-------------------------------|
| Other Revenues | | | | |
| Prior Year Tax Payments | 6,433,882 | 6,433,882 | 6,433,882 | 6,433,882 |
| Interest on Investment | 2,830,000 | 1,645,000 | 926,500 | 926,500 |
| Interest on Taxes | 3,704,000 | 3,704,000 | 3,704,000 | 3,704,000 |
| Cable Television Fees | 2,700,000 | 2,430,000 | 2,187,000 | 1,968,300 |
| Rent on City Property | 328,777 | 28,777 | 28,777 | 28,777 |
| Maintenance of State/Co. Roads | 496,315 | 496,315 | 496,315 | 499,085 |
| Payments in Lieu of Taxes | 24,646,736 | 25,510,312 | 26,495,517 | 27,520,130 |
| Yonkers Raceway Impact Fees | 2,000,000 | 2,000,000 | 2,000,000 | 2,000,000 |
| County Prisoner Processing | 51,340 | 51,340 | 51,340 | 51,340 |
| Sale of Property | 500,000 | 500,000 | 500,000 | 500,000 |
| Miscellaneous | 590,000 | 590,000 | 590,000 | 590,000 |
| QSCB Interest | 161,064 | 115,046 | 69,027 | 23,009 |
| Appropriated Fund Balance (Debt Svc) | 1,476 | - | - | - |
| Subtotal | \$ 44,443,590 | \$ 43,504,672 | \$ 43,482,358 | \$ 44,245,023 |
| Appropriated Fund Balance (General) | 88,864,742 | - | - | - |
| Total - Other Revenues | \$ 133,308,332 | \$ 43,504,672 | \$ 43,482,358 | \$ 44,245,023 |
| Library Fund | | | | |
| Rental of Real Property | 2,400 | 2,400 | 2,400 | 2,400 |
| Fees and Fines | 1,000 | 1,000 | 1,000 | 1,000 |
| Miscellaneous Library | 1,500 | 1,500 | 1,500 | 1,500 |
| State Funding | 55,986 | 55,986 | 55,986 | 55,986 |
| Subtotal | \$ 60,886 | \$ 60,886 | \$ 60,886 | \$ 60,886 |
| Appropriated Fund Balance (Library) | 54,503 | - | - | - |
| Total - Library Fund | \$ 115,389 | \$ 60,886 | \$ 60,886 | \$ 60,886 |
| Water Fund | | | | |
| Water Frontage Tax | 3,746,975 | 3,746,975 | 3,746,975 | 3,746,975 |
| Metered Water Sales | 41,056,983 | 46,729,300 | 48,039,372 | 49,078,965 |
| Sundries and Interest | 1,437,200 | 1,437,200 | 1,437,200 | 1,437,200 |
| Subtotal | \$ 46,241,158 | \$ 51,913,475 | \$ 53,223,547 | \$ 54,263,140 |
| Appropriated Fund Balance (Water) | 4,865,924 | - | - | - |
| Total - Water Fund | \$ 51,107,082 | \$ 51,913,475 | \$ 53,223,547 | \$ 54,263,140 |
| Sewer Fund | | | | |
| Sewer Rents | 10,754,375 | 12,101,342 | 12,101,342 | 12,101,342 |
| Other | 243,000 | 243,000 | 243,000 | 243,000 |
| Subtotal | \$ 10,997,375 | \$ 12,344,342 | \$ 12,344,342 | \$ 12,344,342 |
| Appropriated Fund Balance (Sewer) | 872,103 | - | - | - |
| Total - Sewer Fund | \$ 11,869,478 | \$ 12,344,342 | \$ 12,344,342 | \$ 12,344,342 |

**City of Yonkers
Revenue Summary**

| | FY 2024 Adopted | FY 2025 Projection | FY 2026 Projection | FY 2027 Projection |
|--|----------------------------|-------------------------------|-------------------------------|-------------------------------|
| Board of Education | | | | |
| State Funding - Basic | 362,774,803 | 383,041,317 | 392,844,745 | 402,325,676 |
| State Funding - Categorical | 13,277,347 | 13,277,347 | 13,277,347 | 13,277,347 |
| State Funding for VLTs | 19,600,000 | 19,600,000 | 19,600,000 | 19,600,000 |
| State Funding - Additional Aid | 12,000,000 | 12,000,000 | 12,000,000 | 12,000,000 |
| State Funding - Prior Year Adj | - | - | - | - |
| State Funding - Bullet Aid | - | - | - | - |
| Federal Aid | 820,000 | 920,000 | 920,000 | 920,000 |
| Department | 531,000 | 331,000 | 340,900 | 340,900 |
| Interfund Rev./Indirect Cost | 300,000 | 300,000 | 300,000 | 300,000 |
| Misc. Departmental | 1,071,600 | 1,421,600 | 1,421,600 | 1,421,600 |
| Approp. Fund Balance (Debt Svc Restr) | - | - | - | - |
| Approp. Fund Balance (Edu Debt Svc) | 2,110,256 | - | - | - |
| Subtotal | \$ 412,485,006 | \$ 430,891,264 | \$ 440,704,592 | \$ 450,185,523 |
| Appr. Fund Balance - G./F. | 32,261,215 | - | - | - |
| Total - Board of Education | \$ 444,746,221 | \$ 430,891,264 | \$ 440,704,592 | \$ 450,185,523 |
| Total Revenues | \$ 1,432,008,768 | \$ 1,342,661,946 | \$ 1,368,332,393 | \$ 1,393,328,025 |

Yonkers Public Schools Consolidated Revenue by Account

| Fund | Acct | Descriptions | FY23.24 Adopted | FY24.25 Projection | FY25.26 Projection | FY26.27 Projection |
|------|-------|--|--------------------|-----------------------|-----------------------|-----------------------|
| 450 | B3005 | Academic Enhancement Aid | 17,500,000 | 17,500,000 | 17,500,000 | 17,500,000 |
| 450 | B3006 | Video Lottery Terminal Rev. Sharing | 19,600,000 | 19,600,000 | 19,600,000 | 19,600,000 |
| 450 | B3007 | Basic Form Excess Cost (Pub & Pvt) | 47,561,624 | 51,740,180 | 53,807,772 | 56,064,273 |
| 450 | B3008 | Basic Formula Aid | 247,507,871 | 263,604,960 | 271,387,472 | 279,015,001 |
| 450 | B3102 | Lottery Aid | 46,000,000 | 46,000,000 | 46,000,000 | 46,000,000 |
| 450 | B3240 | Computer Hardware Aid | 366,866 | 366,866 | 366,866 | 366,866 |
| 450 | B3251 | Computer Software Aid | 396,730 | 396,730 | 396,730 | 396,730 |
| 450 | B3260 | Textbook Aid | 1,676,200 | 1,676,200 | 1,676,200 | 1,676,200 |
| 450 | B3263 | Library Materials Aid | 165,525 | 165,525 | 165,525 | 165,525 |
| 450 | B3303 | Other State / Bullet Aid | 12,000,000 | 12,000,000 | 12,000,000 | 12,000,000 |
| 450 | B3313 | Charter School Supplemental Basic | 534,944 | 519,433 | 529,822 | 540,418 |
| 450 | B3008 | Charter School Transitional Aid | 1,065,043 | 1,071,422 | 1,014,359 | 600,663 |
| 450 | B4001 | Impact Aid | 20,000 | 20,000 | 20,000 | 20,000 |
| 450 | B4701 | Federal Medicaid Assistance | 800,000 | 900,000 | 900,000 | 900,000 |
| 450 | B6001 | City of Yonkers | 264,695,339 | 263,364,886 | 263,781,186 | 264,205,812 |
| 450 | B6261 | Other Charges/Services | 1,000 | 1,000 | 1,000 | 1,000 |
| 450 | B6281 | Tuition-Foster Other Districts | 350,000 | - | - | - |
| 450 | B6320 | Health Services-Other Districts | 180,000 | 330,000 | 339,900 | 339,900 |
| 450 | B6362 | Rental of Buildings - Pool | 60,000 | 90,000 | 90,000 | 90,000 |
| 450 | B6380 | Rental of Buildings - Individual | 100,000 | 120,000 | 120,000 | 120,000 |
| 450 | B6660 | Insurance Recoveries | 1,600 | 1,600 | 1,600 | 1,600 |
| 450 | B6740 | Cancellation - Accrued Liability | - | 300,000 | 300,000 | 300,000 |
| 450 | B6741 | Refund Pr Yr Exp-Misc | 900,000 | 900,000 | 900,000 | 900,000 |
| 450 | B6840 | Other Misc Revenue | 10,000 | 10,000 | 10,000 | 10,000 |
| 450 | B6940 | 490 Interfund Rev-Indr Cost | 300,000 | 300,000 | 300,000 | 300,000 |
| 450 | B6941 | 451 Interfund Rev-Indr Cost | 92,296 | 92,296 | 92,296 | 92,296 |
| 450 | B5037 | Appropriated General Fund Balance | 32,261,215 | - | - | - |
| | | Total General Fund | 694,146,253 | 681,071,099 | 691,300,727 | 701,206,284 |
| 451 | B3303 | Universal Pre-K | 12,111,980 | 12,111,980 | 12,111,980 | 12,111,980 |
| 451 | B3303 | Health Services | 1,165,367 | 1,165,367 | 1,165,367 | 1,165,367 |
| 451 | B6941 | 451 Interfund Rev-Indr Cost | (92,296) | (92,296) | (92,296) | (92,296) |
| 460 | B6001 | City of Yonkers | 26,461,272 | 29,494,210 | 25,571,113 | 24,858,038 |
| 460 | B5037 | Debt Svc Fund Balance | 2,110,256 | - | - | - |
| | | Total Consolidated Fund Revenue | 735,902,832 | 723,750,360 | 730,056,891 | 739,249,373 |

City of Yonkers Expenditure Summary

| | FY 2024 Adopted | FY 2025 Projection | FY 2026 Projection | FY 2027 Projection |
|--|-----------------------|-----------------------|-----------------------|-----------------------|
| City Departments | | | | |
| Executive | \$ 2,814,965 | \$ 2,830,882 | \$ 2,847,276 | \$ 2,864,162 |
| Legislative | 4,218,726 | 4,264,413 | 4,311,470 | 4,359,939 |
| Corporation Counsel | 2,846,073 | 2,855,070 | 2,864,337 | 2,873,881 |
| Finance and Mgt. Services | 18,827,325 | 18,942,721 | 19,061,578 | 19,184,001 |
| Human Resources | 4,117,512 | 4,861,390 | 4,144,056 | 4,158,731 |
| Information Technology | 8,579,429 | 8,691,013 | 8,805,944 | 8,924,324 |
| Planning and Development | 1,834,170 | 1,842,165 | 1,850,400 | 1,858,882 |
| Police | 127,343,734 | 127,488,057 | 127,636,710 | 127,789,823 |
| Fire | 80,211,489 | 84,364,428 | 84,818,955 | 85,175,118 |
| Public Works | 93,052,981 | 94,372,569 | 96,400,838 | 98,511,898 |
| Engineering | 3,599,300 | 3,609,452 | 3,619,908 | 3,630,678 |
| Parks | 17,410,547 | 17,524,592 | 17,642,058 | 17,763,049 |
| Housing and Buildings | 5,919,377 | 5,934,704 | 5,950,491 | 5,966,751 |
| Constituent Services | 1,440,371 | 1,460,644 | 1,481,525 | 1,503,032 |
| Inspector General | 736,027 | 743,640 | 751,482 | 759,558 |
| Veterans Services | 516,028 | 519,846 | 523,778 | 527,828 |
| Human Rights | 115,000 | 117,370 | 119,811 | 122,325 |
| Library | 11,124,825 | 11,230,821 | 11,339,997 | 11,452,449 |
| Museum | 316,250 | 325,738 | 335,510 | 345,575 |
| Total - Departmental Expenditures | \$ 385,024,129 | \$ 391,979,513 | \$ 394,506,124 | \$ 397,772,004 |
| Fringe Benefits | | | | |
| Employee Retirement | \$ 16,616,841 | \$ 16,561,703 | \$ 16,820,080 | \$ 17,178,544 |
| Police & Fire Retirement | 52,491,000 | 59,284,104 | 59,012,794 | 59,147,389 |
| Social Security | 21,867,100 | 22,684,579 | 23,188,227 | 23,710,595 |
| Workers' Compensation | 10,090,000 | 10,594,500 | 11,124,225 | 11,680,436 |
| Life/Health/Dental Ins. | 86,625,450 | 93,520,539 | 100,967,233 | 109,009,661 |
| Trust & Welfare Payments | 5,867,741 | 6,208,152 | 6,208,152 | 6,208,152 |
| Local Pension Plan | 18,900 | 17,955 | 17,057 | 16,204 |
| Unemployment Insurance | 400,000 | 440,000 | 440,000 | 440,000 |
| Fire 207A Supple. Pension | 3,406,899 | 3,806,899 | 3,806,899 | 3,806,899 |
| Total - Fringe Benefits | \$ 197,383,931 | \$ 213,118,432 | \$ 221,584,667 | \$ 231,197,881 |
| Special Items | | | | |
| Taxes on City Property | \$ 2,551,000 | \$ 2,640,620 | \$ 2,706,410 | \$ 2,773,906 |
| Tax Remission | 700,000 | 700,000 | 700,000 | 700,000 |
| Senior Citizens Tax Exempt | 510,000 | 714,000 | 728,280 | 742,846 |
| Res. for Uncollected Taxes | 9,641,547 | 9,825,767 | 10,011,247 | 10,199,978 |
| YMCA-SNUG Grant | 200,000 | 200,000 | 200,000 | 200,000 |
| Tax Advertising | 35,000 | 35,000 | 35,000 | 35,000 |
| Paying Agent Expense | 100,000 | 100,000 | 100,000 | 100,000 |
| Municipal Dues | 38,000 | 38,000 | 38,000 | 38,000 |
| Tenant Act Expense | 340,000 | 340,000 | 340,000 | 340,000 |
| Judgments and Claims | 1,500,000 | 1,500,000 | 1,500,000 | 1,500,000 |
| Tax Certiorari Payments | 500,000 | 500,000 | 500,000 | 500,000 |
| Contractual Settlements | 9,153,871 | - | - | - |
| Termination Payments | 5,300,000 | 5,406,000 | 5,514,120 | 5,624,402 |

City of Yonkers Expenditure Summary

| | FY 2024 Adopted | FY 2025 Projection | FY 2026 Projection | FY 2027 Projection |
|--------------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| Fiscal Agent Bank Fee | 30,000 | 30,000 | 30,000 | 30,000 |
| Grant Cash Match | 250,000 | 250,000 | 250,000 | 250,000 |
| Litigation Expenses | 2,500,000 | 2,500,000 | 2,500,000 | 2,500,000 |
| Administrative Income Tax | 340,000 | 340,000 | 340,000 | 340,000 |
| Yonkers Historical Society | 10,000 | 10,050 | 10,100 | 10,151 |
| MTA Payroll Tax | 1,088,600 | 1,104,161 | 1,104,463 | 1,105,633 |
| Affordable Housing Subsidies | 25,000 | 25,000 | 25,000 | 25,000 |
| Buena Vista Parking Garage | 400,000 | 400,000 | 400,000 | 400,000 |
| Annual City Audit | 529,525 | 545,411 | 561,773 | 578,626 |
| Police Athletic League | 100,000 | 100,000 | 100,000 | 100,000 |
| Natal Care | 180,000 | 180,000 | 180,000 | 180,000 |
| Relief Disaster Fund | 100,000 | 100,000 | 100,000 | 100,000 |
| Ambulance Service Assistance | 175,000 | - | - | - |
| Continuing Education Reimburse | 150,000 | 150,000 | 150,000 | 150,000 |
| Health Task Force | 65,000 | 65,000 | 65,000 | 65,000 |
| Contingent Reserve | 5,949,974 | 1,300,000 | 1,300,000 | 1,400,000 |
| Total - Special Items | \$ 42,462,517 | \$ 29,099,009 | \$ 29,489,394 | \$ 29,988,542 |
| Board of Education | | | | |
| Basic Operating Expend. | \$ 698,654,981 | \$ 750,665,884 | \$ 779,804,203 | \$ 814,625,419 |
| Debt Service | | | | |
| Debt Service - General Fund | \$ 57,873,149 | \$ 61,252,187 | \$ 58,633,351 | \$ 59,712,134 |
| Debt Service - Education Fund | 37,247,851 | 39,752,331 | 35,953,711 | 35,380,007 |
| Debt Service - Library Fund | 1,077,516 | 1,090,830 | 1,020,335 | 1,001,178 |
| Debt Service - Museum Fund | 2,245,991 | 2,248,525 | 621,627 | 629,212 |
| Debt Service - Water Fund | 6,664,447 | 6,826,431 | 6,632,633 | 6,125,027 |
| Debt Service - Sewer Fund | 3,374,256 | 3,465,670 | 2,815,478 | 2,981,509 |
| Total - Debt Service | \$ 108,483,210 | \$ 114,635,973 | \$ 105,677,135 | \$ 105,829,067 |
| Total Expenditures | \$ 1,432,008,768 | \$ 1,499,498,812 | \$ 1,531,061,522 | \$ 1,579,412,913 |

**City of Yonkers
Department Operating Expenditures**

| Department | Account Class | FY 2024 Adopted | FY 2025 Projection | FY 2026 Projection | FY 2027 Projection |
|----------------------------------|-----------------|----------------------|----------------------|----------------------|--------------------|
| Executive | 100's \$ | 2,284,410 \$ | 2,284,410 \$ | 2,284,410 \$ | 2,284,410 |
| | 200's | - | - | - | - |
| | 300's | 60,286 | 62,095 | 63,957 | 65,876 |
| | 400's | 470,269 | 484,377 | 498,908 | 513,876 |
| | Total \$ | 2,814,965 \$ | 2,830,882 \$ | 2,847,276 \$ | 2,864,162 |
| Legislative | 100's \$ | 2,695,835 \$ | 2,695,835 \$ | 2,695,835 \$ | 2,695,835 |
| | 200's | 25,000 | 25,750 | 26,523 | 27,318 |
| | 300's | 26,500 | 27,295 | 28,114 | 28,957 |
| | 400's | 1,471,391 | 1,515,533 | 1,560,999 | 1,607,829 |
| | Total \$ | 4,218,726 \$ | 4,264,413 \$ | 4,311,470 \$ | 4,359,939 |
| Corporation Counsel | 100's \$ | 2,546,179 \$ | 2,546,179 \$ | 2,546,179 \$ | 2,546,179 |
| | 200's | - | - | - | - |
| | 300's | 15,800 | 16,274 | 16,762 | 17,265 |
| | 400's | 284,094 | 292,617 | 301,395 | 310,437 |
| | Total \$ | 2,846,073 \$ | 2,855,070 \$ | 2,864,337 \$ | 2,873,881 |
| Finance and Mgt. Services | 100's \$ | 14,980,805 \$ | 14,980,805 \$ | 14,980,805 \$ | 14,980,805 |
| | 200's | - | - | - | - |
| | 300's | 86,040 | 88,621 | 91,280 | 94,018 |
| | 400's | 3,760,480 | 3,873,294 | 3,989,493 | 4,109,178 |
| | Total \$ | 18,827,325 \$ | 18,942,721 \$ | 19,061,578 \$ | 19,184,001 |
| Human Resources | 100's \$ | 3,654,906 \$ | 4,004,906 \$ | 3,654,906 \$ | 3,654,906 |
| | 200's | - | - | - | - |
| | 300's | 12,700 | 13,081 | 13,473 | 13,878 |
| | 400's | 449,906 | 843,403 | 475,677 | 489,947 |
| | Total \$ | 4,117,512 \$ | 4,861,390 \$ | 4,144,056 \$ | 4,158,731 |
| Information Technology | 100's \$ | 4,859,967 \$ | 4,859,967 \$ | 4,859,967 \$ | 4,859,967 |
| | 200's | - | - | - | - |
| | 300's | 71,000 | 73,130 | 75,324 | 77,584 |
| | 400's | 3,648,462 | 3,757,916 | 3,870,653 | 3,986,773 |
| | Total \$ | 8,579,429 \$ | 8,691,013 \$ | 8,805,944 \$ | 8,924,324 |
| Planning and Development | 100's \$ | 1,567,670 \$ | 1,567,670 \$ | 1,567,670 \$ | 1,567,670 |
| | 200's | - | - | - | - |
| | 300's | 5,000 | 5,150 | 5,305 | 5,464 |
| | 400's | 261,500 | 269,345 | 277,425 | 285,748 |
| | Total \$ | 1,834,170 \$ | 1,842,165 \$ | 1,850,400 \$ | 1,858,882 |

**City of Yonkers
Department Operating Expenditures**

| Department | Account Class | FY 2024 Adopted | FY 2025 Projection | FY 2026 Projection | FY 2027 Projection |
|------------------------------|-----------------|-----------------------|-----------------------|-----------------------|--------------------|
| Police | 100's \$ | 122,532,955 \$ | 122,532,955 \$ | 122,532,955 \$ | 122,532,955 |
| | 200's | - | - | - | - |
| | 300's | 1,461,226 | 1,505,063 | 1,550,215 | 1,596,721 |
| | 400's | 3,349,553 | 3,450,040 | 3,553,541 | 3,660,147 |
| | Total \$ | 127,343,734 \$ | 127,488,057 \$ | 127,636,710 \$ | 127,789,823 |
| Fire | 100's \$ | 78,446,854 \$ | 82,546,854 \$ | 82,946,854 \$ | 83,246,854 |
| | 200's | 30,000 | 30,900 | 31,827 | 32,782 |
| | 300's | 954,500 | 983,135 | 1,012,629 | 1,043,008 |
| | 400's | 780,135 | 803,539 | 827,645 | 852,475 |
| | Total \$ | 80,211,489 \$ | 84,364,428 \$ | 84,818,955 \$ | 85,175,118 |
| Public Works | 100's \$ | 41,392,424 \$ | 41,392,424 \$ | 41,392,424 \$ | 41,392,424 |
| | 200's | 130,000 | 133,900 | 137,917 | 142,055 |
| | 300's | 14,533,700 | 13,777,862 | 14,216,845 | 14,670,280 |
| | 400's | 36,996,857 | 39,068,384 | 40,653,652 | 42,307,140 |
| | Total \$ | 93,052,981 \$ | 94,372,569 \$ | 96,400,838 \$ | 98,511,898 |
| Engineering | 100's \$ | 3,260,910 \$ | 3,260,910 \$ | 3,260,910 \$ | 3,260,910 |
| | 200's | 124,000 | 127,720 | 131,552 | 135,498 |
| | 300's | 143,000 | 147,290 | 151,709 | 156,260 |
| | 400's | 71,390 | 73,532 | 75,738 | 78,010 |
| | Total \$ | 3,599,300 \$ | 3,609,452 \$ | 3,619,908 \$ | 3,630,678 |
| Parks | 100's \$ | 13,609,047 \$ | 13,609,047 \$ | 13,609,047 \$ | 13,609,047 |
| | 200's | 28,000 | 28,840 | 29,705 | 30,596 |
| | 300's | 672,450 | 692,624 | 713,402 | 734,804 |
| | 400's | 3,101,050 | 3,194,082 | 3,289,904 | 3,388,601 |
| | Total \$ | 17,410,547 \$ | 17,524,592 \$ | 17,642,058 \$ | 17,763,049 |
| Housing and Buildings | 100's \$ | 5,408,477 \$ | 5,408,477 \$ | 5,408,477 \$ | 5,408,477 |
| | 200's | 15,000 | 15,450 | 15,914 | 16,391 |
| | 300's | 82,500 | 84,975 | 87,524 | 90,150 |
| | 400's | 413,400 | 425,802 | 438,576 | 451,733 |
| | Total \$ | 5,919,377 \$ | 5,934,704 \$ | 5,950,491 \$ | 5,966,751 |
| Constituent Services | 100's \$ | 764,612 \$ | 764,612 \$ | 764,612 \$ | 764,612 |
| | 200's | - | - | - | - |
| | 300's | 4,300 | 4,429 | 4,562 | 4,699 |
| | 400's | 671,459 | 691,603 | 712,351 | 733,721 |
| | Total \$ | 1,440,371 \$ | 1,460,644 \$ | 1,481,525 \$ | 1,503,032 |

**City of Yonkers
Department Operating Expenditures**

| Department | Account Class | FY 2024 Adopted | FY 2025 Projection | FY 2026 Projection | FY 2027 Projection |
|--------------------------|-----------------|-----------------------|-----------------------|-----------------------|--------------------|
| Inspector General | 100's \$ | 482,258 \$ | 482,258 \$ | 482,258 \$ | 482,258 |
| | 200's | - | - | - | - |
| | 300's | 2,239 | 2,306 | 2,375 | 2,447 |
| | 400's | 251,530 | 259,076 | 266,848 | 274,854 |
| | Total \$ | 736,027 \$ | 743,640 \$ | 751,482 \$ | 759,558 |
| Veterans Services | 100's \$ | 388,778 \$ | 388,778 \$ | 388,778 \$ | 388,778 |
| | 200's | - | - | - | - |
| | 300's | 7,600 | 7,828 | 8,063 | 8,305 |
| | 400's | 119,650 | 123,240 | 126,937 | 130,745 |
| | Total \$ | 516,028 \$ | 519,846 \$ | 523,778 \$ | 527,828 |
| Human Rights | 100's \$ | 36,000 \$ | 36,000 \$ | 36,000 \$ | 36,000 |
| | 200's | - | - | - | - |
| | 300's | - | - | - | - |
| | 400's | 79,000 | 81,370 | 83,811 | 86,325 |
| | Total \$ | 115,000 \$ | 117,370 \$ | 119,811 \$ | 122,325 |
| Library | 100's \$ | 7,591,616 \$ | 7,591,616 \$ | 7,591,616 \$ | 7,591,616 |
| | 200's | 533,000 | 548,990 | 565,460 | 582,423 |
| | 300's | 232,160 | 239,125 | 246,299 | 253,688 |
| | 400's | 2,768,049 | 2,851,090 | 2,936,623 | 3,024,722 |
| | Total \$ | 11,124,825 \$ | 11,230,821 \$ | 11,339,997 \$ | 11,452,449 |
| Museum | 100's \$ | - | - | - | - |
| | 200's | - | - | - | - |
| | 300's | - | - | - | - |
| | 400's | 316,250 | 325,738 | 335,510 | 345,575 |
| | Total \$ | 316,250 \$ | 325,738 \$ | 335,510 \$ | 345,575 |
| Total | 100's \$ | 306,503,703 \$ | 310,953,703 \$ | 311,003,703 \$ | 311,303,703 |
| | 200's | 885,000 | 911,550 | 938,897 | 967,063 |
| | 300's | 18,371,001 | 17,730,282 | 18,287,837 | 18,863,402 |
| | 400's | 59,264,425 | 62,383,979 | 64,275,687 | 66,637,835 |
| | Total \$ | 385,024,129 \$ | 391,979,513 \$ | 394,506,124 \$ | 397,772,004 |

Yonkers Public Schools Expenditures by Type

| Expenditure | FY23-24 Adopted | FY2024-25 Projection | FY2025-26 Projection | FY2026-27 Projection |
|---------------------------|-----------------------|-------------------------|-------------------------|-------------------------|
| Salary | \$ 335,500,280 | \$ 344,892,659 | \$ 354,613,346 | \$ 366,457,857 |
| Employee Benefits | 186,543,931 | 196,503,115 | 206,043,123 | 218,774,194 |
| Administration - 403b | 3,500 | 3,500 | 3,500 | 3,500 |
| Civil Service Retirement | 10,765,054 | 10,370,761 | 10,452,700 | 10,791,408 |
| Dental, Life & Vision | 35,242 | 34,502 | 34,502 | 34,502 |
| Health Insurance | 115,455,067 | 123,197,346 | 130,830,174 | 141,002,753 |
| Social Security | 25,335,381 | 26,042,845 | 26,776,854 | 27,671,233 |
| Teachers' Retirement | 25,258,754 | 26,762,206 | 27,492,027 | 28,417,312 |
| Unemployment Insurance | 350,000 | 400,000 | 400,000 | 400,000 |
| Welfare Fund Contribution | 4,640,933 | 4,756,956 | 4,871,617 | 5,012,649 |
| Worker's Compensation | 4,700,000 | 4,935,000 | 5,181,750 | 5,440,838 |
| Transportation | 51,363,783 | 53,931,972 | 56,628,571 | 59,460,000 |
| Tuitions | 33,800,000 | 35,974,000 | 38,292,420 | 40,765,036 |
| Debt Service | 37,247,850 | 39,752,331 | 35,953,711 | 35,380,007 |
| Contractual | 22,775,331 | 23,458,584 | 24,162,338 | 24,887,206 |
| BOCES | 15,628,467 | 16,722,460 | 17,893,032 | 19,145,544 |
| Charter School Tuitions | 16,700,000 | 17,539,000 | 18,420,230 | 19,345,822 |
| Utilities | 11,818,093 | 12,408,997 | 13,029,448 | 13,680,920 |
| Materials & Supplies | 4,840,868 | 4,986,095 | 5,135,677 | 5,289,747 |
| Building Repairs | 4,022,095 | 4,142,758 | 4,267,041 | 4,395,052 |
| Transfers | 1,870,000 | 1,982,200 | 2,101,132 | 2,227,200 |
| Insurance | 1,999,000 | 2,098,950 | 2,203,898 | 2,314,093 |
| Postage | 267,600 | 280,980 | 295,029 | 309,780 |
| Travel | 82,934 | 82,934 | 82,934 | 82,934 |
| Equipment | 780,000 | 980,000 | 1,130,000 | 980,000 |
| Textbooks | 2,626,600 | 2,745,180 | 2,794,984 | 2,845,783 |
| Library Books | 206,000 | 206,000 | 206,000 | 206,000 |
| Computer Software | 730,000 | 730,000 | 730,000 | 730,000 |
| Contingency | 7,100,000 | 31,000,000 | 31,775,000 | 32,728,250 |
| Total Expenditures | \$ 735,902,832 | \$ 790,418,215 | \$ 815,757,914 | \$ 850,005,425 |

**City of Yonkers
Combined Property Tax Levy Components**

| | FY 2024 Adopted | FY 2025 Projection | FY 2026 Projection | FY 2027 Projection |
|--|-----------------------|-----------------------|-----------------------|-----------------------|
| 2% Constitutional Limit | \$ 490,679,756 | \$ 513,259,611 | \$ 533,575,712 | \$ 546,003,260 |
| Property Tax Levy for CTL: | | | | |
| Property Tax Levy | \$ 414,997,406 | \$ 422,926,713 | \$ 430,910,249 | \$ 439,033,751 |
| B.I.D. Levy | 1,062,621 | 1,062,621 | 1,062,621 | 1,062,621 |
| Total Property Tax Levy for CTL | \$ 416,060,027 | \$ 423,989,334 | \$ 431,972,870 | \$ 440,096,372 |
| Less Exclusions: | | | | |
| Debt Service Exclusion | \$ 91,039,514 | \$ 96,931,922 | \$ 87,712,729 | \$ 87,604,305 |
| City Operating Capital | 130,000 | 133,900 | 137,917 | 142,055 |
| Tax Certiorari Payments | 500,000 | 500,000 | 500,000 | 500,000 |
| Judgment & Claims | 1,500,000 | 1,500,000 | 1,500,000 | 1,500,000 |
| Total Exclusions | \$ 93,169,514 | \$ 99,065,822 | \$ 89,850,646 | \$ 89,746,360 |
| Property Tax Levy Subject to 2% Limit | \$ 322,890,513 | \$ 324,923,512 | \$ 342,122,224 | \$ 350,350,012 |
| Constit. Tax Margin | \$ 167,789,243 | \$ 188,336,099 | \$ 191,453,487 | \$ 195,653,249 |
| % of CTL Exhausted | 65.80% | 63.31% | 64.12% | 64.17% |

**City of Yonkers
2% Constitutional Tax Limit Calculation**

| Fiscal Year | Property | Franchise | City Taxable A.V. | Vet Exempt. | School Taxable A.V. | Special Ratio % | Full Value |
|--------------------|-----------------|------------------|--------------------------|--------------------|----------------------------|------------------------|-------------------|
| FY 2020 | \$ 438,773,399 | \$ 24,469,377 | \$ 463,242,776 | \$ 560,586 | \$ 463,803,362 | 2.11% | \$ 21,981,201,991 |
| FY 2021 | \$ 435,277,984 | \$ 24,206,142 | \$ 459,484,126 | \$ 477,538 | \$ 459,961,664 | 2.04% | \$ 22,547,140,392 |
| FY 2022 | \$ 434,193,797 | \$ 23,830,468 | \$ 458,024,265 | \$ 486,244 | \$ 458,510,509 | 1.87% | \$ 24,519,278,556 |
| FY 2023 | \$ 434,483,462 | \$ 25,198,855 | \$ 459,682,317 | \$ 449,580 | \$ 460,131,897 | 1.77% | \$ 25,996,152,373 |
| FY 2024 | \$ 440,661,014 | \$ 25,836,036 | \$ 466,497,050 | \$ 385,150 | \$ 466,882,200 | 1.69% | \$ 27,626,165,680 |
| FY 2025 | \$ 440,661,014 | \$ 25,836,036 | \$ 466,497,050 | \$ 385,150 | \$ 466,882,200 | 1.69% | \$ 27,626,165,680 |
| FY 2026 | \$ 440,661,014 | \$ 25,836,036 | \$ 466,497,050 | \$ 385,150 | \$ 466,882,200 | 1.69% | \$ 27,626,165,680 |
| FY 2026 | \$ 440,661,014 | \$ 25,836,036 | \$ 466,497,050 | \$ 385,150 | \$ 466,882,200 | 1.69% | \$ 27,626,165,680 |

| | |
|--|-------------|
| FY 2024 2% of Five Year Rolling Average \$ | 490,679,756 |
| FY 2025 2% of Five Year Rolling Average \$ | 513,259,611 |
| FY 2026 2% of Five Year Rolling Average \$ | 533,575,712 |
| FY 2027 2% of Five Year Rolling Average \$ | 546,003,260 |

A.V. = Assessed Value