

FINAL OFFICIAL STATEMENT DATED OCTOBER 19, 2020

Refunding Issue: Book-Entry-Only

Rating: S&P Global Ratings: "AAA"

In the opinion of Bond Counsel, based on existing statutes and court decisions and assuming continuing compliance with certain covenants and procedures relating to requirements of the Internal Revenue Code of 1986, as amended (the "Code"), interest on the Bonds is excluded from gross income for federal income tax purposes and is not treated as an item of tax preference for purposes of computing the federal alternative minimum tax. In the opinion of Bond Counsel, based on existing statutes, interest on the Bonds is excluded from Connecticut taxable income for purposes of the Connecticut income tax on individuals, trusts and estates, and is excluded from amounts on which the net Connecticut minimum tax is based in the case of individuals, trusts and estates required to pay the federal alternative minimum tax. See "Tax Matters" herein.



City of Stamford, Connecticut

\$23,720,000

General Obligation Refunding Bonds,

Issue of 2020, Series C

Dated: Date of Delivery

Due: As set forth on the inside cover page:

The City of Stamford's General Obligation Refunding Bonds, Issue of 2020, Series C (the "Bonds") will bear interest payable on February 1, 2021 and semiannually thereafter on February 1 and August 1 in each year until maturity or earlier redemption. The Bonds are issuable only as fully registered bonds, without coupons, and when issued, will be registered in the name of Cede & Co., as Bondowner and nominee for The Depository Trust Company ("DTC"), New York, New York. DTC will act as securities depository for the Bonds. Purchases of the Bonds will be made in book entry-only form, in the denomination of \$5,000 or any integral multiple thereof. Purchasers will not receive certificates representing their ownership interest in the Bonds. So long as Cede & Co. is the Bondowner, as nominee of DTC, reference herein to the Bondowner or owners shall mean Cede & Co. as aforesaid, and shall not mean the Beneficial Owners (as described herein) of the Bonds. (See "Book Entry Only Transfer System" herein.)

The Bonds are subject to redemption prior to maturity as more fully described herein. (See "Optional Redemption for the Bonds" herein).

The Registrar, Certifying, Transfer, Paying Agent, and Escrow Agent will be U.S. Bank National Association of Hartford, Connecticut.

The Bonds are offered for delivery when, as and if issued, subject to the approving opinion of Robinson & Cole LLP, Bond Counsel, Hartford, Connecticut, and certain other conditions. Certain legal matters will be passed upon for the Underwriter by Pullman & Comley, LLC, of Bridgeport, Connecticut. It is expected that delivery of the Bonds in book-entry-only form will be made to DTC on or about November 3, 2020.

RAYMOND JAMES®

This cover page contains certain information for quick reference only. It is not a summary of this issue. Investors must read the entire Official Statement to obtain information essential to the making of an informed investment decision.

City of Stamford, Connecticut
\$23,720,000
General Obligation Refunding Bonds,
Issue of 2020, Series C

Dated: Date of Delivery

Due: February 1, 2022-2033
as detailed below:

| Year | Principal | Coupon | Yield | CUSIP¹ | Year | Principal | Coupon | Yield | CUSIP¹ |
|-------------|------------------|---------------|--------------|--------------------------|-------------|------------------|---------------|--------------|--------------------------|
| 2022 | \$ 1,930,000 | 4.000% | 0.200% | 852634SK1 | 2028 | \$ 2,045,000 | 5.000% | 0.700% | 852634SR6 |
| 2023 | 1,960,000 | 4.000% | 0.210% | 852634SL9 | 2029 | 1,925,000 | 5.000% | 0.860% | 852634SS4 |
| 2024 | 1,935,000 | 4.000% | 0.250% | 852634SM7 | 2030 | 1,955,000 | 5.000% | 0.980% | 852634ST2 |
| 2025 | 1,960,000 | 4.000% | 0.280% | 852634SN5 | 2031* | 1,985,000 | 5.000% | 1.100% | 852634SU9 |
| 2026 | 1,980,000 | 5.000% | 0.430% | 852634SP0 | 2032* | 2,015,000 | 3.000% | 1.380% | 852634SV7 |
| 2027 | 2,020,000 | 5.000% | 0.550% | 852634SQ8 | 2033* | 2,010,000 | 3.000% | 1.510% | 852634SW5 |

* Yield calculated to the February 1, 2030 first optional redemption date; however, any such redemption is at the option of the City.

¹ CUSIP® is a registered trademark of the American Bankers Association. CUSIP data herein is provided by CUSIP Global Services (CGS), which is managed on behalf of the American Bankers Association by S&P Global Market Intelligence. This data is not intended to create a database and does not serve in any way as a substitute for the CGS database. CUSIP numbers have been assigned by an independent company not affiliated with the City and are included solely for the convenience of the registered owners of the applicable Bonds. The City is not responsible for the selection or uses of these CUSIP numbers, and no representation is made as to the correctness on the applicable Bonds or as included herein. The CUSIP number for a specific maturity is subject to being changed after the issuance of the Bonds as a result of various subsequent actions including, but not limited to, a refunding in whole or in part or as a result of the procurement of secondary market portfolio insurance or other similar enhancement by investors that is applicable to all or a portion of certain maturities of the Bonds.

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This Official Statement has been prepared only in connection with the initial offering and sale of the Bonds and may not be reproduced or used in whole or in part for any other purpose. The information, estimates and expressions of opinion in this Official Statement are subject to change without notice. Neither the delivery of this Official Statement nor any sale of the Bonds shall, under any circumstances, create any implication that there has been no material change in the affairs of the City since the date of this Official Statement.

The independent auditors for the City are not passing upon and do not assume responsibility for the accuracy or completeness of the financial information presented in this Official Statement (other than matters expressly set forth in their opinion in Appendix A), and they make no representation that they have independently verified the same.

The Bonds have not been registered under the Securities Act of 1933, as amended, nor have the Bonds been registered under any state securities laws.

The City deems this Official Statement to be "final" for purposes of Securities and Exchange Commission Rule 15c2-12(b)(1), but it is subject to revision or amendment.

The City currently files its official statements for primary offerings with the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("EMMA") system. In accordance with the requirements of Rule 15c2-12(b)(5) promulgated by the Securities and Exchange Commission, the City will agree to provide or cause to be provided (i) annual financial information and operating data, (ii) a notice of the occurrence of certain events within 10 business days of the occurrence of such events, and (iii) timely notice of a failure by the City to provide the required annual financial information on or before the date specified in the Continuing Disclosure Agreement. The Continuing Disclosure Agreement shall be executed in substantially the form attached as Appendix C to this Official Statement.

The Underwriter has provided the following sentence for inclusion in this Official Statement: The Underwriter has reviewed the information in this Official Statement in accordance with, and as part of, its responsibility to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

No dealer, broker, salesperson or other person has been authorized by the City or the Underwriter to give any information or to make any representations, other than those contained in this Official Statement, and if given or made, such information or representations must not be relied upon as having been authorized by any of the foregoing. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of the Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information and expressions of opinion herein are subject to change without notice, and neither the delivery of this Official Statement nor any 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.

This Official Statement contains a general description of the Bonds, the City, and the plan of finance. A wide variety of other information, including financial information, concerning the City is available from publications and websites of the City and others. Any such information that is inconsistent with the information set forth in this Official Statement should be disregarded. No such information is a part of or incorporated into this Official Statement, except as expressly noted herein.

Under no circumstances shall the delivery of this Official Statement or any sale made after its delivery create any implication that the affairs of the City have remained unchanged after the date of this Official Statement.

The order and placement of materials in this Official Statement, including the Appendices, are not to be deemed to be a determination of relevance, materiality or importance, and this Official Statement, including the Appendices, must be considered in its entirety.

IN CONNECTION WITH THE OFFERING OF THE BONDS, THE UNDERWRITER MAY EFFECT CERTAIN TRANSACTIONS THAT STABILIZE THE PRICE OF SUCH BONDS. SUCH TRANSACTIONS MAY CONSIST OF BIDS OR PURCHASES FOR THE PURPOSE OF MAINTAINING THE PRICE OF THE BONDS. IN ADDITION, IF THE UNDERWRITER OVERALLOTS (THAT IS, SELLS MORE THAN THE AGGREGATE PRINCIPAL AMOUNT OF THE BONDS SET FORTH ON THE INSIDE COVER PAGE OF THIS OFFICIAL STATEMENT) AND THEREBY CREATES A SHORT POSITION IN THE BONDS IN CONNECTION WITH THE OFFERING, THE UNDERWRITER MAY REDUCE THAT SHORT POSITION BY PURCHASING THE BONDS IN THE OPEN MARKET. IN GENERAL, PURCHASES OF A SECURITY FOR THE PURPOSE OF STABILIZATION OR TO REDUCE A SHORT

POSITION COULD CAUSE THE PRICE OF A SECURITY TO BE HIGHER THAN IT MIGHT OTHERWISE BE IN THE ABSENCE OF SUCH PURCHASES. THE UNDERWRITER MAKES NO REPRESENTATION OR PREDICTION AS TO THE DIRECTION OR THE MAGNITUDE OF ANY EFFECT THAT THE TRANSACTIONS DESCRIBED ABOVE MAY HAVE ON THE PRICE OF THE BONDS. IN ADDITION, THE UNDERWRITER MAKES NO REPRESENTATION IT WILL ENGAGE IN SUCH TRANSACTIONS OR THAT SUCH TRANSACTIONS, IF COMMENCED, WILL NOT BE DISCONTINUED WITHOUT NOTICE.

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Table of Contents

| | <u>Page</u> | | <u>Page</u> |
|---|-------------|---|-------------|
| I. Bond Information..... | 1 | IV. Tax Base Data..... | 48 |
| Introduction..... | 1 | Property Tax - Assessments..... | 48 |
| Global Health Emergency Risk..... | 1 | Property Tax - Levy and Collection..... | 48 |
| Municipal Advisor..... | 4 | Property Tax Collections..... | 50 |
| Description of the Bonds..... | 4 | Property Tax Receivable..... | 50 |
| Optional Redemption for the Bonds..... | 4 | Principal Taxpayers..... | 51 |
| Authorization and Purpose..... | 5 | Comparative Assessed Valuations of Taxable Property..... | 51 |
| Plan of Refunding..... | 5 | Tax Districts..... | 52 |
| Verification of Mathematical Computations..... | 6 | Tax Rates by District..... | 52 |
| Sources and Uses of Bond Proceeds..... | 6 | V. Debt Summary..... | 53 |
| Book-Entry-Only Transfer System..... | 6 | Legal Requirements for Approval of Borrowing..... | 53 |
| DTC Practices..... | 7 | Debt Authorization..... | 53 |
| Replacement Bonds..... | 7 | Safe Debt Limit..... | 53 |
| Security and Remedies..... | 8 | School Projects..... | 53 |
| Qualification for Financial Institutions..... | 8 | Sewer Projects..... | 53 |
| Availability of Continuing Information..... | 8 | Long Term Debt..... | 54 |
| Rating..... | 9 | Short Term Debt..... | 55 |
| Bond Insurance..... | 9 | Annual Bonded Debt Maturity Schedule..... | 55 |
| Tax Matters..... | 9 | Overlapping/Underlapping Debt..... | 55 |
| Original Issue Discount..... | 10 | Debt Statement..... | 56 |
| Original Issue Premium..... | 10 | Current Debt Ratios..... | 56 |
| Underwriting..... | 10 | Temporary Financing..... | 57 |
| II. The Issuer..... | 11 | Debt of the WPCA..... | 57 |
| Description of the Municipality..... | 11 | Clean Water Fund Program..... | 57 |
| Government Organization..... | 12 | General Obligation Bonds..... | 57 |
| Administration..... | 13 | Statement of Debt Limitation..... | 59 |
| Principal Municipal Officials..... | 14 | Authorized But Unissued Debt..... | 59 |
| Municipal Services..... | 14 | Ratios of Net Long-Term Debt to Valuation | |
| Municipal Employees..... | 36 | Population and Income..... | 60 |
| Employee Bargaining Organizations..... | 36 | Ratio of Annual Debt Service | |
| Educational System..... | 37 | To Total General Fund Expenditures..... | 60 |
| School Facilities..... | 37 | VI. Financial Information..... | 61 |
| School Enrollment and Projections..... | 38 | General Fund Revenues and Expenditures | |
| III. Economic and Demographic Information..... | 39 | and Changes in Fund Balance..... | 61 |
| Population and Density..... | 39 | Historical General Fund Balance Sheet..... | 62 |
| Age Distribution of the Population..... | 39 | Accounting Policies and Basis of Accounting..... | 63 |
| Income Distribution..... | 39 | Audit..... | 63 |
| Income Levels..... | 40 | Budget Adoption Procedure..... | 63 |
| Educational Attainment..... | 40 | Capital Improvement Plan..... | 64 |
| Employment Data..... | 40 | Pension Programs..... | 65 |
| Employment by Industry..... | 41 | Sensitivity of Net Pension Liability to Changes | |
| Major Employers..... | 42 | in the Discount Rate..... | 67 |
| Commute to Work..... | 45 | Other Post Employment Benefits..... | 67 |
| Office Vacancy Rates..... | 45 | Self Insurance Programs..... | 69 |
| Building Permits..... | 45 | Investment Policies and Practices..... | 69 |
| Housing Unit Inventory..... | 46 | VII. Legal and Other Information..... | 70 |
| Vacancy Rates..... | 46 | Litigation..... | 70 |
| Owner Occupied Housing Values..... | 46 | Legal Matters..... | 70 |
| Age Distribution of Housing..... | 47 | Transcript and Closing Documents..... | 70 |
| Number and Size of Households..... | 47 | Concluding Statement..... | 71 |
| Breakdown of Land Use..... | 47 | Appendix A: 2019 Financial Statements Excerpted from | |
| | | the City's Comprehensive Annual Financial Report | |
| | | Appendix B: Form of Opinion of Bond Counsel | |
| | | Appendix C: Form of Continuing Disclosure Agreement | |

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I. Bond Information

Introduction

This Preliminary Official Statement, (the “Official Statement”) including the cover page, inside cover page, and appendices, is provided for the purpose of presenting certain information relating to the City of Stamford, Connecticut (the "City"), in connection with the original issuance and sale of \$23,720,000 General Obligation Refunding Bonds, Issue of 2020, Series C (the “Bonds”) of the City.

This Official Statement is not to be construed as a contract or agreement between the City and the purchasers or holders of any of the Bonds. 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 circumstance, create any implication that there has been no change in the affairs of the City since the date hereof. Any statements in this Official Statement involving matters of opinion or estimates, whether or not expressly so stated, are intended as such and not as representation of fact. No representation is made that any of such statements will be realized. All quotations from and summaries and explanations of provisions of laws contained in this Official Statement do not purport to be complete and are qualified in their entirety by reference to the official compilations thereof.

U.S. Bank National Association, 225 Asylum Street, Goodwin Square, Hartford, Connecticut 06103 will act as Registrar, Transfer Agent, Paying Agent, Certifying Agent and Escrow Agent for the Bonds.

Bond Counsel is not passing upon and does not assume responsibility for the accuracy or adequacy of the statements made in this Official Statement (other than matters expressly set forth as its opinion attached hereto as Appendix B) and makes no representation that it has independently verified the same.

The City deems this Official Statement to be “final” for purposes of Securities and Exchange Commission Rule 15c2-12(b)(1), but is subject to revision or amendment.

Global Health Emergency Risk

The COVID-19 Outbreak

The outbreak of a respiratory virus caused by a new strain of coronavirus, “COVID-19”, has been declared a Public Health Emergency of International Concern by the World Health Organization. On March 13, 2020, in response to the COVID-19 outbreak, the President of the United States declared a national emergency. The spread of the virus has affected travel, commerce and financial markets globally, and has affected global, national and State economic activity. Financial markets in the United States and throughout the world have seen a significant increase in volatility attributed to COVID-19 concerns, including U.S. equity and bond markets.

State Response to COVID-19

In the State of Connecticut (the “State”), the Governor declared a state of emergency on March 10, 2020 as a result of the COVID-19 outbreak. The Governor has issued numerous Executive Orders prohibiting certain activities in an attempt to slow the spread of COVID-19, including cancellation of all public-school classes for all students, restrictions on the number of people who can attend gatherings of all types, reduction and suspension of activity at State offices, agencies and facilities, limiting the service of restaurants, and the closure of all non-essential businesses.

On April 1, 2020, the Governor issued Executive Order No. 7S entitled “Protection of Public Health and Safety During COVID-19 Pandemic and Response – Safe Stores, Relief for Policyholders, Taxpayers, and Tenants”, which was subsequently amended by Executive Order No. 7W issued April 9, 2020 (as amended, “Executive Order No. 7S”). Section 6 of Executive Order No. 7S established two programs, a “Deferment Program” and a “Low Interest Rate Program”. The Deferment Program, for the period April 1, 2020 through and including July 1, 2020, offers eligible taxpayers, businesses, nonprofits, and residents a deferment by three (3) months of any taxes on real property, personal property or motor vehicles, or municipal water, sewer and electric rates, charges or assessments for such tax, rate, charge, or assessment from the time it became due and payable. Eligible taxpayers, businesses, nonprofits, and residents are those that attest to or document significant economic impact by COVID-19, and/or those that document they are providing relief to those significantly affected by the COVID-19 pandemic. The Low Interest Rate Program provides a three percent (3%) per annum interest rate to all taxpayers on the delinquent portion of the principal of any taxes on real property, personal property or motor vehicles, or municipal water, sewer and electric rates, charges or assessments, or part thereof, for three (3) months from the time when it became due and payable until the same is paid, for any such tax, rate, charge, or assessment due and payable from April 1, 2020 through and including July 1, 2020, unless such delinquent portion is subject to interest and penalties at less than three percent (3%) per annum.

Financial institutions and mortgage servicers that hold property tax payments in escrow on behalf of a borrower shall continue to remit property taxes to the municipality, so long as the borrower remains current on their mortgage or is in a forbearance or deferment program, irrespective of the borrower’s eligibility for or participation in the Deferment Program or the Low Interest Rate Program. Municipalities were required to participate in one or both programs by vote of its legislative body no later than April 25, 2020. On April 21, 2020, the Board of Representatives of the City of Stamford (the “City”) elected to implement the Deferment Program.

On April 30, 2020, Governor Lamont announced a four-phase plan to reopen the State’s economy. The Governor established health metrics to justify initiating each phase of the reopening. Phase one began on May 20, 2020 which allowed retailers, offices, outdoor restaurants and outdoor museums to open. Each phase of the Reopening Plan is dependent on the impact reopening is having on the community. Other factors the State takes under consideration include the continuing decline of the infection rate of the virus and the availability of personal protective equipment for hospital workers and hospital capacity to treat victims. Phase 2 began on June 17, 2020 and Phase 3 began on October 8. Phase 3 allows for restaurants, personal services, hair salons, barber shops, and libraries to increase from 50 percent to 75 percent capacity indoors, though bars and nightclubs continue to remain closed. Indoor performing arts venues will be able to open at 50 percent capacity with masks and distancing requirements in place.

Additional Executive Orders may be issued from time to time. The State has a dedicated website providing up-to-date information concerning the State’s actions in response to COVID-19, including the Executive Orders, at: [CT.Gov/coronavirus](https://www.ct.gov/coronavirus). Neither the City nor any of its advisors have reviewed the information provided by the State on this website and such parties take no responsibility for its content or the accuracy of the information provided thereon.

City Response to COVID-19

The City of Stamford began tracking COVID-19 in January of this year. In February the City became operationalized with the activation of the Emergency Operations Center to focus on preparedness and response efforts for the safety, health and welfare of employees, residents and visitors. On February 28, 2020 Mayor Martin issued a press release announcing preparedness efforts for residents. On March 6, 2020 Mayor Martin briefed the press on further COVID-19 preparedness and response activities. On March 10, 2020 a Public Health and Civil Preparedness emergency was declared by the Governor with which Stamford complied. The first positive COVID-19 case in Stamford was reported on March 10, 2020.

To date, there have been many preparedness efforts, interventions and responses to the Public Health Emergency including the procurement of necessary personal protective equipment, medical equipment, food, shelter and other necessities during this pandemic. Over 150,000 masks have been distributed; more than 12,500 residents tested; thousands of patient contacts called upon; hundreds of social service and assistance encounters and countless hours responding 24/7 to residents needs and concerns.

The City’s Board of Representatives, Board of Finance and Board of Education are conducting meetings on a remote basis in accordance with Executive Order No. 7B and most employees and staff are also working remotely or with staggered office hours and meetings by appointment only. Police, fire, and other first-responders continue their normal shifts, observing social distancing when able.

For the fiscal year ending June 30, 2020, the City is estimating a surplus from operations of approximately \$5 million due to building permits and conveyance tax revenues that exceeded expected budgeted amounts plus school related expenses less than anticipated. These results include the City's expected receipt of approximately \$1.3 million from the State to reimburse COVID-19 expenses.

In accordance with State law, the City has adopted its budget for the fiscal year ending June 30, 2021. Total revenues are estimated at \$594 million, including \$550 million from property taxes and \$23.2 million from the State in the general fund including the Board of Education. The City's FYE 2021 budget is posted at: <https://stamfordct.gov/office-of-administration/pages/annual-reports-and-budgets>. Stamford has budgeted for 3.8% of its revenues to be from the State: For information regarding the impact of COVID-19 on the State's finances and financial position, readers should consult the State's most recent filings on the Municipal Securities Rulemaking Board's Electronic Municipal Market Access website ("EMMA") at <https://emma.msrb.org/>.

The City recognized that given the high unemployment rate as a result of COVID, many property owners might have difficulty paying their FY 21 taxes especially if the tax increased over the prior year; so the Boards resolved to maintain the mill rate at the same rate it was for FY 20. That created a \$65 million shortfall in revenues. In order for the City of Stamford to close the \$65 million budget gap, in addition to making budgetary cuts of \$32 million, they authorized \$33.2 million as follows: the use of \$18.2 million in Rainy Day funds and short term borrowing of \$15 million.

As indicated above, pursuant to Executive Order No. 7S, on April 21, 2020, the City elected to implement the Deferment Program. The City estimates that it will receive approximately 40% of property tax payments from escrows in July 2020 and that a minimum of 5% of accounts will be deferred. For FYE 2021, the City estimated its overall property tax collection rate at 93.9%, a decrease of 5.1% from the prior fiscal year's collection rate of 99.0% to be conservative.

The City has been notified that \$2.2 million will be made available from CARES Act funding to be used as the 25% local share to FEMA funds. FEMA funding through June 30, 2020 is the subject of the City's application for reimbursement in August. Other material FY 20 cash inflows include Local Health Department Crisis funding in the amount of \$124,158 and the Bureau of Justice Assistance grant in the amount of \$134,989 to prevent, prepare and to respond.

As of June 30, 2020, the City had approximately \$70 million of cash and cash equivalents on hand but just under half of that amount is available for operations. Approximately \$40 million of cash and cash equivalents are on hand for capital projects.

Potential Impact

The potential impact of the national, State and City response to COVID-19 to date, and the continued spread of COVID-19 and the national, State and City response thereto, cannot be predicted at this time, but could have a materially adverse effect on the economies of the State and its municipalities, including the City, and the City's finances, credit ratings and ability to pay debt service on its outstanding indebtedness in the future. The City has taken steps to mitigate the risk including holding the mill rate at the rate of the prior year and initiating a line of credit for cash flow purposes, to be of assistance particularly during the tax deferral period occurring in the first 90 days of the fiscal year.

This Official Statement and information incorporated herein include "forward-looking statements" within the meaning of Section 21E of the Securities Exchange Act of 1934, as amended, and Section 27A of the Securities Act of 1933, as amended. Such statements are generally identifiable by the terminology used such as "plan," "expect," "estimate," "anticipate," "budget," "approximately" or other similar words. All forward-looking statements included in this Official Statement or incorporated herein are based on information available to the City up to the date of this Statement. The achievement of certain results or other expectations involve known and unknown risks, uncertainties and other factors which may cause actual results to differ materially from those anticipated in these forward-looking statements. The City assumes no obligation to update any such forward-looking statements to reflect events or circumstances that arise after the date hereof.

Municipal Advisor

Phoenix Advisors, LLC, of Milford, Connecticut has served as Municipal Advisor to the City with respect to the issuance of the Bonds (the "Municipal Advisor") and has assisted the City in preparing this Official Statement. The Municipal Advisor is not obligated to undertake, and has not undertaken, either to make an independent verification of or to assume responsibility for the accuracy, completeness, or fairness of the information contained in the Official Statement and the appendices hereto.

The Municipal Advisor is an independent firm and is not engaged in the business of underwriting, trading or distributing municipal securities or other public securities.

Description of the Bonds

The Bonds will be dated as of the date of delivery, November 3, 2020, and will mature in annual installments on February 1 in each of the years and in the principal amounts set forth on the inside cover page of this Official Statement. Interest on the Bonds will be payable on February 1, 2021 and semiannually thereafter on August 1 and February 1 in each year until maturity or earlier redemption. Interest will be calculated on the basis of twelve 30-day months and a 360-day year and will be payable to the registered owner of the Bonds as of the close of business on the fifteenth day of January and July in each year, or the preceding business day if such fifteenth day is not a business day, by check, mailed to the registered owner at the address as shown on the registration books of the City kept for such purpose, or so long as the Bonds are registered in the name of Cede & Co., as nominee of DTC, by such other means as DTC, the Paying Agent and the City shall agree. The Bonds are subject to redemption prior to maturity as more fully described herein. The Bonds shall NOT be designated by the City as qualified tax-exempt obligations under the provisions of section 265(b) of the Internal Revenue Code of 1986, as amended.

Optional Redemption for the Bonds

The Bonds maturing on or before February 1, 2030 are not subject to redemption prior to maturity. The Bonds maturing on February 1, 2031 and thereafter are subject to redemption prior to maturity, at the election of the City, on and after February 1, 2030 at any time, in whole or in part and by lot within a maturity, in such amounts and in such order of maturity as the City may determine, at the respective price (expressed as a percentage of the principal amount of the Bonds to be redeemed), set forth in the following table, plus interest accrued and unpaid to the redemption date:

| <u>Period During Which Redeemed</u> | <u>Redemption Price</u> |
|-------------------------------------|-------------------------|
| February 1, 2030 and thereafter | 100% |

Notice of redemption shall be given by the City or its agent by mailing a copy of the redemption notice by first-class mail at least thirty (30) days prior to the date fixed for redemption to the registered owner as the same shall last appear on the registration books for the Bonds. Failure to give such notice by mailing to any registered owner, or any defect therein, shall not affect the validity of the redemption of any of the Bonds. Upon the giving of such notice, if sufficient funds available solely for redemption are on deposit with the Paying Agent, the Bonds or portions thereof so called for redemption will cease to bear interest after the specified redemption date.

If less than all of the Bonds of any one maturity shall be called for redemption, the particular Bonds or portions of Bonds of such maturity to be redeemed shall be selected by lot in such manner as the City in its discretion may determine; provided, however, that the portion of any Bond to be redeemed shall be in the principal amount of \$5,000 or a multiple thereof and that, in selecting Bonds for redemption, each Bond shall be considered as representing that number of Bonds which is obtained by dividing the principal amount of such Bond by \$5,000.

The City, so long as a book-entry system is used for the Bonds, will send any notice of redemption only to DTC (or successor securities depository) or its nominee. Any failure of DTC to advise any DTC Participant, or of any DTC Participant or Indirect Participant to notify any Indirect Participant or Beneficial Owner, of any such notice and its content or effect will not affect the validity of the redemption of such Bonds called for redemption. Redemption of portions of the Bonds of any maturity by the City will reduce the outstanding principal amounts of such maturity held by DTC. In such event it is the current practice of DTC to allocate by lot, through its book-entry system, among the interest held by DTC Participants in the Bonds to be redeemed, the interest to be reduced by such redemption in accordance with its own rules or other agreements with DTC Participants. The DTC Participants and Indirect Participants may allocate reductions of the interests in the Bonds to be redeemed held by the Beneficial Owners. Any

such allocations of reductions of interests in the Bonds to be redeemed will not be governed by the determination of the City authorizing the issuance of the Bonds and will not be conducted by the City, the Registrar or Paying Agent.

Authorization and Purpose

The Bonds are being issued pursuant to Section 7-370c of the General Statutes of Connecticut, Revision of 1958, as amended (the “Connecticut General Statutes”) and a resolution adopted by the Board of Representatives on September 8, 2020, authorizing the issuance of refunding bonds in an amount not to exceed \$30,000,000.

The Bonds are being issued to refund all or any portion of the aggregate principal amount outstanding of certain of the City’s General Obligation Bonds, and to pay costs of issuance, including underwriter’s discount. See “Plan of Refunding” herein.

Plan of Refunding

The Bonds are being issued to refund at or prior to maturity all or any portion of the City’s outstanding bonds as set forth below (the “Refunded Bonds”). The refunding of the Refunded Bonds is contingent on the delivery of the Bonds.

| <i>Issue</i> | <i>Dated Date</i> | <i>Maturity Date</i> | <i>Interest Rate</i> | <i>Par Amount</i> | <i>Redemption Date</i> | <i>Redemption Price</i> | <i>CUSIPs</i> |
|---------------|-------------------|----------------------|----------------------|-------------------|------------------------|-------------------------|---------------|
| Issue of 2013 | 2/4/2013 | 2/1/2022 | 2.000% | \$ 2,450,000 | 2/1/2021 | 100.00% | 852634FZ2 |
| | | 2/1/2023 | 2.000% | 2,450,000 | 2/1/2021 | 100.00% | 852634GA6 |
| | | 2/1/2024 | 2.250% | 2,400,000 | 2/1/2021 | 100.00% | 852634GB4 |
| | | 2/1/2025 | 2.500% | 2,400,000 | 2/1/2021 | 100.00% | 852634GC2 |
| | | 2/1/2026 | 2.500% | 2,400,000 | 2/1/2021 | 100.00% | 852634GD0 |
| | | 2/1/2027 | 3.000% | 2,400,000 | 2/1/2021 | 100.00% | 852634GE8 |
| | | 2/1/2028 | 3.000% | 2,400,000 | 2/1/2021 | 100.00% | 852634GF5 |
| | | 2/1/2029 | 3.000% | 2,250,000 | 2/1/2021 | 100.00% | 852634GG3 |
| | | 2/1/2030 | 3.000% | 2,250,000 | 2/1/2021 | 100.00% | 852634GH1 |
| | | 2/1/2031 | 3.000% | 2,250,000 | 2/1/2021 | 100.00% | 852634GJ7 |
| | | 2/1/2032 | 3.000% | 2,250,000 | 2/1/2021 | 100.00% | 852634GK4 |
| | | 2/1/2033 | 3.000% | 2,250,000 | 2/1/2021 | 100.00% | 852634GL2 |
| | | Total | | | | \$ 28,150,000 | |

Upon delivery of the Bonds, a portion of the Bond proceeds will be deposited in one or more irrevocable escrow funds (together, the “Escrow Deposit Fund”) established with U.S. Bank National Association, as escrow agent (the “Escrow Agent”) under an Escrow Agreement (the “Escrow Agreement”) dated as of the date of delivery between the Escrow Agent and the City. The Escrow Agent will use such proceeds to purchase a portfolio of non-callable direct obligations of, or obligations guaranteed by the government of the United States of America, including, U.S. Treasury securities, U.S. Treasury State and Local Government Series securities (“SLGS”), Federal National Mortgage Association (“FNMA”) and Federal Home Loan Mortgage Corporation (“FHLMC”) securities and any other securities permitted by Section 7-400 of the Connecticut General Statutes, all of which shall not be callable or prepayable at the option of the issuer thereof (the “Escrow Securities”). All investment income on and the maturing principal of the Escrow Securities held in the Escrow Deposit Fund will be irrevocably deposited by the City for payment of (i) the Refunded Bonds on the redemption date for the Refunded Bonds, and (ii) the principal of interest on the Refunded Bonds prior to and on any redemption date for the Refunded Bonds. The balance of the proceeds of the Bonds will be used to pay costs of issuance, including underwriter's discount.

Verification of Mathematical Computations

The accuracy of the mathematical computations regarding (i) the adequacy of maturing principal of and interest earned on the Escrow Securities deposited with the Escrow Agent to pay, when due, the principal of, accrued interest and redemption premium on the Refunded Bonds on the redemption date, and (ii) the yield on the Bonds and the Escrow Securities will be verified by AMTEC of Avon, Connecticut (the “Verification Agent”). Such verification of the accuracy of the mathematical computations will be based upon information and assumptions supplied to the Verification Agent by the Underwriter.

Sources and Uses of Bond Proceeds:

| | | |
|-----------------------------------|-----------|--------------------------|
| Sources: | | <u>This Issue</u> |
| Par Amount of the Bonds | \$ | 23,720,000.00 |
| Net Original Issue Premium | | 4,983,189.30 |
| Total Sources | \$ | 28,703,189.30 |
| | | |
| Uses: | | |
| Deposit to Refunding Escrow | \$ | 28,520,420.81 |
| Costs of Issuance | | 98,353.49 |
| Underwriter’s Discount | | 84,415.00 |
| Total Uses | \$ | 28,703,189.30 |

Book-Entry-Only Transfer System

The Depository Trust Company (“DTC”), New York, NY, will act as securities depository for the Bonds (the “Securities”). The Securities 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 Security certificate will be issued for each maturity of the Securities in the aggregate principal amount of such maturity and will be deposited with DTC.

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

Purchases of Securities under the DTC system must be made by or through Direct Participants, which will receive a credit for the Securities on DTC’s records. The ownership interest of each actual purchaser of each Security (“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 Securities 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 Securities, except in the event that use of the book-entry system for the Securities is discontinued.

To facilitate subsequent transfers, all Securities 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 Securities 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 Securities; DTC's records reflect only the identity of the Direct Participants to whose accounts such Securities are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

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

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

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

Redemption proceeds, distributions, and dividend payments on the Securities 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 or Agent, 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, Agent, 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 or Agent, 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 Securities at any time by giving reasonable notice to the City or Agent. Under such circumstances, in the event that a successor depository is not obtained, Security certificates are required to be printed and delivered.

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

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

DTC Practices

The City can make no assurances that DTC, Direct Participants, Indirect Participants or other nominees of the Beneficial Owners of the Bonds act in a manner described in this Official Statement. DTC is required to act according to rules and procedures established by DTC and its participants which are on file with the Securities and Exchange Commission.

Replacement Bonds

In the event that: (a) DTC determines not to continue to act as securities depository for the Bonds, and the City fails to identify another qualified securities depository for the Bonds to replace DTC; or (b) the City determines to discontinue the book-entry system of evidence and transfer of ownership of the Bonds, the City is authorized to issue fully registered Bond certificates directly to the Beneficial Owner. A Beneficial Owner of the Bonds, upon registration of certificates held in such Beneficial Owner's name, will become the registered owner of the Bonds.

Security and Remedies

The Bonds will be general obligations of the City and the City will pledge its full faith and credit to pay the principal of and interest on the Bonds when due.

Unless paid from other sources, the Bonds are payable from general property tax revenues. The City has the power under Connecticut General Statutes to levy ad valorem taxes on all taxable property in the City without limit as to rate or amount, except as to certain classified property such as certified forest land taxable at a limited rate and dwelling houses of qualified elderly persons of low income or qualified disabled persons taxable at limited amounts.

Payment of the Bonds is not limited to property tax revenues or any other revenue source, but certain revenues of the City may be restricted as to use and therefore may not be available to pay debt service on the Bonds.

There are no statutory provisions for priorities in the payment of general obligations of the City. There are no statutory provisions for a lien on any portion of the tax levy or other revenues to secure the Bonds, or judgments thereon, in priority to other claims.

The City is subject to suit on its general obligation bonds and a court of competent jurisdiction has the power in appropriate proceedings to render a judgment against the City. Courts of competent jurisdiction also have the power in appropriate proceedings to order payment of a judgment on such bonds from funds lawfully available therefor or, in the absence thereof, to order the City to take all lawful action to obtain the same, including the raising of the required amount in the next annual tax levy. In exercising their discretion as to whether to enter such an order, the courts may take into account all relevant factors, including the current operating needs of the City and the availability and adequacy of other remedies.

Enforcement of a claim for payment of principal of or interest on such debt would also be subject to the applicable provisions of Federal bankruptcy laws as well as other bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights heretofore or hereafter enacted and to the exercise of judicial discretion. Under the federal bankruptcy code, the City may seek relief only, among other requirements, if it is specifically authorized, in its capacity as a municipality or by name, to be a debtor under Chapter 9, Title 11 of the United States Code, or by state law or by a governmental officer or organization empowered by state law to authorize such entity to become a debtor under such Chapter. Section 7-566 of the Connecticut General Statutes, as amended, provides that no Connecticut municipality shall file a petition in bankruptcy without the express prior written consent of the Governor. This prohibition applies to any town, city, borough, metropolitan district and any other political subdivision of the State having the power to levy taxes and issue bonds or other obligations.

Qualification for Financial Institutions

The Bonds shall NOT be designated by the City as qualified tax-exempt obligations under the provisions of Section 265(b) of the Internal Revenue Code of 1986, as amended, for purposes of the deduction by financial institutions of interest expense allocable to the Bonds.

Availability of Continuing Information

The City prepares, in accordance with State law, annual audited financial statements and files such annual audits with the State of Connecticut, Office of Policy and Management on an annual basis. The City provides, and will continue to provide, to the rating agencies ongoing disclosure in the form of the annual financial reports, recommended and adopted budgets, and other materials relating to its management and financial condition, as may be necessary or requested. In accordance with the requirements of Rule 15c2-12(b)(5) promulgated by the Securities and Exchange Commission, the City will agree to provide or cause to be provided (i) annual financial information and operating data, (ii) a notice of the occurrence of certain events within 10 business days of the occurrence of such events, and (iii) timely notice of a failure by the City to provide the required annual financial information on or before the date specified in the Continuing Disclosure Agreement. The Continuing Disclosure Agreement shall be executed in substantially the form attached as Appendix C to this Official Statement.

The City has previously undertaken in continuing disclosure agreements for the benefit of holders of certain of its bonds and notes to provide certain annual financial information and event notices pursuant to Rule 15c2-12(b)(5). In the last five years, the City has not failed to comply, in all material respects, with its previous undertakings in such agreements.

Rating

The Bonds have been rated “AAA” by S&P Global Ratings (“S&P”). The City furnished to the S&P certain information and materials, some of which may not have been included in this Official Statement. The rating reflect only the views of the rating agency. No application was made to any other rating agencies for the purpose of obtaining ratings on outstanding securities of the City.

Generally, rating agencies base their rating upon such information and materials and upon investigations, studies and assumptions by the rating agencies. There can be no assurance that a rating will continue for any given period of time or that it will not be lowered or withdrawn entirely by a rating agency if in their judgment circumstances so warrant. Any such downward change in or withdrawal of a rating may have an adverse effect on the marketability or market price of the City’s outstanding bonds and notes, including this issue.

The City expects to furnish to S&P information and materials that they may request. However, the City may issue short-term or other debt for which a rating is not requested. The City’s Municipal Advisor, Phoenix Advisors, LLC, recommends that all bonded debt be submitted for a credit rating.

Bond Insurance

The City does not expect to purchase a credit enhancement facility.

Tax Matters

The Internal Revenue Code of 1986, as amended (the “Code”), imposes certain requirements which must be met at and subsequent to delivery of the Bonds in order that interest on the Bonds be and remains excluded from gross income for federal income tax purposes. Noncompliance with such requirements could cause interest on the Bonds to be included in gross income retroactive to the date of issuance of the Bonds. The Tax Regulatory Agreement, which will be executed and delivered by the City concurrently with the Bonds, contains representations, covenants and procedures relating to the use, expenditure and investment of proceeds of the Bonds in order to comply with such requirements of the Code. Pursuant to the Tax Regulatory Agreement, the City also covenants and agrees that it shall perform all things necessary or appropriate under any valid provision of law to ensure interest on the Bonds shall be excluded from gross income for federal income tax purposes under the Code.

In the opinion of Bond Counsel, based on existing statutes and court decisions and assuming continuing compliance by the City with its covenants and the procedures contained in the Tax Regulatory Agreement, interest on the Bonds is excluded from gross income for federal income tax purposes and is not treated as an item of tax preference for purposes of computing the federal alternative minimum tax.

Ownership of the Bonds may also result in certain collateral federal income tax consequences to certain taxpayers, including, without limitation, financial institutions, property and casualty insurance companies, certain foreign corporations doing business in the United States, certain S corporations with excess passive income, individual recipients of Social Security and Railroad Retirement benefits, taxpayers utilizing the earned income credit and taxpayers who have or are deemed to have incurred indebtedness to purchase or carry tax exempt obligations, such as the Bonds. Prospective purchasers of the Bonds, particularly those who may be subject to special rules, are advised to consult their own tax advisors regarding the federal tax consequences of ownership and disposition of, or receipt of interest on, the Bonds.

In the opinion of Bond Counsel, based on existing statutes, interest on the Bonds is excluded from Connecticut taxable income for purposes of the Connecticut income tax on individuals, trusts and estates, and is excluded from amounts on which the net Connecticut minimum tax is based in the case of individuals, trusts and estates required to pay the federal alternative minimum tax.

Legislation affecting the exclusion from gross income of interest on State or local bonds, such as the Bonds, is regularly under consideration by the United States Congress. There can be no assurance that legislation enacted or proposed after the date of issuance of the Bonds will not reduce or eliminate the benefit of the exclusion from gross income of interest on the Bonds or adversely affect the market price of the Bonds.

The opinions of Bond Counsel are rendered as of their date and are based on existing law, which is subject to change. Bond Counsel assumes no obligation to update or supplement its opinions to reflect any facts or circumstances that may come to their attention, or to reflect any changes in law that may thereafter occur or become effective.

Prospective purchasers of the Bonds are advised to consult their own tax advisors regarding other State and local tax consequences of ownership and disposition of and receipt of interest on the Bonds.

Original Issue Premium

The initial public offering price of certain maturities of the Bonds may be greater than the principal amount payable on such Bonds at maturity. The excess of the initial public offering price at which a substantial amount of these Bonds are sold over the principal amount payable at maturity or on earlier call date constitutes original issue premium. The offering prices relating to the yields set forth on the inside cover page of this Official Statement are expected to be the initial public offering prices at which a substantial amount of the Bonds were ultimately sold to the public.

Under Sections 1016 and 171 of the Code, the amount of original issue premium treated as amortizing with respect to any Bond during each day it is owned by a taxpayer is subtracted from the owner's adjusted basis for purposes of determining gain or loss upon the sale or other disposition of such Bonds by such owner. Amortized original issue premium on the Bonds is not treated as a deduction from gross income for federal income tax purposes. Original issue premium on any bond is treated as amortizing on the basis of the taxpayer's yield to maturity using the taxpayer's cost basis and a constant semiannual compounding method. Prospective purchasers of the Bonds should consult their own tax advisors with respect to the federal, state and local income tax consequences of the disposition of and receipt of interest on the Bonds.

Underwriting

The Bonds are being purchased by Raymond James & Associates, Inc. (the "Underwriter") pursuant to a Bond Purchase Agreement. The Underwriter has agreed, subject to certain conditions, to purchase the Bonds from the City at the net aggregate purchase price of \$28,618,774.30 (consisting of the principal amount of \$23,720,000.00, plus original issue premium of \$4,983,189.30, and less Underwriter's discount of \$84,415.00). The Underwriter will be obligated to purchase all such Bonds, if any such Bonds are purchased. The Bonds may be offered and sold to certain dealers (including unit investment trusts and other affiliated portfolios of certain underwriters and other dealers depositing the Bonds into investment trusts) at prices lower than the public offering prices, and such public offering prices may be changed, from time to time by the Underwriter.

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II. The Issuer



Description of the Municipality

Stamford, first settled in 1641, is Connecticut's third largest city by population. It was named the Town of Stamford in 1642 and was admitted to Connecticut in October 1662. In 1893, the City of Stamford, comprising the central portion of the Town of Stamford, was incorporated. Thereafter, the City of Stamford became a component part of the Town of Stamford resulting in two separate governments. On April 15, 1949, the Town and City were consolidated and named the City of Stamford (the "City"). The City covers an area of approximately 40 square miles located on Long Island Sound between Greenwich to the west and New Canaan and Darien to the east.

The City is less than one hour from New York City by rail or highway transportation. It is on the New Haven line of the Metro-North commuter railroad and also receives service from Shoreline East, Amtrak, and Conrail which provide daily passenger and freight service. It is served by interstate, intrastate, and local bus lines. The Connecticut Turnpike (I-95), the Boston Post Road (U.S. Route 1), and the Merritt Parkway (CT Route 15), traverse the City.

The City has a high concentration of national and international corporate headquarters, and it is the major retail trade center of Fairfield County, yet it maintains its suburban character and residential areas. The City offers its residents a high quality of life including good schools, a broad array of public services, attractive parks and recreational activities, and a safe living environment. Through sound urban planning the City has strengthened its downtown retail core, increased its housing and cultural facilities, and attracted major office development.

The 82-acre Harbor Point development in the South End continues under active construction. To date, 3,200 apartment units have been completed with an additional 1,600 units under construction or have received approval to commence construction. The project includes 4,800 residential units of which ten percent are affordable housing; commercial space including office buildings, a grocery store, a waterfront hotel, restaurants, and a marina; more than 11 acres of parks and public spaces; a community school; and publicly accessible waterfront areas. Fortune 100 company Charter Communications has quickly continued development of their 2-building 777,000-square foot world headquarters adjacent to the Stamford Transportation Center. Additionally, Metro Tower is a shovel-ready fully-approved 385,000-square foot office tower located at the Stamford Transportation Center.

Development continues in Stamford Downtown with 2,200 residential units currently under construction or with zoning approvals, and an additional 1,250 residential units have been brought online in Downtown alone since 2018. Numerous hotels have been in the pipeline recently, with the completion of the 156-unit Marriott Residence Inn, a conversion of the Hotel Zero Degrees to a luxury boutique hotel called The Lloyd, and the planned development of a 100-room luxury hotel adjacent to Veterans Park.

Restoration of the Mill River, which includes the creation of a new 28-acre urban park along its banks and a greenway leading from downtown Stamford to Long Island Sound, continues. The Mill River Park is spurring development and real estate tax revenues with over 2,700 new residential units that have been built or are in development around the perimeter of the park.

The University of Connecticut (UCONN) Stamford Branch created their first dormitory in 2017, and in 2018 expanded into two other apartment buildings totaling 450 beds in Stamford. UCONN reported all of the beds filled during the 2019 academic year. Stamford Hospital opened its new state-of-the-art, 650,000-square-foot building, a \$450 million expansion that includes a new eleven-story hospital building and a central utility plant.

Multiple buildings in Stamford are currently undergoing adaptive reuse: 677 Washington's trading floor being converted into television production space for WWE, a South End office is under construction for ITV America's television production studios, two former GE office buildings planned to be converted into senior housing, and a North Stamford office has plans to convert into a Life Time Fitness.

Stamford is an important residential suburb in one of the highest per capita income areas of the United States. Stamford's median household income in 2018 was \$89,309, which is a roughly \$4,500 increase over 2017. This was also significantly higher than the median household income for Connecticut which was \$76,106.

Government Organization

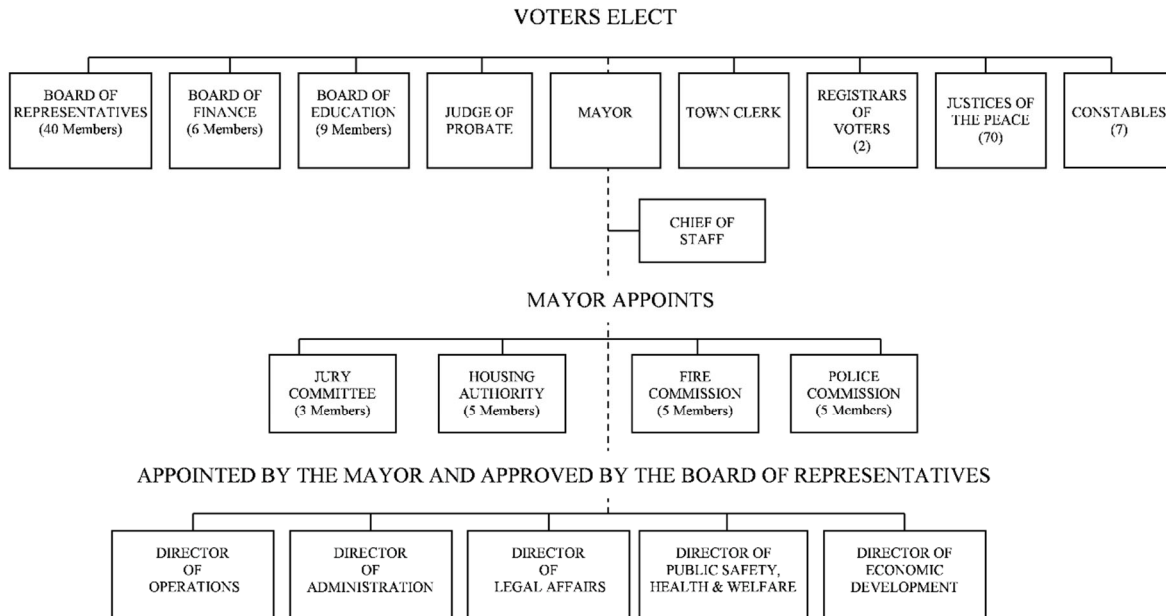
The City operates under a Charter adopted in 1949 and most recently revised in November 2013. The 18th Charter Revision was undertaken in 2013 to correct discrepancies identified by the 2012 decennial charter review. The 2012 revisions mandated a Board of Ethics, created a Historic Preservation Advisory Commission, added a preamble concerning Citizens' Rights, created a single combined fire department consisting of the existing municipal department and the five volunteer companies, and made a number of technical changes to the Charter.

The chief executive officer of the City is the Mayor, who is elected for a four-year term of office. The legislative function is performed by a forty-member Board of Representatives whose members are elected, two from each of twenty districts, for four-year terms. The Board of Representatives adopts ordinances and resolutions and must approve all expenditures of funds. A six-member Board of Finance, elected to staggered three-year terms with provisions for representation of two major political parties, establishes fiscal policy and must approve all expenditures of funds.

The Director of Administration is appointed by the Mayor and confirmed by the Board of Representatives. Under the direction of the Mayor, the Director of Administration has supervision over the Controller's Office, Office of Policy and Management, Purchasing, Central Services, Assessment and Taxation, Community Development, Intergovernmental Grants, Technology Management Services and Risk Management. The Director of Administration is the Chief Fiscal Officer of the City and performs accounting of all funds showing all financial transactions for all commissions, boards, departments, offices, agencies, authorities, and other entities of the City. The Office of Administration provides certain support services for the Board of Education.

The Director of Administration has the powers and duties conferred on town treasurers to issue and market all bonds and to invest funds of the City. The Director of Administration is also responsible for the preparation of the operating and capital budgets of the City. In addition, in accordance with Section 8-20-3 of the City Charter, the Director of Administration submits an opinion to the Mayor and Board of Finance in December of each year setting forth the amount and nature of capital expenditures that the City may incur safely for each of the six succeeding years.

City of Stamford, Connecticut
Organizational Chart
CITIZENS OF STAMFORD



Administration

The Mayor, subject to the approval of the Board of Representatives, appoints four Directors: the Director of Operations, Director of Administration, Director of Legal Affairs, and Director of Public Safety, Health & Welfare. The Mayor also appoints the Director of Economic Development and a Chief of Staff. The Directors and the Chief of Staff serve at the Mayor's pleasure and their terms are coterminous with the Mayor's term of office.

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Principal Municipal Officials

| Office | Name | Manner of Selection | Term |
|---|----------------------------|-------------------------|------------------------|
| Mayor | David R. Martin | Elected/4 years | 6 ½ years ¹ |
| Chief of Staff | Michael E. Pollard | Appointed/4 years | 6 ½ years |
| Director of Administration | Sandra L. Dennies | Appointed/4 years | 7 months ² |
| Director of Operations | Mark McGrath | Appointed/4 years | 1 ½ years |
| Director of Legal Affairs | Kathryn Emmett, Esq. | Appointed/4 years | 6 ½ years |
| Director of Public Safety, Health and Welfare | Thaddeus K. Jankowski, Sr. | Appointed/4 years | 8 ½ years ³ |
| Director of Economic Development | Thomas Madden, AICP | Appointed/4 years | 6 years |
| Controller | David A. Yanik | Unclassified/indefinite | 8 ½ years |
| Director of Policy & Management | Jay Fountain | Unclassified | 4 ½ years ⁴ |
| Superintendent of Schools | Tamu Lucero | Appointed/3 years | 1 year ⁵ |

¹ David R. Martin was elected Mayor of the City in November 2013, took office on December 1, 2013, and appointed his cabinet members shortly thereafter. Mayor Martin represented the 19th District on Stamford’s Board of Representatives for 26 years (from 1987 to 2009) and served as president for 8 years (2001 to 2009). Mayor Martin was elected to the Board of Finance in November of 2011 and served through November of 2013.

² Ms. Dennies was appointed as Director of Administration on an interim basis as of 3/2/2020. On July 24, 2020 she was appointed as Director of Administration. Ms. Dennies also served as the Director of Administration under a prior administration.

³ Mr. Jankowski served as a cabinet member for the previous administration and was appointed by Mayor Martin.

⁴ Mr. Fountain was appointed Acting Director of Policy & Management on November 30, 2015 and Director of Policy & Management on August 14, 2017. He is a CPA and CGFM and has been involved in state and local government for the past 45 years, most recently serving as a member of the City’s Board of Representatives and as Chair of the Fiscal Committee.

⁵ Ms. Lucero was appointed Superintendent of Schools as of April 24, 2019. She was engaged by Stamford Public Schools as Assistant Superintendant in June of 2013 and appointed Deputy Superintendent July 1, 2018.

The City administers a Civil Service System, including hiring, promotional and competitive examinations and disciplinary actions. The Department of Human Resources conducts training programs and maintains employee benefit programs and conducts collective bargaining negotiations on 9 contracts with municipal employee labor unions. The Board of Education negotiates with its employee labor unions. See “Municipal Employees Bargaining Organizations” herein.

The City currently employs 3,290 full-time persons for the General Government and the Board of Education.

Municipal Services

Fire Services: The mission of the Stamford Fire Department is to protect the lives and property of all citizens and guests of Stamford in regard to fire, emergency medical, and environmental emergencies through education, code enforcement and the response of highly trained competent personnel.

The Stamford Fire Department, with both career and volunteer firefighters, responds throughout the City of Stamford, from one or more of its twelve (12) fire stations. The Stamford Fire Department also maintains mutual aid agreements with surrounding City/Town fire departments including New Canaan, Greenwich, Norwalk, and Darien, Connecticut; as well as Pound Ridge, New York. The Stamford Fire Department serves the City, its residents and guests by being a lead Emergency Response Agency to all manner of rescue incidents, with special operations units performing: SCUBA rescue, heavy rescue, motor vehicle rescue, high angle rescue and confined space rescue. The Department has a marine unit with response capabilities for on water fire suppression and water rescue. The Department provides technician level hazardous materials response services with its HAZMAT task force.

The objectives of the Stamford Fire Department’s Fire Marshal Division address factors in respect to fire and the life safety of the City’s occupants, its structures, and development of a given property to protect their physical well-being from the harmful effects of fire and other hazards by education and fire code enforcement. The Fire Marshal division investigates the cause and origin of fires, explosions and other emergency incidents or conditions with the objective of reducing or preventing the occurrence of such incidents, and inspection of buildings to prevent fires. The Fire Marshal Division works closely with the Police Department, the State’s Attorney Office, and other agencies to effect the arrest and conviction of persons deliberately setting fires, allowing hazardous conditions to exist or knowingly violating federal, State and local laws and ordinances. This objective is carried out as set forth under the General Statutes of Connecticut (the “General Statutes”), City Ordinances and Stamford Fire Department Standard Operating

Guidelines. The office provides fire safety education programs for all citizens, employees, and organizations within the City. The Fire Marshal Division works with the Department of Health and Social Services and other agencies of the City to identify illegal dwelling units within the City.

The Stamford Fire Department Training Division is in charge of all NFPA, OSHA and ISO related training for all firefighting personnel within the Department. The Training division is also responsible for the administration of the Stamford Regional Fire Training School. The Regional Fire School has been providing training to Stamford's career and volunteer firefighters as well as firefighters from area Fire Departments, conducting various fire and emergency service training classes. With its own elevator rescue training simulator and elevator training program, the school has attracted students from as far away as Hawaii. The Regional School is used to host joint training with the Stamford Police Department. The School also assists with the Stamford Citizen Emergency Response Team "CERT" and the Stamford Citizen's Public Safety Academy.

The Stamford Fire Department Vehicle & Equipment Maintenance Division performs service and repair as well as annual inspections of Department apparatus, equipment and support vehicles. The Mechanical division also oversees annual pump testing, ladder testing and flow testing of SCBA devices.

Department of Health: The Department's Mission is to promote wellness and healthy lifestyles, prevent disease and injury, and proactively protect the health, safety, and well-being of the public and our city environment.

Within the DOH, the Nursing and Dental Hygiene Division includes School Health and Community Nursing Services. The School Health Program provides nursing and dental services to students in the Stamford school system. Nursing services include, Connecticut State mandated screenings, direct nursing care, and referrals to specialists with the goal to promote and maintain student health which enhances the students' ability to learn and remain in school. The Dental Program which is more than 90 years old, provides oral health education, screenings, and preventive services including dental sealants, restorative care, and referrals to specialists. The program continues to be well received by parents. The Community Nursing Program, which primarily targets uninsured and underinsured persons, works in close conjunction with the Connecticut Department of Public Health to address public health needs and to minimize disease transmission in the community. Community nurses respond to and conduct surveillance of communicable disease and, pediatric lead toxicity as well as conduct outbreak investigations. The nurses and dental hygienists have been an integral part of the COVID-19 investigation; manning call centers, performing testing, doing case contact and home visits when needed, wellness checks on persons in isolation and or quarantine, and responding to COVID-19 related queries from the public. The program also provides evaluation and treatment of sexually transmitted diseases and tuberculosis for infected patients as well as their contacts and, when needed, provides referrals to appropriate healthcare providers. The program is actively involved in providing influenza vaccination during the influenza season and provides influenza vaccination to the Board of Representatives, the Board of Finance, the Board of Education, City employees, and to the community. Through the immunization and well child clinics, the program ensures that children are appropriately immunized and are provided with age appropriate medical evaluations and linked to a medical home in an effort to ensure continuity of care.

The Environmental Inspections Division is required to perform several inspection programs that are mandated by the General Statutes, Connecticut Public Health Code and the City's Code of Ordinances. In addition, the Division undertakes several non-mandated services that are necessary to establish a safe environment for the citizens of Stamford. The Environmental Division is actively preparing to adopt the new FDA Food Code that will be implemented by the State. Inspectors are certified in a variety of areas including, food service, subsurface sewage disposal phases I and/or II, and lead inspection, lead risk assessment, pool inspection, and in weights and measures inspection. Staff inspects and/or licenses food service establishments, septic systems, refuse trucks, multi-family structures, daycares, schools, beauty salons, pools, gas stations, and taxis. The division acts as the lead division to enforce minimum housing standards that govern the quality of life for the residents in the City. The Health Department collaborates with other City departments to address illegal housing units within the City. This collaboration enables the City to promote the federal and State Healthy Homes Initiative.

The Department of Health Laboratory is certified by the State of Connecticut Department of Public Health as an environmental health lab and also maintains Clinical Laboratory Improvement Amendments (CLIA) certification. Staff test drinking water (private well water and public supply), recreational waters, lakes, swimming pools, and spas. The laboratory conducts bedbug identification and has referral services for tick testing, and rabies testing.

The Public Health Emergency Preparedness and Response Program ensures that the Department of Health has plans in place to respond to public health emergencies that result from natural or man-made events. This is achieved by working with the Connecticut Department of Public Health, the regional Health Care Coalition Emergency Support Function #8 Group, local emergency responders, and the hospital. By these activities, the Department of Health is

constantly improving and enhancing its ability to protect and support the residents of Stamford during public health emergencies. The Department of Health oversees emergency sheltering for the City. The Department works with community partners to provide health-related educational information to the community to enhance healthy behaviors and to reduce health disparities. The Department's Director works with several community partners to strengthen relationships. The program continues to be fiscally responsible while enhancing services.

Social Services: The mission of the Department of Social Services is to provide Stamford's citizens with information about and assist their access to programs and/or resources that meet their basic human needs and protect their basic human and legal rights.

Towards these ends department personnel are responsible for outreach to ensure that Stamford residents know about supportive programs and services for which they might be eligible, and for providing individualized assistance on an "as needed" and bi-lingual basis to maximize access to those programs and services.

The department is staffed by four full-time (cross-trained) employees. A significant amount of the department's daily work is unplanned as staff is required to respond immediately to the public, via telephone and "walk in" inquiries for advice and assistance with a range of issues that affect Stamford's youth, family, adult and senior populations (birth to death). Additionally, department staff is responsible for responding to, planning, implementing, administering, managing and/or making referrals in connection with a myriad of programs and services.

Application Assistance – On a daily basis trained staff explains medical bills and provides one-to-one application assistance with respect to a number of federal, state and municipal benefit programs for which individuals may be eligible. These include:

- Access Health Connecticut;
- HUSKY and Title XIX (also known as Medicaid);
- Medicare Part D;
- Qualified Medicare Beneficiary Program (QMB pays Medicare Part B premiums, Medicare deductibles and Medicare co-payments for eligible seniors)
- Medicare Savings Programs
- SNAP (federally funded food stamp program provides assistance to persons meeting monthly income limits)
- Subsidized Senior Housing
- Easy Access (subsidized transportation for disabled individuals); and
- The State of Connecticut Rent Rebate Program (income qualifying Stamford residents sixty-five or older, or disabled and receiving disability payments may be eligible to receive a partial refund of rent and utility payments from the State).

Application assistance is labor intensive, involving considerable time securing information and arranging for needed services.

Direct Service and Referrals to Community Partners – The need for casework, advocacy and community services often presents coincident with the need for application assistance. Staff's effectiveness in helping residents to address their needs or manage life crises requires: a thorough knowledge of community resources and programs; the ability to take initiative; and the maturity to exercise sound judgement. Errors can result in failure to obtain, or loss of service.

Accordingly, staff maintains strong working relationships with personnel in other municipal departments, state agencies, community social service and not-for-profit organizations, local housing authorities, health clinics, hospitals, etc.

Mandated Services - Evictions – After a residential eviction has occurred Connecticut law requires any unclaimed property of the evicted tenant(s) to be removed from the rental premises (by a State marshal) and delivered to a municipally designated location for storage. Possessions remaining unclaimed after fifteen days may be sold at a public auction. In Stamford evictee possessions are delivered to, and stored in city-owned bins located at Magee Avenue. The Department's Mandated Services Coordinator is responsible for administering the eviction storage program and, as appropriate to individual circumstances, assisting evictees in locating safe, secure permanent housing or placement in temporary housing or shelters.

Mandated Services - Relocations – Under Connecticut landlord tenant law, landlords are required to comply with the provisions of municipal codes (including housing, health and fire) that affect the health and safety of their tenants. When municipal inspectors charged with code enforcement responsibilities find residential conditions that constitute immediate or serious threats to occupants' health or safety, the subject premises are declared "unfit for human habitation" and "condemned." Occupants displaced as a result of condemnation orders may be legally eligible for

financial assistance from the municipality to cover specific costs associated with permanent relocation. As permitted by law, Stamford holds non-code compliant landlords liable for reimbursement of relocation payments made to, or on behalf of their displaced tenants. The Department's Mandated Services Coordinator is responsible for administering and service delivery in connection with Stamford's relocation program, including determining, on a case by case basis, whether local code enforcement activities have resulted in displacement and, if so, whether, and what benefits displaced families and/or individuals may be eligible for.

Stamford Social Services Commission – Oversight Function – The Social Services Commission has oversight responsibility for issues pertaining to the social welfare of Stamford's citizens, including shelter. In this capacity, the Commission is charged with coordinating and promoting policies and strategies that maximize the existence and availability of local social service resources and increase the flow of relevant information to Stamford citizens in need.

Stamford Social Services Commission - Fair Rent and Human Rights – Connecticut law permits municipalities to establish Fair Rent and Human Rights Commissions within the guidelines required by State law. Accordingly, the Stamford Social Services Commission acts as the City's Fair Rent Commission, as well as its Human Rights Commission. In its Fair Rent capacity, the Social Services Commission is empowered to make studies and investigations, conduct hearings and receive complaints relative to rental charges on housing accommodations within the City, in order to control and eliminate excessive rental charges on such accommodations.

The Department's Director acts as staff to the Commission. With respect to the Fair Rent process, the Director is responsible for receiving, investigating and conciliating complaints (settling most landlord-tenant disputes without need to resort to a formal complaint filing) or assisting with the administrative hearing process.

General Housing Issues and Inquiries – On a daily basis staff provide written or verbal assistance, substantive advice and appropriate referrals in response to inquiries on virtually all housing related inquiries: landlord - tenant rights; rental assistance; security deposits (including "return of"), discrimination, homelessness, housing code violations, evictions, subsidized housing, public housing, senior housing, inclusionary zoning, privately sponsored affordable housing, requirements and limitations of HUD, tax credit and State funding programs, and foreclosures.

Senior Transportation – The Department oversees Share the Fare, a grant-funded program that offers subsidized taxi rides for Stamford senior citizens and disabled individuals. Funding in the "transportation" line in the Department's budget is used to purchase Easy Access (ADA mandated paratransit) tickets and Connecticut Transit bus tokens which are distributed to eligible seniors. Program partners are the Stamford Senior Center, Silver Source and the Over 60 Club, are distributed to Stamford.

Public Education – Department staff conduct community workshops to promote health care and health care literacy and make educational presentations on landlord/tenant rights and housing and zoning code requirements pertaining to home safety.

Americans with Disabilities Act (ADA) – Title II of the ADA requires all state or local government entities with 50 or more employees to appoint a responsible person to coordinate the administrative requirements of ADA compliance and to respond to ADA complaints. The Social Services Director serves as the City's ADA Coordinator.

Police Department: The Stamford Police Department is the sole, full-time law enforcement agency responsible for public safety for the City. The Department consists of over 310 sworn and non-sworn personnel. Due in large part to the efforts of the Police Department, the FBI ranked Stamford as the safest city in the State, the 6th safest city in the Northeast Region (which consist of all of New England, New York, New Jersey and Pennsylvania) and the 17th safest city in the nation, (of cities with populations over 100,000). The Department is firmly committed to a collaborative, cooperative, and interactive community policing philosophy. District Captains and Patrol Commanders regularly attend meetings with neighborhood and community groups and are an integral part of many community functions providing a forum for citizens to express their concerns and work with the Department to identify and solve these issues and concerns, before they become crime problems.

The Department has made several improvements in recent years which add to its capabilities in detection, response and protection for the City's visitors and residents. The Department continues to hire new officers on a regular basis. The Department has completed its transition from the older Crown Victoria Police Interceptor to the newer Ford Police Interceptor. A new Hostage Negotiation Team vehicle has been purchased. Enhancements have been made to the Emergency 911 system to improve police response, the E-ticket system is now in place which will help eliminate duplication and will improve speed and reduce paperwork. The Department has implemented its Body-Worn Camera Program and the Department has added Trauma bags to all patrol cars. The Department continues to conduct enhanced training on Active Shooters, Crisis Intervention, Advanced Life Saving and Counter-Terrorism.

Besides these enhancements, the Department provides a host of services that go well beyond the traditional police response. Some examples of these services include the “Gun & Crime Stopper” program which offers rewards for anonymous information, which leads to an arrest, provided to the Department through the Crime Stoppers Hotline. The “SecureCam” program which encourages both private and commercial surveillance camera owners to register their security cameras with the Department to allow the police to more accurately and quickly identify surveillance cameras that may have captured useful video footage of incidents that the police are investigating. The “Coffee with a Cop” program offers citizens an opportunity to sit down with an officer and speak with them informally about issues important to them. The “Gun Buy-Back” program allows individuals to turn in unwanted firearms and other weapons to the police with no questions asked. The “Drug Turn-In” program allows individuals to turn in unwanted medication that will then be properly disposed of.

The Department has a long history of working with local service providers to meet the needs of residents like Child Guidance, which assist at-risk youths, the Domestic Violence Crisis Center, which assist victims of domestic violence, and the Domus Foundation, who assist youth through programs like the Girls Leadership Program and the Juvenile Review Board.

The Department is comprised of many specialty units that help support its mission. All of these Units/Teams are essential in dealing with emergency situations, crisis negotiations, dignitary escort, citizen protection and homeland security.

The Canine Unit's mission is to assist the other divisions and units through the use of their trained handler and K-9 teams. Their capabilities include patrol duties, narcotics detection, tracking of missing persons and criminal suspects, conducting building and area searches, search and rescue, explosive & ballistic detection and handler protection. They also conduct public demonstrations as a way to educate the public of the benefits of police K-9s. This Unit has truly become a regional resource, frequently assisting other law enforcement agencies in the region.

The Harbor Unit's mission is to provide law enforcement and rescue operations along the Stamford coastline for the protection of life and property. The unit operates year-round and consists of multiple patrol boats. The Unit's many responsibilities include search and rescue operations, enforcing maritime laws, maintaining criminal law enforcement on the water conducting, boat safety checks, checking the City's shoreline for criminal and environmental violations and conducting Homeland Security operations. The unit works closely with the Coast Guard, the State D.E.E.P. and local towns. The unit is also a member of the Bridgeport Port Security Group, which is responsible for all of the Fairfield county shoreline.

The Traffic Enforcement Unit's (TEU) mission is to enforce traffic laws, reduce collisions, deter dangerous vehicle operations and improve roadway safety. The unit serves as a visible and aggressive deterrent to traffic violators throughout the City. The unit regularly conducts the “Click-It-Or-Ticket”, “Distracted Driving Enforcement” and “OUI Enforcement” programs within the City and in conjunction with the State Police and surrounding towns. It also provides educational presentations to children, youth and adults with the goal of educating attendees to the dangers of Underage Drinking, Drinking and Driving and Hosting House Parties.

The Bomb Squad's mission is to respond to and investigate reports of possible explosive devices or hazardous material and, if necessary, disarm and dispose of the item. Connecticut has one state Bomb team and three municipal teams. The team has the capability to effectively operate multiple hazardous device operations and/or weapons of mass destruction incidents, as they may arise. The team conducts training for both the public and private sectors in improvised explosive device detection and responding to bomb threats and also participates in the “Touch-A-Truck” program and the “If You See Something, Say Something” program.

The Hostage Negotiation Team's (HNT) mission is to establish and maintain communications with individual(s) who have taken hostages, barricaded themselves or other situations where a negotiator may be needed. The goal is to resolve the crisis peacefully while avoiding any unnecessary risk to the public, victims, police or the subject. The unit trains annually with the N.Y.P.D and bi-annually conducts training scenarios with the SRT unit, utilizing amateur actors as role-players to provide more realistic training.

The Motorcycle Team's mission is to emphasize traffic enforcement throughout the City working with other units to improve motor vehicle, pedestrian and school children safety. The team operates Harley Davidson motorcycles year-round and officers utilize targeted speed enforcement and monitor traffic lights, stop signs and school bus violations. The unit assists with VIP and funeral escorts, and participates in parades throughout the tristate area.

The Special Response Team's (SRT) mission is to protect and save lives in response to High-Risk situations. These include incidents where hostages are taken, barricaded individuals, high-risk search warrant execution, high-risk apprehensions, forced entry and building clearing. The team's special training and unique capabilities makes them a unique team within the State and Fairfield County. They have completed training and conducted missions with the FBI, DEA, the Secret Service, U.S. Navy, N.Y.P.D. and many other state and municipal agencies. Their specialized equipment and training gives them the ability to respond with a wide variety of options.

In addition to the teams listed above, the Department includes several other specialty units that form a comprehensive police response. Examples include the Special Victims Unit (SVU) who investigates crimes of domestic violence, elder abuse, crimes against people of diminished mental capacity, intimate stalking and harassment and cohabitating sexual assault. The Internet Crimes Against Children Task Force (ICAC) locates and arrests child sexual predators. The Digital Forensic Unit (DFU) which is dedicated to conducting forensic investigations with the goal of identifying and apprehending internet predators. The Collision Analysis and Reconstruction Squad (CARS) responds to motor vehicle collisions involving serious injury or fatalities to conduct the investigation with highly trained investigators with unique and specialized skills.

These specialty units, along with the Patrol Division, the Bureau of Criminal Investigation, the Narcotics and Organized Crime Unit and all the auxiliary units and administrative personnel provide police services to the visitors, corporate employees and citizens of the City, 24-hours a day, 7-days a week. Their diligence enables the Stamford Police Department to continue to provide a safe and secure environment for all who enter the City.

Stamford Emergency Medical Services, Inc. (SEMS): SEMS' mission is to provide consistent, compassionate, high quality, pre-hospital paramedic service to the citizens and visitors of Stamford. SEMS has been providing these critical services for 26 years.

SEMS responded to 14,298 calls for medical assistance this year. Of those calls, 6,396 required highly trained paramedics to perform Advanced Life Support (ALS) interventions. The sheer volume of calls requires SEMS to operate a fifth ambulance during peak hours to ensure quality patient care in accordance with SEMS mission. SEMS responded to 93% of all calls within eight minutes and has an average response time of six minutes to all calls.

SEMS also provided medical coverage/support to several large-scale events in the City such as the balloon parade and Alive at Five. Additionally, severe weather events require SEMS to provide added resources beyond SEMS normal operations. SEMS consistently does so without interruption to its day to day operations.

SEMS is an integral City partner, providing leadership and excellent service to the Stamford community twenty-four hours, seven days a week. This year, SEMS continued its Training Academy including Emergency Medical Technician (EMT) classes and assisted with the City's Community Emergency Response Team (CERT) training. These classes increase the numbers of locally trained responders available in case of a large scale incident. Finally, SEMS has become the lead agency for the "hands-only" CPR initiative and continues to plan future events with the goal of increasing the chances of survival for cardiac arrest victims throughout the City.

Arts and Culture: The City of Stamford passed legislation creating the Stamford Arts and Culture Commission. The purpose of the Commission is to stimulate cooperative and coordinated efforts among art and cultural organizations and to have these voices speak as one body. The Commission serves as an information center and focal point in the City for activities in the arts, while broadening awareness that arts and cultural programming can economically benefit the City. The commission seeks out and receives grants for artistic and cultural programs, develops programs for the expenditure of such funds, and assists Stamford based art and cultural organizations in preparing applications for such funds.

Stamford Center for the Arts, Inc. (SCA), established in 1980, is dedicated to serving as the region's premier center for the performing arts. In 1989, the Center acquired the 1,600-seat Palace Theatre. The Theatre, a Thomas Lamb-designed vaudeville house, opened in 1927 and has attracted some of the world's finest artists for 93 years. In addition to a full season of cultural and entertainment events, The Palace Theatre is also the performance home to the Stamford Symphony, Ballet School of Stamford, Connecticut Ballet, and Lumina String Quartet. The Palace Theatre partners with many local non-profits, Chamber Institute, the Ferguson Library, Stamford Education 4 Autism, Curtain Call and Stamford Boys & Girls Club. From 2000-03, the Theatre underwent extensive renovations to preserve the structure and to provide state-of-the-art technology for its performers and patrons. Throughout the process, the City worked closely with the Historic Neighborhood Preservation Program in an effort to preserve Atlantic Street's architecture which had remained virtually unchanged since 1860. The Palace Theatre reopened in October 2003. In 2009, SCA entered into a lease agreement with NBC Universal for one of its facilities, Rich Forum, to use as production space, employing 150-200 people. In 2012, The Palace Theatre received and installed a state-of-the-art audio package from

Harman and in 2018 Harman gifted an upgrade of sound and stage lighting. This equipment has dramatically improved the sound quality of events and performances. In 2014, thanks to the generosity of the City and the State of Connecticut, there is now a new roof over the auditorium and 800 new “removable” seats in the orchestra. In 2019 with financial support from the City of Stamford a hydraulic pit lift was installed. This will allow ease and cost savings when a live orchestra is used for plays and additional seating capacity for concerts, comedian and other performances. In addition to the restored 1,600-seat theatre, the property now contains conference rooms and an art gallery.

The mission of The Palace Theatre is to entertain, educate and enrich its community residents and visitors. The Palace presents performances for all ages, enriches the cultural, educational, and economic social life of the community while fostering and promoting diversity of thoughts, ideas, and culture and nurturing children, teens and adults with the appreciation of/for the arts. While more than 85,000 patrons see world-class performances, SCA continues to focus on arts education programs. Thousands of local students attend theatre style educational shows such as The Very Hungry Caterpillar or participate in educational workshops like Circus Arts Camp, Artskids and Global Arts every year. World-renowned teaching artists are engaged and bring experience from The Big Apple Circus and their credits for work on Broadway shows. From playwriting to a “triple threat performers” workshop, The Palace Theatre continues connecting students to the performing arts and provides them with developmental skills they require for life. Funding for these initiatives comes primarily from the annual gala.

Performing arts centers, along with libraries, hospitals, colleges, universities, parks and access to transportation, make good communities great communities. Stamford is a growing and desirable community because the City and its leaders understand and support Arts and Culture. The recent creation of an Arts and Culture Commission is evidence of the City of Stamford’s commitment to a more than just sustainable arts community but a thriving arts community.

Library: The Ferguson Library is Stamford’s public library system, consisting of the Main Library DiMattia Building, the Harry Bennett Branch, the Weed Memorial & Hollander Branch, the South End Branch and a Bookmobile. Total annual circulation system-wide is about 675,000 items. Annual attendance system-wide is 635,000. 70,000 people attended library programs last year. The Library operates a passport office with locations at the Main Library and Harry Bennett Branch, and a used book shop run by the Friends of The Ferguson Library. All library facilities are operated by The Ferguson Library, a 501(c)(3) non-profit corporation.

The library collaborates with a number of other community organizations to bring services to the community, including United Way’s Cradle to Career network, which works to improve outcomes for children throughout Stamford, and the Stamford Public Education Foundation. The library also partnered with Everyday Democracy to create an initiative called Facing Racism, which challenged Stamford residents to explore the difficult topic of racism in our community.

Stamford Partnership: In 1979, the City established a non-profit partnership of business and governmental leaders to improve its economic and physical health. The Stamford Partnership (“SP”) is a collaboration between government, business and its residential community. Together SP develops a shared vision for the future of Stamford, and initiate projects that bring this vision to implementation. SP achieves this through digital and physical events, research and projects. SP works with public officials on strategies related to community-wide issues; SP acts as a catalyst for civic action; and SP serves as a conduit for the application of private sector resources for civic purposes. The Partnership’s current activities focus on the strategic areas of strengthening Stamford’s digital/mobile infrastructure, improving pedestrian connectivity and strengthening and streamlining the access to civic, governmental information resources in order to support economic development initiatives and job growth. In 2020, The Stamford Partnership merged with Stamford Innovation Week (keeping the SP name) creating a place-making and community-enhancing superstructure.

Office of Operations:

Administration Bureau: The mission of the Administration Bureau is to provide the other bureaus of the Office of Operations with administrative assistance and to provide the general policy guidelines by which all bureaus operate. In addition, the Administration Bureau oversees the maintenance of all City facilities and parks and supervises operations at the Terry Conner’s Ice Rink, the E. Gaynor Brennan Golf Course, and the Parks Police.

Facilities and Parks Maintenance Division – The Maintenance Division consists of nine programs: Administration, Government Center, Stamford Police Department, Facilities Maintenance, Parks Maintenance, Forestry, Marinas, Managed City Leased Facilities and Non-Managed Leased Facilities. These programs as a whole oversee a City staff of 41 full time employees whose primary responsibility is to maintain 93 facilities, 92 lawns and medians, 58 parks, three major beaches, three marinas (one of which is currently condemned due to storm damage), 30 baseball and softball fields, 15 soccer fields, three synthetic fields, 18 playgrounds and one public pool, as well as 347 acres of general park land and 313 miles of City rights-of-way. The Forestry Program is responsible for trees of shrubs in over 347 acres of parks and over 314 miles of City rights-of-way. The

Maintenance Division's goal is to provide the highest quality, most cost-effective, preventative maintenance and upgrades to all City facilities, fields, landscapes, roadways and parks owned by the City in order to ensure that they are all accessible, operational, and safe for employees, citizens and the visiting public. The Maintenance Division also provides additional coverage to other City Departments during storms and special events.

The Leisure Services Division – The Leisure Services Division enhances the quality of life in Stamford by providing diverse recreational programs and coordinating services with, and to, other leisure service providers. Leisure Services provides direct leadership and coordination of services to numerous youth and adult sports leagues hosting 400 teams in such leagues as tennis, baseball, basketball, soccer, football, volleyball, kickball and softball, as well as 375 annual programs in music, swimming, youth sports, summer day and specialty camps, and special interest activities. Aquatics programming includes supervision and lifeguards at all four City beaches on Long Island Sound and Heroy Pool. Leisure Services is also responsible for the schedule and drivers of the Cove Island Tram, and the allocation and master scheduling of all park athletic fields. In addition, a year-round learn to swim program and open swim is offered.

The Terry Connors Ice Rink, which seats 2,000 spectators, hosts various skating programs and events such as youth hockey, learn to skate, freestyle, lessons, leagues, camps, and high school hockey games. The rink returns 100% or more of its operating budget via user fees to the City.

The E. Gaynor Brennan Golf Course offers Stamford residents and non-residents a quality and affordable 18-hole golf course and endeavors to be self-sustaining. EGB, in addition to approximately 34,000 rounds of golf annually, also hosts tournaments and leagues, offers lessons, and has a Pro Shop and a full service restaurant. Recent improvements include a renovated Pro Shop, a rerouting of holes for better playability, and renovated Men's and Ladies restrooms.

Public Services Bureau: Under the direct supervision of the Director of Operations, the Public Services Bureau was established as part of the Office of Operations in 1996. It includes functional elements of what was the City's Public Works Department. Currently, the Recycling and Sanitation, Road Maintenance, Stormwater Management, Fleet Management, Building Inspection, Citizens Services Center, and the Cashiering and Permitting Divisions are part of this Bureau. Shown below is a summary of the major activities of each of the divisions.

Recycling and Sanitation Division – The Division continues to promote our main goal of providing services for recycling and garbage collection and removal of that waste in a clean and cost efficient manner. The Division comprises two major sections: the Transfer Station/Recycling Center section (which includes the Transfer Station, Scale House, and the Katrina Mygatt Recycling Center) plus the Collections section which collects garbage and recycling from residents in single family and multifamily houses, condominiums, Stamford Public School facilities, municipal buildings, parks, City streets, and all special events. The Department provides support for snow plowing, collects Christmas trees in condominiums, and assists in storm debris pick up if required.

The prudent management of the Recycling and Sanitation Division has continually increased services despite reduced personnel and lowered budget requests in the past few years. Continued development of a single-stream recycling program showed a 32% single stream recycling diversion rate which, according to the DEEP, is highest in the State. 11,543 recycling tons were collected and, due to the change in the commodity markets, are now a required expense while in past years it had been a revenue source. In the continuing efforts to increase recycling and satisfy public needs the Division distributed steel Victor Stanley containers downtown to improve aesthetics and delivered 1,000 replacement recycling and garbage totes throughout the City.

Responsibilities of the Scale House/Transfer Station/Recycling Center include revenue management, oversight of the six-days-a-week operation of the State-licensed, 1,000-ton per day, Transfer Station, Scale House, and Katrina Mygatt Recycling Center facilities in which all of the City's municipal solid waste ("MSW") is managed. Processed in fiscal year 2018-2019 were: 52,294 tons of MSW, 15,261 tons of leaves, 10,614 tons of brush and logs, 11,543 tons of household recycling, and 670 tons of mixed metal (\$110,858 revenue).

The Scale House collected over \$1.37 million processing the disposal of private commercial garbage, recycling, leaves and brush from contractors, payments for Freon removal, and fees to residents for dumping over the allotted 200 free pounds per day.

The electronics recycling program at the recycling center, has enabled Stamford to become the largest electronics recycler in the State by recycling 171 tons of electronics last year. The recycling center also collected and recycled 3.18 tons of fluorescent bulbs and 3.06 tons of batteries, 3,220 gallons of motor oil, and 2,690 gallons of yellow cooking oil.

The Collections section provides for the once-a-week curbside collection of garbage from over 18,600 single family homes, 2,342 two-family homes and 686 three-family dwellings, along with over 10,000 condominium units. Collection for residential curbside recycling serves over 33,000 households. The Division also collects garbage and recyclables from the City's public schools, fire and police stations, and most municipally owned buildings including the Government Center. In addition we provide backyard collection of recyclables and garbage for approximately 900 residents with medical or age exemptions.

In addition, the Collections section is responsible for the operation and collection of the City's litter basket program (over 1,300 units throughout the City). During the spring and summer months, this is a seven-day-a-week program because of increased outdoor activity at parks, schools, beaches, and the downtown business district in Stamford.

Other initiatives include:

- Implemented revenue generating Pink Bag residential textile collection program.
- Received EPA Federal Grant for seven replacement garbage/recycling trucks.
- Presented DEEP Webinar on "Creating and Improving School Recycling Programs."
- Implemented Pouraway Containers in all schools and Government Center to remove liquid waste from garbage.
- Managed the seven special monthly Scofield Collection events.
- Sponsored AMERICA RECYCLES DAY Public event in Government Center Lobby.
- Managed the Take It or Leave It and Book Swap Shop.
- Conducted eight Annual Hazardous Waste Recycling collections events for over 500 residents.
- Provided services to the monthly Scofield collection events from March - November.
- Continued the revising of collection routes to economize and efficiently collect garbage and recycling throughout the City.
- Fully operated Transfer Station during replacement of fire suppression system project.

Road Maintenance Division – The Road Maintenance Division is responsible for the maintenance of City roads and for paving roads and rebuilding sidewalks. The maintenance side includes street sweeping, pothole repair, sidewalk patching, large debris removal and curb repair. The Division is also responsible for the City's Leaf Pick-Up program during the month of November. This requires large equipment such as sweepers, dump trucks and front end loaders and the skill to operate them in the tight busy neighborhoods.

During the winter months the Division is on call to respond to any winter weather event that may cause safety issues on the streets. This may include not only snow fall events, but icing which requires the deployment of plow trucks to lay down salt or other treatment. The 2019-2020 winter season had just 6 weather events that required plow trucks to be deployed. With only 11.5 inches of total snow fall it was a very light year, about half the average of 13 events, which resulted in less salt usage and less wear and tear on the equipment.

The paving season for the calendar year 2020 will have some major thoroughfares within the City repaved including sections of Greenwich Avenue, Atlantic Street, Greyrock Place, Cedar Heights, Wire Mill Road and Selleck Street.

Stormwater Management Division – The Stormwater Management Division is responsible for implementing the Municipal Separate Storm Sewer System ("MS4") stormwater permit issued to the City by the Connecticut Department of Energy and Environmental Protection (DEEP). The permit authorizes the City to discharge stormwater in accordance with the permit terms, and regulates the quantity and the quality of stormwater discharge generated from public and private properties throughout the City. The goal of the Division is to ensure that the City is in compliance with all state and federal stormwater regulations.

The implementation of the permit is focused on the following control measures: Public Education and Involvement, Pollution Prevention/Source Controls, Land Disturbance and Development, Illicit Discharge Detection and Elimination, and Infrastructure Operations and Maintenance. The permit also includes requirements to monitor and screen stormwater discharges for pollutants which cause impairments to waterways. As of June 30, 2019, the City has identified and electronically mapped 958 MS4 stormwater discharge pipe outfall locations, over 10,000 City owned and maintained catch basins, and 5,000 City owned and maintained stormwater manholes. All of these

drainage structures require routine inspection, cleaning, and oversight to ensure proper operation and system performance. The Stormwater Management Department is engaged in simultaneous compliance activities for all control measures identified in the permit.

The goal of the Stormwater Management Department is to improve water quality in the receiving waters (wetlands, watercourses, rivers, streams) downgradient from MS4 stormwater discharge pipes. The compliance efforts of the department have a direct impact on water quality in the Long Island Sound estuary. A comprehensive summary of the cumulative efforts of the department from the 2018-2019 reporting period can be found in the form of an annual report, submitted to CT DEEP and available for public review at <http://www.stamfordct.gov/stormwater-management>.

Fleet Management Division – The Fleet Management Division consists of four internal departments: Small Engine Repair, Police Department Vehicles and Equipment, Equipment Maintenance, and Large Vehicles and Equipment. Fleet Management provides maintenance for over 700 City vehicles and pieces of equipment. Fleet Management is responsible for the operational safety and maintenance of vehicles and equipment used by Collections, the Transfer Station, Recyclables, Parks, Facilities, the Highway Department, Engineering, Traffic Signal and Maintenance, the Health Department, Traffic Enforcement and the Police Department. It also handles all municipal marker plates for the City fleet.

Fleet Management is responsible for ordering gasoline and diesel fuel and maintains two fuel dispensing facilities. The Division is responsible for developing the specifications and warranties for vehicles and equipment purchased by the City. It is also responsible for ordering all new equipment, trucks and accessories for all departments and assists in yearly purchasing of Police vehicles, Fire vehicles and apparatus. Fleet Management also oversees the sale of used, antiquated, surplus, and old equipment and vehicles. It has expanded its role to include liquidation of all City surplus equipment, vehicles, office equipment, and assets. Fleet Management also is responsible for the oversight and management of the City’s “Abandoned Car Program.”

The Fleet Management Division has implemented a preventive maintenance program and a new management software program that maintains all information pertaining to the City’s fleet as well as its fuel consumption. This software provides the City with historical data utilized to manage the Fleet efficiently. The Fleet Management Division is continually analyzing this historical data to assist in reducing parts, fuel and labor costs as well as streamlining the operational processes involved.

The Fleet Management team works with all departments to provide the best possible service for the citizens of Stamford. The success of Fleet Management is a direct result of the collective effort made by all departments that are serviced.

Building Inspection – The Building Department’s mission is to protect the health, safety and welfare of the Stamford Community by ensuring that construction, renovation, alteration, repair, movement or demolition of buildings conform to applicable requirements of the State building, mechanical, electrical, plumbing and demolition codes, regulations and ordinances.

The Building Department serves four critical functions: issuance of building permits, construction phase inspections, code enforcement and incident management. The issuance of building permits involves code compliance reviews for construction, alteration, addition, repair, demolition or change of use, as well as the administrative aspects related to application filing, coordination of reviews with other departments, collection of permit fees, plan reviews, meetings with applicants and issuance of permits. The construction phase involves field inspections conducted by qualified inspectors to verify compliance with approved plans and applicable codes, regulations and ordinances. The code enforcement function involves responding to complaints related to work without permit, illegal conversions, etc., issuing notice of violations and assuring that existing structures in the City are maintained in a code compliant and safe manner. The incident management function involves emergency response to construction accidents and other emergencies related to building structures.

Citizens Services Center – The primary goal for the City of Stamford’s Citizens Services Center is to strengthen communication within the City and foster public engagement with our residents. The Center receives, triages, and assigns requests. These requests are monitored and tracked by a team within the City that manages the completion of these requests. The vital focus for our management team is to ensure that communication with the resident is maintained while their request moves through an internal process. The management team oversees communication between residents and staff. They are responsible for providing honest and objective feedback on City productivity while offering ways to improve City processes.

The Citizens Services Center continuously seeks innovations to make communication with residents more intuitive. Most recently, it implemented Customer Requests Management Software, a third-party platform that streamlined department processes, provided staff training, and transformed the public-facing web portal that is used by residents. This software launched on July 1, 2018 and has had a dramatic impact on efficiency. Recent results show requests increased from 300 a month to 1,156 a month on average (a 285 percent increase). Since this software was implemented, web requests increased from 38 percent of all requests to 86 percent of all requests, showing that the web portal's increased usability proved easier for residents than calling our Citizens Service Hotline. Additionally, the internal portal (for employees) was overhauled to enhance productivity and eliminate redundancies.

Currently, the system offers over 122 request types. Future enhancements will allow the system to work with iPads, smartphones, other mobile applications, and to text updates to requests. This complete transformation will enable the City to project accurate metrics, and innovate based on strategic trends which will show what residents want and need from the City of Stamford. The department aims to provide an integrated approach to communication between all City and State operations with residents. Daily strategies for increasing transparency and improving public trust are essential to the focus of this department.

The department's future goals include improved software with geo-fencing technology to assist in the lean process. Public service departments can expect the new system to provide time and fuel saving routes for public services requests such as potholes and garbage and recycling pick-ups. Traffic and Parking will be able to have the proper tools for mapping of existing signs as well as integrated packing lists for teams to ensure they are efficient and have the tools and supplies needs to minimize unnecessary driving time and added fuel consumption. Additionally, funding has been requested for improved field reporting via mobile devices in our vehicles. Real time reporting will only improve productivity and communication with our residents. New software will allow for dynamic reporting that is accessible to the Residents as well as the department staff. The increase in transparency will enhance efficiencies and increase trust.

Cashiering and Permitting – Cashiering and Permitting collects approximately \$7.5 million annually and deposits it into the Parking Revenue Fund. This fund pays all staff costs for the Parking Violations, Lines and Signs, Traffic and Parking and Cashiering and Permitting departments and, last year, funded \$978,000 in needed upgrades to Stamford's parking garages. Booting of scofflaws began in earnest last winter. It has increased revenue and allows the scofflaws immediate access to their vehicle and instant payment. Cashiering and Permitting has started implementing new parking ticket and permit software that will allow us to sell and distribute all permits electronically. Beach stickers are being distributed on-line.

Transportation, Traffic and Parking Bureau: The Transportation, Traffic and Parking Bureau combines elements of traffic safety, traffic engineering, transportation planning, parking management, and community engagement to improve the function and operations of the City's transportation network.

The Bureau's mission is to enhance and maintain the City's transportation assets and infrastructure, with a particular emphasis on safety, mobility, and sustainable practices, while striving to improve its core functions relating to traffic signals, signs, pavement markings, and on- and off-street parking management.

The Department works closely with the Connecticut Department of Transportation (CTDOT) to ensure that the region's transportation infrastructure, consisting of highways, railroads, and all forms of public transportation, meets the current and future needs of its residents, businesses, and guests.

The City maintains its competitive advantage as the State's economic engine by offering a transit-rich, sustainable urban setting. Moving forward in a time of incredible innovation that is coupled with increased traffic congestion and global climate change, the depth of transit and its relation to multi-modal transportation and autonomous vehicles will become even more vital in its overall environmental performance and economic growth.

Traffic Engineering and Transportation Planning – The Transportation Bureau includes Traffic Engineering and Transportation Planning professionals responsible for improving traffic flow, safety, and operations on the streets of Stamford. The Bureau plans and develops City roadway and street network projects and seeks State and federal funding to support the construction work. Several ongoing roadway improvement/reconstruction projects are under way including projects to realign intersections, build the City's first round-a-bout, create a one-way circulator to improved mobility, and document a bicycle and pedestrian plan as the basis for improved multi-modal connectivity.

The Transportation Bureau is also responsible for Stamford's traffic signalization and system operations. The Stamford Traffic Control Signal System consists of 211 signalized intersections, as well as numerous electronic transportation enhancements including speed monitoring and electronic pedestrian crossings. All traffic signals are controlled by a computerized central traffic control system. A central computer communicates with all the traffic signals to enable the Bureau to change traffic signal timings at any specific location depending on the need. All traffic signals have pre-emption equipment to provide green signal indication for fire and ambulance vehicles.

The bureau has recently installed a fiber optic communications system to enhance the reliability of the traffic signal system and to provide capacity for future City communications needs. Additionally, the department has also implemented a citywide signal optimization program to retime the all the City's signalized intersections.

Traffic Maintenance Division – The Traffic Maintenance Division manages the repair/replacement/ maintenance and manufacture of all traffic and street signs. The division also installs pavement markings along City streets and City parking areas and provides support for special events and snow removal.

Parking Division – The Parking Division provides safe, clean and customer-friendly parking environments for the residents and visitors of Stamford managing all of the City's public on-street metered parking, off-street parking lots and municipal garages, totaling more than 3,500 parking spaces. This division is also responsible for the enforcement of parking regulations throughout the City as well as maintenance and collections of parking meters. The department has currently replaced a significant percentage of the aging single-space meters and parking pay stations to modernize the parking experience and to accept credit card payments as well as mobile payments for all on-street and garage parkers.

Engineering Bureau: The mission of the Engineering Bureau is to deliver design and construction projects in an expeditious, cost-effective manner while maintaining the high degree of architectural, engineering, and construction quality. The Bureau administers many capital improvement projects involving the City's infrastructure including storm sewers, school construction, roadways, bridges, parks, City building facilities, street lights, energy performance and mechanical systems. In addition to managing design and construction of Engineering Bureau projects, the Bureau has undertaken the management of many capital projects for other departments including the Board of Education, Land Use, Public Safety, Parks and Recreation, Facilities Management, and outside agencies. The Bureau prepares and administers the design of many public improvement projects in-house; the majority of Board of Education and City Facilities projects utilize professional architects and consulting engineers.

There are 47 City-owned bridges and five that border neighboring towns. The Engineering Bureau is responsible for the oversight of bridge infrastructure in the City of Stamford and coordination with the Connecticut Department of Transportation (CTDOT) on State-owned bridges. This includes the administration of consultant selection, planning, design, construction, and the coordination of inspection of bridges with CTDOT that require rehabilitation or replacement due to functional and/or structural deficiencies. On all projects, the Bureau strives to incorporate context-sensitive design in the development of bridge and approach roadway aesthetics. Most current bridge projects are eligible to receive some State or federal aid under the ConnDOT State Local Bridge Program or Federal Local Bridge Program. There are major bridge replacements scheduled to be in construction during the next three years including the Hunting Ridge Road, Cedar Heights Road, Riverbank Road and West Main Street bridges. The Riverbank Road Bridge, north of the Merritt Parkway between Laurel Ledge Road and Hedge Brook Lane, was completed in the spring of 2019. The design alternative for the the West Main Street Bridge is being funded with a State grant through the Mill River Park Collaborative. The design is expected to be complete by the fall of 2020. There are three additional bridges currently in design including Wire Mill Road over Haviland Brook, West Glen Drive over the Mianus River and Lakeside Drive over the North Stamford reservoir. A portion of the deteriorated deck of the West Broad Street Bridge over the Mill River will be repaired by fall 2020.

The citywide storm drainage program includes on-going, yearly projects to improve existing drainage conditions throughout the City's rights-of-way and to upgrade existing drainage structures. The Engineering Bureau is responsible for improving approximately 325 miles of storm sewer lines. The Bureau completed Mill Road drainage and roadway improvement project in the fall of 2019. The Bureau commenced the construction of Orchard Street and Spruce Street drainage improvements in 2020. Based upon funding approved, the Bureau coordinates with the Highway Department to ensure that all City storm drainage structures and systems are being maintained and/or be replaced with design bid documents based upon customer service requests.

The Bureau administers the design, construction, and renovation of all Board of Education facilities which include: pre-schools and 21 school buildings totaling approximately 2.8 million square feet; the 18,500-square-foot Stamford Academy; the 119,000-square-foot Trailblazers Academy; and several synthetic turf fields. The Bureau is currently constructing \$50 million Inter-district Elementary Magnet School Extension to Rogers IB Program at 200

Strawberry Hill Avenue. This new school houses 900 students from Grade K-8 and administrative personnel. New addition building, which allowed occupancy from Grade K-4, was completed by the beginning of 2019 school year. A like-new renovation of the existing main 1925 & 1960 Buildings shall be completed by fall of 2020. The barn is expected to be completed by spring of 2021. This project is eligible for 80% State grant funding.

During fiscal year 2018/2019, Westover Magnet Elementary School was closed due to elevated mold growth issues. The Bureau expeditiously reviewed the occupancy of an alternate building and temporarily moved from its original building into 1 Elmcroft Road facility. During fiscal year 2019/2020, the Bureau is currently carrying out an in depth \$25 million building renovation. The work includes but not limited to site and drainage improvement, technology and security system upgrade, commissioning service performance, roof replacement, masonry flashing, new MEP systems boilers, unit ventilators, ductwork, rooftop units and the move back from Elmcroft Road facility to its original building. The renovation shall be completed and re-opened at the beginning of 2020 school year. The City received approximately 25% Office of School Construction Grant authorization to fund for the roof replacement project. The Bureau is responsible for administrating the mold remediation capital projects and supports efforts of the Mold Task Force to evaluate causes of water intrusion and develop corrective measures at all schools district-wide.

Additionally, the Bureau completed other several construction and renovation projects in the current fiscal year at various schools such as bathroom design for renovations at Springdale Elementary School, courtyard restoration and service elevator modernization at Stamford High School, kitchen grease interceptor replacement throughout the district, roof replacement at Scofield Magnet Middle School, Toquam Magnet Elementary School and at gymnasium wing at Rippowam Middle School, partial roof replacement at Scofield Magnet Middle School, exterior door replacement at Newfield Elementary School, retaining wall reconstruction and electrical upgrade and generator installation at KT Murphy Elementary School, and mechanical systems upgrade at Westhill High School.

The Bureau is responsible for maintaining and upgrading over 10,920 roadway and streetscape lights including over 500 streetscape lights for the Harbor Point development in the South End. Between 2011 and 2020, a total of 3,590 roadway and parking lot lights have been converted to higher efficiency LED fixtures. The remainder of the roadway lights are being converted to LED fixtures on an as-needed basis as funding allows. All new streetscape lighting fixtures throughout the City are now LED.

The Bureau assists the Parks and Recreation Department and Facilities Management with the improvement and rehabilitation of the City's 58 parks, two golf courses, and three marinas. The City received \$2 million grants funding from the State Bond Commission and \$1.26 million from private contribution to improve the Veterans Memorial Park which was substantially completed in the fall of 2019. The reconstruction includes, but not limited to, an enhanced plaza, an amphitheater which will seat about 300 people for events, and pathways leading up to relocated monoliths and monuments that honor Stamford's war veterans. Currently, there are several ongoing and recently completed construction and renovation projects at various facilities including, but not limited to roof replacement at Cove Island Park Pavilion, Transfer Station tipping floor replacement and fire protection system replacement, Holly Pond seawall repair, Terry Connors Ice Rink refrigeration system upgrade, and Fleet Maintenance garage rooftop air handler replacements.

The Bureau also assists the Public Safety Department with the improvement and renovation of 12 emergency services buildings including, but not limited to, Police Headquarters, Fire Stations, and the Training Facility. New 95,000-square-foot Police Headquarters, which houses 310 police officers and administrative personnel, and an 89,000-square-foot parking garage, was constructed, completed and occupied by May 2019. This new facility is for the 21st century police force and consolidates all of the police facilities within one central location. The Bureau is currently tasked to demolish the previously occupied facility.

In addition to the administration of capital projects, the Bureau performs plan reviews to ensure compliance with local and state codes, regulations and practices concerning site engineering and site construction development and inspection in connection with the construction of capital, departmental, residential and/or commercial development projects. Each year, the Bureau performs approximately 350 site plan reviews, and performs more than 100 as-built construction inspections. The Bureau also includes review and issuance of obstruction and excavation permits so that projects throughout the City are performed in an efficient, safe and logical manner. In 2019, the department issued 741 excavation permits and 221 obstruction permits which generated approximately \$500,000 in revenue collections.

Land Use Bureau: The Land Use Bureau plans for the future of the City through the Master Plan, area plans and studies, the Capital Budget and targeted zoning changes. It issues Zoning Permits, enforces the City's Zoning and coastal and wetlands regulations, and provides citywide GIS services. The Bureau is currently undertaking a revision of the City's Zoning Regulations to improve development opportunities and is working on streamlining its administrative processes. In the last fiscal year, the Bureau created a revenue of more than \$1.1 million.

The Land Use Bureau also provides technical assistance to the Planning, Zoning and Environmental Protection boards as well as to the Zoning Board of Appeals.

The Planning Board is responsible for planning and coordinating the development of the City in accordance with the City Master Plan. The Board prepares, adopts and amends the Master Plan; adopts and amends Subdivision Regulations; reviews and acts upon subdivision applications; prepares capital project budgets and programs; reviews and acts upon referrals from the Zoning Board and Zoning Board of Appeals; and prepares and adopts neighborhood and other land use plans.

The Zoning Board is responsible for regulating the use of land and buildings within the City. The Board prepares, adopts and amends the Zoning Regulations and Zoning Map to control and guide the appropriate use and development of property. The Board also reviews General Development Plans, Site and Architectural Plans, Special Exception and Coastal Site Plan applications and serves as the local Aquifer Protection Agency.

The primary function of the Zoning Board of Appeals is to consider variances of the Zoning Regulations where an unusual hardship might hinder the development of property.

The Environmental Protection Board is organized by ordinance as a multipurpose City agency combining the duties and responsibilities of a local Inland Wetland and Watercourses Agency, a local Conservation Commission, and a local Flood and Erosion Control Board.

Harbor Commission: The HMC completed its first full year of collecting ship fees. The commission was also directed by Mayor Martin to merge with the former Shellfish Commission and perform its administrative duties including the introduction of commercial oyster beds in Stamford waters now underway.

Water Pollution Control Authority (“WPCA”): The WPCA, which is a self-supporting quasi-municipal agency, provides wastewater collection and treatment services as well as flood control barrier operation and maintenance for the City. The mission of the WPCA is to protect the environment and public health by using the most efficient and effective management and engineering methodologies. These methodologies include applying state-of-the-art process control, maintenance and management techniques. The WPCA completed a \$105 million upgrade of the treatment plant in 2006. The WPCA has become the largest seller of nitrogen credits in the State of Connecticut. Not only does this increase revenue, but it also enforces the mission of the WPCA which is to be a steward of the environment dedicated to protecting water quality and public health. The upgrade was financed primarily by grants and loans under the Clean Water Fund program of the State of Connecticut. See “DEBT SUMMARY – Clean Water Fund Program” herein. A smaller portion of the project was financed by general obligation bonds of the City. The debt service associated with the Clean Water Fund loans is being paid entirely from revenues from user charges by the WPCA under the Indenture of Trust, dated as of December 21, 2001, by and among the City, the WPCA and U.S. Bank National Association (as successor to First Union National Bank) as Trustee (the “Trustee”), as amended and supplemented (the “Indenture”). The debt service associated with general obligation bonds is expected to be paid entirely from revenues of the sewerage system on a subordinated basis under the Indenture.

As of November 3, 2020, the WPCA has approximately \$85,983,933 of principal indebtedness. This total includes the outstanding principal amount of the \$73,561,481 Clean Water Fund Loan, \$22,095,000 Water Pollution Control System and Facility Revenue Bonds, 2013 Series, \$31,070,000 Water Pollution Control System and Facilities Revenue Bonds, Series 2015 and \$15,700,000 Water Pollution Control System and Facilities Revenue Bonds, Series 2019, under the Indenture, to finance various sewer projects contained in capital budgets of the City for improvements to the City’s sewerage system. The Clean Water Fund Loan, the 2013 Series Bonds and the 2015 Series Bonds are special limited obligations of the City payable solely from revenues and other receipts, funds and moneys pledged therefor pursuant to the Indenture. A total of \$10 million of the City’s General Obligation Bonds (Taxable Build America Bonds – Direct Payment) dated August 1, 2009 were issued to finance additional sewerage system projects and are paid on a subordinated basis by revenues under the Indenture. See “DEBT SUMMARY – Debt of the WPCA” herein.

Stamford Community Development Program: The Stamford Community Development Program administers various federal, State and local funds for housing and community development activity. The Community Development Block Grant (“CDBG”) program’s objective is to improve the quality of life, and create a suitable living environment, for low-income residents in targeted neighborhoods with an emphasis on rehabilitation of existing housing stock and the creation of new housing at levels affordable to low-income individuals and households. CDBG funds also support non-profit organizations for a variety of public improvements to community facilities as well as social service activities for the homeless, the elderly, youth, and the unemployed.

In addition, the City’s Community Development Office also administers the federal HOME Investment Partnership Program (“HOME”) and the Neighborhood Stabilization Program (“NSP”) which provide funding for the development of affordable housing. Nearly 930 affordable apartments and condominiums have been acquired, rehabilitated, or constructed under the HOME Program. NSP funds are loaned to non-profit and for-profit developers as well as low-income households to purchase and rehabilitate bank-owned foreclosed homes. The program focuses investments in the East Side, West Side and Cove neighborhoods.

The Community Development Office administers local funds that are available annually for affordable housing development. The Capital Projects Budget provides loans to developers for the purchase and development of affordable housing sites. In 2006, the City began receiving payments from developers in lieu of building affordable housing as required by the City’s Inclusionary Zoning (“IZ”) regulations. The Community Development Office administers the distribution of these funds as loans to developers of affordable housing. Also in 2006, the City, under its Linkage Ordinance, began dedicating a portion of its building permit fees on commercial construction to an affordable housing fund. The Community Development Office administers the distribution of these funds to developers of affordable housing

Higher Education: University of Connecticut – Stamford Campus - As one of the largest of UCONN’s regional campuses, in the most high profile and economically productive county in the State, UCONN Stamford provides a top twenty-ranked research university education, delivered in the day-to-day climate of a small urban liberal arts college.

Graduate and undergraduate students study in various disciplines while taking advantage of the City of Stamford’s remarkable landscape of supportive community and business partners. Additionally, with New York City and all it has to offer less than one hour away, UCONN Stamford seeks to educate not only in the classroom, but by creating bridges to experiential learning opportunities that will help UCONN’s students prepare for future careers.

Students can start and finish 15 undergraduate majors on our campus, or begin any of the 100 majors offered by the University and then later transfer to the main campus. Further, the campus is home to graduate programs in the School of Business, and one certificate in the School of Nursing. UCONN’s goal is to put students in a position to succeed, by supporting them with all of the services offered by the University (tutoring, advising, counseling, career services, student activities, IT, and more), delivered in a personalized environment meant to address student needs and concerns quickly and efficiently.

Students may also choose to live in UCONN’s new residence hall. Located just two blocks south of the campus, each of the 116 apartments is fully furnished with bedroom, living room and kitchen furniture; the kitchen of each apartment has a stove, microwave, dishwasher, refrigerator and a washer and dryer; heat, hot water, air conditioning, internet and cable TV access are all provided in the cost; there is a study space on each floor as well as space including a game room and larger recreation room on the second floor; and parking is available for an additional cost.

UCONN Stamford’s synergized relationships and opportunities in Fairfield County benefit UCONN students, faculty, and local community with engaging and thoughtful dialogue, content-rich events, and collaborations that lead to innovation, economic impact, and enhanced campus life. By deploying many of the university’s assets in Stamford, we create positive change and support the social, economic, and cultural development of the City and the State, while preparing UCONN students to the utmost.

Cornell University Veterinary Specialist – In 2011, Cornell University Veterinary Specialists (CUVS) opened a two-floor, 20,000-square-foot hospital to serve only dogs and cats in need of critical care. This is the largest university-affiliated veterinary referral center in the country and brings together the best of specialty private practice with the best of academia to benefit pets. CUVS only accepts emergency cases or referrals from other veterinarians for specialized surgery or care.

Central Business District: Stamford Downtown is the City's central business district. It now boasts close to 10 million square feet of Class A office space in walking distance of an express rail connection to Manhattan and an extensive labor pool to the north and east. The district is home to major corporations and financial institutions, government facilities, retail establishments, restaurants, entertainment venues and a university campus with new dormitories for 300 students; there are 7,000 market level residential units in the District. In recent years Stamford Downtown has been transformed into a vibrant mixed-use neighborhood through significant development such as the ongoing expansion of the Mill River Park and the expansion of the UCONN campus. The Stamford Town Center (Mall), the retail centerpiece for the City and region, has about 1,000,000 square feet of retail space on four levels, served by seven levels of enclosed parking that accommodates approximately 4,000 vehicles. Over \$175 million has been invested in this center which generates between \$200 to \$250 million in annual retail sales; a major upgrade of the mall was completed in 2007 recreating over 130,000 square feet of new retail and restaurant space.

Adjacent to the Central Business District is the Stamford Urban Transitway ("SUT"), which provides automobile, enhanced bus, bike, and pedestrian connections between the Stamford Transportation Center and the City's East Side. The second construction phase of the SUT commenced in the first quarter of 2013 and was substantially completed in 2017. Several rail underpass expansions adjacent to the Transitway are in the planning phase to facilitate movement between downtown Stamford, the Stamford Transportation Center, I-95, the Transitway, and Stamford's South End. The Atlantic Street underpass is the top priority and construction is ongoing. When completed, the Transitway will accommodate the traffic that will be generated by development in the downtown, South End, and East Side neighborhoods as well as along the SUT corridor.

Stamford Downtown: Stamford Downtown lies in the heart of the City and in many ways is the economic heart of Stamford. While the landmass of the Downtown is less than one percent of the City's total acreage, it accounts for approximately 8.4% of the citywide Grand List totaling \$1.840 billion. Stamford Downtown is managed by a business improvement district called the Downtown Special Services District (DSSD). The DSSD plans and manages urban services and economic development in the CBD, creating, supplementing and enhancing numerous programs and services that are critical to the needs of today's complex urban environment. The District is funded by a levy on Downtown property owners and sponsorship and program fees. Its budget is in excess of \$4,000,000, only half of which is derived from property owner assessment.

The DSSD provides clean, green and safe services: cleaning the streets and having Downtown Ambassadors on patrol eight hours a day, seven days a week. Additionally, cleaners remove graffiti and gum from the streets and power wash the sidewalks. The District plants over 100,000 plants and flowers annually and lights trees with 250,000 LED lights during the holiday season.

The DSSD produces 18 signature, award-winning events each year including but not limited to: the Holiday Parade Spectacular, Heights and Lights, Alive@5 and Wednesday Nite Live Summer Concert Series, outdoor colossal sculpture exhibits and Beer and Wine festivals.

The Mill River: The Mill River Park project is an innovative approach to urban development. It combines urban redevelopment, environmental restoration, the creation of a large downtown park that has spurred development, increased tax revenues, and public/private partnerships in all aspects of the undertaking that leverage municipal funding with federal, State and private funding.

The Mill River corridor, which envelops the downtown reach of the Mill (Rippowam) River, was established in 2001 as a designated urban redevelopment area. Fifty percent of new real estate taxes resulting from new development are dedicated for reinvestment in the district for public infrastructure including Mill River Park and affordable housing and for debt service on bonds financing such infrastructure. Included in the redevelopment program is an increase in residential density which is already reflected in a significant increase in downtown construction of apartments and condominiums. Increased downtown density called for in Stamford's Master Plan promotes the growth of the City's core and decreased reliance on vehicles in these areas adjacent to the express railroad station and the high concentration of office buildings. Multiple apartment buildings, condominiums and the 1.1 million-square-foot office complex at 600 Washington Boulevard, are already generating new real estate taxes that are being used to fund park development. Other Corridor projects are in various stages of development and municipal approval. This transit-oriented development in the downtown area is a cornerstone of the City's smart growth strategy.

The Mill River itself loomed large as a development constraint with its deteriorated dam and Mill Pond and the increase in downtown flood risk it had caused. Historically, all buildings faced away from the river and it was essentially a sewer for the mills that used it for power. In 2002, Stamford created Mill River Park Collaborative, a public/private partnership that spearheads the restoration of the river and creation of a new 28-acre urban park along its banks and a greenway through downtown to Long Island Sound. Since the Park's inception, over 1,000 units of

new apartments have been developed around its perimeter. The \$8 million river restoration project included \$5 million in federal funding from the Army Corps of Engineers Mill River and Mill Pond Restoration Project under which the Mill Pond dam and a remnant dam at Pulaski Street were demolished in 2009. Reconstruction of the river channel has been completed and Mill River now runs freely for the first time since 1641. In 2014, the Federal Emergency Management Agency (FEMA) approved the City and Collaborative's application to revise the flood map because 100-year flood elevations were reduced by up to three feet as a result of the design of river restoration and new park construction. The removal of the Mill Pond and its dam also eliminated an estimated \$1.5 million in dredging and sediment disposal costs every five years. In May 2013, the \$11.7 million construction of Phase 1 of the park, around the river in the vicinity of the old Mill Pond, was completed. In 2017, Mill River Park Collaborative opened the Brownstein/Selkowitz Carousel Pavilion a 5,000-square-foot event pavilion which houses The David and Marian Nissen Carousel, a custom fabricated wooden carousel with 30 hand-carved and painted horses and other figures selected by the children of Stamford. The venue has become a popular space for birthday parties, wedding receptions and other public and private events. In May of 2018, the Collaborative opened the 9,000-square-foot Steven & Alexandra Cohen Ice Skating Center & Fountain. The 9,000-square-foot recreational ice rink transforms into a magical interactive fountain during the warmer months. The venue has already proven to be a popular family venue for the community. The Whittingham Discovery Center, a 12,000 square-foot visitor and environmental education center is currently under design and slated to begin construction in 2020.

Phase 2 of the park's development will add greenspace along both sides of the river from Main St. to Richmond Hill Avenue. The Collaborative plans to break ground on this project in late in 2020. The Collaborative has also completed design of a half-mile greenway section that will connect Mill River Park to Scalzi Park to the north and is undertaking a feasibility study for a greenway connection to the south that will connect to the Harbor Point waterfront public access area. This project also includes the complete renovation of the Mill River Park Playground which is slated to begin in the Fall of 2020.

The City has entered into a renewable 10-year contract with Mill River Park Collaborative to develop, operate, and maintain Mill River Park and Greenway with the City and Collaborative each contributing a portion of the operating costs. The current contract is up for renewal on August 3, 2025. To date, Mill River Park Collaborative has raised over \$20 million in private funds to support the development of Mill River Park.

The ordinance that created the Mill River Corridor District also provided for the use of Tax Increment Financing ("TIF Bonds") to finance the project. TIF Bonds are secured by 50% of new real estate taxes pledged to the Mill River Corridor District. In October 2011, \$16,245,000 of TIF Bonds were sold to finance the first phase of the project and repay the City over \$1 million for \$3.3 million of funds previously advanced by the City. On August 11, 2013 the ordinance was amended to allow for the issuance of general obligation bonds to finance the Mill River project. In October of 2014, general obligation bonds were issued to refinance the TIF Bonds at significantly lower interest rates.

Harbor Point Project: Harbor Point is a transit-oriented development ("TOD"), situated within a ten-minute walk of the Stamford Transportation Center, and includes a comprehensive infrastructure redevelopment, including improved streets, utilities, parks and public access waterfront. Harbor Point is also leading the way in environmental design and construction. Harbor Point is reducing energy use by over ten percent and water use by over twenty percent, recycling 90% of its demolition debris, creating park land, rehabilitating historic structures, minimizing the parking footprint, reducing its heat island, and creating pedestrian-friendly streets. For Harbor Point's success in environmental design and construction, it has received a certification of LEED-ND Gold, as part of the Leadership in Energy and Environmental Design for Neighborhood Development ("LEED-ND") pilot program. Harbor Point is highly accessible with wide sidewalks, bike lanes, a water taxi, bike share, and network of shuttles and trolleys.

The project, which will ultimately include over 4,000 residential units, already includes more than 3,400 new residential units (600 additional under construction), 10 percent of which is below market rate workforce housing; 15 percent commercial, including two brand new office buildings, as well as two other historic structures renovated into modern offices, a grocery store, waterfront restaurants, several marinas, and a new full-service boatyard. There are more than 11 acres of new parks and public space; an extensive public waterfront, and a community school. In 2018, construction commenced on a 530,000 sf world headquarters for Charter Communications, located adjacent to the Stamford Transportation Center, and construction has started on a 380,000 sf additional building. As currently planned, it is also expected to create approximately 9,500 new construction jobs and 2,500 permanent jobs.

In addition to new jobs, an increase in affordable housing stock, and new retail, restaurants, parks and public spaces, the City will benefit from this development in the form of fees, new tax revenue and other public improvements. The project is expected to generate an average of \$32 million per year in property taxes and \$352 million in personal property, automobile and conveyance taxes over 30 years. The City has also received public

improvements, including new and improved roads, utilities, sidewalks, streetscapes, street lighting, and the environmental remediation of parks and public spaces.

In connection with the project, the City has entered into an interlocal agreement with the Harbor Point Infrastructure Improvement District (the “District”), a tax assessment district formed for the purpose of financing the infrastructure needs of the Harbor Point project. The interlocal agreement provides for the District to construct certain public improvements and issue up to \$190 million of bonds of the District (not the City) to finance these public improvements. The interlocal agreement obligates the City to pay the lesser of 50% of the incremental property taxes collected in the District or the debt service on the bonds, and provide certain services to the District. The District issued \$145 million of its bonds for such public improvements in February 2010 and refinanced the bonds with a \$145.8 million refunding issuance in December 2017. After the refunding, incremental property tax revenues in the District are expected to exceed debt service on the refunding bonds, increasing tax revenue for the City, which should continue throughout the life of the bonds.

General Economic Development: Stamford boasts a diverse economic base which includes firms in several important industry clusters. The City’s commercial property maintains a cost advantage over mid-city Manhattan and Greenwich which helps to sustain the City’s commercial base at comparatively favorable rent levels during these challenging economic times. Stamford is the State’s largest business center and is one of the pre-eminent locations for corporate headquarters, ranking within the top 10% nationally. Stamford is home to three Fortune 500 and eight Fortune 1000 companies and supports some of Connecticut’s most prestigious businesses. Along with many regional branches, the headquarters of many prominent companies such as Charter Communications, Synchrony Financial, World Wrestling Entertainment, NBC Sports, United Rentals, Gartner and Vineyard Vines call Stamford home. Stamford boasts an impressive list of finance, insurance, management, real-estate, digital media, health, and consumer goods companies. By fostering some of the top businesses in the country, Stamford’s strong employment opportunities are one of the driving forces in attracting young talent. Science and technology startups have been relocating to Stamford given the abundance of co-working and incubator spaces as well as the opportunity for venture capital funds and angel investments. In 2017, Stamford was #7 in the Financial Times’ “Small Cities of the Future” ranking. Stamford’s Innovation District was created in 2017 to help foster an environment conducive to creative and innovative thinking. Stamford is also the largest international trade center between New York and Boston. The City is the home for leading employers across multiple industry sectors including: banking, insurance and reinsurance, office equipment, pharmaceuticals, consumer products, media and information technology, and retail. The Stamford Innovation District is located around the Stamford Transportation Center. This activity represents a continuing diversification of the City’s economic base and, along with the ongoing growth of existing Stamford-based businesses, helped to lower unemployment comparing favorably with the State and the nation.

Overall employment increased by 3,210 jobs over the last twelve months, surpassing the previous record high by nearly 3,000 jobs. December marked the ninth consecutive month of rising total employment, and nonfarm payrolls went up by 609 jobs since the fourth quarter of 2018. Education and healthcare services registered the largest year-over-year increase in employment by adding approximately 1,738 jobs, followed by the information sector, which added approximately 408 jobs throughout 2019. As a result, the unemployment rate decreased 20 basis points over the last twelve months (ending in December) to 3.5%. Unemployment has started to rise due to impacts of felt from COVID-19 and mandatory shutdowns in certain sectors of the economy. Stamford has seen its unemployment rate move to 9.9%, which is in line with the nation’s unemployment rate.

The development of thousands of new apartment units over the past few years has pushed Stamford’s population to an estimated 129,775, only about 475 residents short of surpassing New Haven as the second largest city in Connecticut. In the past year there have been numerous completed developments with over 1,000 residential units completed in the past 12 months. There are currently over 5,600 units that are actively under construction or have been approved by the City to begin construction.

Demand for office space in Stamford continued through 2019, although slightly slower than seen in 2018. Total leasing in 2019 was 1,181,136 square feet, about 141,000 less than the demand in 2018, but still shows demand is Stamford is high. Both the CBD and non-CBD markets saw a drop in availability rate when compared to 2018, and the asking lease rate dropped by 3.6% to \$42.99/SF. It is important to note that Stamford continues to see the trend of tenants shrinking their leasing requirement while having more people in the space. The trend over the last few years has been an average of 200 square feet per employee reduce to 125-150 square feet per employee.

Stamford has had an influx of multiple large corporations as well as expansions of existing companies. Indeed announced they would be adding 500 more jobs to their Stamford headquarters, in addition to the 500 they announced last year, bringing their local contingent to over 1,700. Charter Communications announced they would be building a brand new 777,000-square-foot two-tower headquarters in the South End neighborhood of the City and would be creating over 2,000 new jobs in addition to their current 1,000 positions. Charter originally planned for a 500,000SF headquarters and 1,000 new jobs, but now plan to increase the size of their contingency in Stamford to total over 3,000.

In the past month, ITV America and Wheelhouse Media announced a new Stamford hub with 450 new jobs, and PwC designated their Stamford office their new Tax Division Headquarters and will add 400 new jobs on top of the 575 employees currently in the Stamford office. Biotechnology company SpringWorks Therapeutics announced they would be moving their headquarters from NYC to Stamford in early January, taking 24,000 square feet for about 60 employees, Synchrony Financial renewed their 313,000 square foot headquarters keeping their roughly 750 employees in Stamford, and Diageo relocated to Stamford, bringing along 250 new employees. Biotechnology company Sema4 announced they would be building a new 70,000 square foot lab space for its genomic testing products where they anticipate 300 new employees, and doubled the size of the Stamford headquarters to about 250 employees. The former UBS building at 677 Washington Blvd was given a major renovation and saw numerous corporations relocate into the building, including WWE, KPMG, Thomson Reuters, and Perkins Eastman. WWE signed a massive 415,259 SF lease, including the old trading floor which the company plans to convert into a sprawling television production station.

2019 Lease Signings (5,000 sf+ only):

| <i>Date</i> | <i>Tenant</i> | <i>Address</i> | <i>Type</i> | <i>Submarket</i> | <i>Sq.Ft.</i> | <i>Industry</i> |
|-------------|---|---------------------------|-------------|------------------|---------------|--------------------------------|
| Q1 | WWE | 677 Washington Boulevard | New Lease | CBD | 415,269 | Digital Media |
| Q1 | Charter Communications | 400 Atlantic Street | Expansion | CBD | 18,391 | Telecommunications |
| Q1 | Finacity Corporation | 263 Tresser Boulevard | New Lease | CBD | 16,272 | Finance |
| Q1 | Guardian Life | 100 First Stamford Place | Renewal | Non-CBD | 12,914 | Insurance |
| Q1 | Walker Digital | 2 High Ridge Park | Renewal | Non-CBD | 11,859 | Research/Development |
| Q1 | Indeed | 177 Broad Street | Expansion | CBD | 10,800 | Technology/Software |
| Q1 | Jones Lang LaSalle | 100 First Stamford Place | New Lease | Non-CBD | 10,366 | Real Estate |
| Q1 | Keep America Beautiful | 1010 Washington Boulevard | Renewal | CBD | 8,200 | Nonprofit |
| Q2 | Diageo North America | 200 Elm Street | New Lease | CBD | 57,551 | Consumer Products |
| Q2 | Hexcel Corporation | 281 Tresser Boulevard | Renewal | CBD | 23,961 | Manufacturing |
| Q2 | Legal & General | 750 Washington Boulevard | New Lease | CBD | 17,100 | Insurance |
| Q2 | Eastern Generation | 300 Atlantic Street | Renewal | CBD | 11,783 | Energy/Utilities |
| Q2 | RBC Wealth Management | 3 Landmark Square | Expansion | CBD | 11,142 | Finance |
| Q2 | McCarter & English | 201 Broad Street | Renewal | CBD | 11,058 | Legal |
| Q2 | JobTarget | 600 Summer Street | Expansion | CBD | 9,818 | Professional/Business Services |
| Q2 | ADM Group | 78 Southfield Avenue | New Lease | Non-CBD | 9,441 | Digital Media |
| Q3 | Sema4 | 62 Southfield Avenue | New Lease | Non-CBD | 67,000 | Biotechnology |
| Q3 | Sema4 | 333 Ludlow Street | Expansion | Non-CBD | 58,468 | Biotechnology |
| Q3 | Optimus Health/State of CT | 1351 Washington Boulevard | Renewal | CBD | 34,384 | Government |
| Q3 | Cenveo | 200 First Stamford Place | Renewal | Non-CBD | 25,590 | Manufacturing |
| Q3 | Indeed | 107 Elm Street | New Lease | CBD | 24,029 | Technology/Software |
| Q3 | Canidae Pet Food | 1 Dock Street | New Lease | Non-CBD | 16,713 | Consumer Products |
| Q3 | Tru Optik Data | 750 East Main Street | New Lease | Non-CBD | 11,893 | Professional/Business Services |
| Q3 | Cholula Hot Sauce | 1 Dock Street | New Lease | Non-CBD | 11,600 | Consumer Products |
| Q3 | Wilson Elser... | 1010 Washington Boulevard | Renewal | CBD | 8,650 | Legal |
| Q3 | Keter Environmental Services | 4 High Ridge Park | New Lease | Non-CBD | 8,532 | Other Services |
| Q3 | Forester Capital | 700 Canal Street | Sublease | Non-CBD | 7,548 | Finance |
| Q3 | Newtec America | 1055 Washington Boulevard | Renewal | CBD | 7,101 | Telecommunications |
| Q3 | One Wall Management | 707 Summer Street | New Lease | CBD | 6,465 | Other Services |
| Q3 | Ogletree, Deakins, Nash, Soak & Stewart | 281 Tresser Boulevard | Renewal | CBD | 6,455 | Legal |
| Q3 | Korn Ferry | 301 Tresser Boulevard | New Lease | CBD | 6,300 | Professional/Business Services |
| Q4 | Synchrony Financial | 777 Long Ridge Road | Renewal | Non-CBD | 313,000 | Finance |
| Q4 | ITV Studios | 860 Canal Street | New Lease | Non-CBD | 35,769 | Digital Media |
| Q4 | Thomson Reuters | 677 Washington Boulevard | New Lease | CBD | 28,000 | Professional/Business Services |
| Q4 | Ernst & Young | 300 First Stamford Place | New Lease | Non-CBD | 24,673 | Professional/Business Services |
| Q4 | Citizens Bank | 600 Washington Boulevard | New Lease | CBD | 24,385 | Finance |
| Q4 | Jefferies | 1 Station Place | Renewal | CBD | 23,268 | Finance |
| Q4 | Morgan Stanley | 4 Landmark Square | Renewal | CBD | 23,062 | Finance |
| Q4 | Refinitiv | 1 Station Place | Renewal | CBD | 22,885 | Finance |
| Q4 | Oppenheimer | 263 Tresser Boulevard | New Lease | CBD | 15,116 | Finance |
| Q4 | Lucky 8 TV | 1 Station Place | Sublease | CBD | 15,000 | Digital Media |
| Q4 | Beauty Quest Group/Transom Capital | 120 Long Ridge Road | Sublease | Non-CBD | 12,599 | Consumer Products |

Opportunity Zones: The 2017 Tax Cuts and Jobs Act established new Internal Revenue Code Section 1400Z – Opportunity Zones. The legislation allows for temporary deferral of inclusion in taxable income for capital gains reinvested in an Opportunity Zone through an Opportunity Fund.

There are five census tracts in the City that have been designated an Opportunity Zone. The City has ranked each tract on the number of proposed projects and the impact the Zone will have in terms of providing a foundation for affordable housing, promotion of the innovation places goals, inclusion in the City's autonomous vehicle zone and development potential near transportation hubs.

Housing: Stamford continues to lead the national trend of drawing people back to live in city centers. Stamford has added thousands of new housing units during the last decade including in the downtown area. Recent development includes:

Recent Project Openings:

- Allure at Harbor Point: 850 Pacific St - BLT - Completed April 2020 - 435 units
- URBY Stamford Phase 1: 57 Greyrock Pl - Ironstate Development - Completed Nov. 2019 - 648 units; 5,090 sf café
- Glenbrook Crossing: 504 Glenbrook Road - Completed Mar. 2020 - 43 units & 4,271 sf retail
- Popeyes Louisiana Kitchen: 448 West Main St - Completed January 2019 - 2,500 sf restaurant
- Marriott Residence Inn: 23 Atlantic Street - UC Funds – Opened fall of 2018 - 156 rooms – Downtown
- Vela on the Park: 20 story luxury rental building with 209 units overlooking Mill River Park and Columbus Park completed in May 2018
- Home Depot Stamford: 140,000-square-foot retail store opened in April 2018 and created 300 new local jobs
- Atlantic Station (Phase 1): 325 unit luxury residential tower completed in February 2018
- NV@ Harbor Point: 392 unit luxury rental building overlooking Commons Park in Stamford's South End was completed in February 2018
- Harbor Landing: 28 Southfield Avenue - Building & Land Technology - 218 units opened August 2018
- Park 215: 215 Stillwater Avenue - Charter Oak Communities - 78 units and 24,000 square feet office

Projects Currently Under Construction:

- Charter Spectrum World HQ: 406 Washington Blvd - BLT - Under Construction - 777k sf office
- The Smyth: 885 Washington Blvd - Lennar Multifamily - Estimated Completion 2020 - 414 units & 19,333 sf retail
- Atlantic Station Phase 2: 421 Atlantic St - RXR/Cappelli - Under Construction - Estimated Completion Q2 2021 - 325 units; 14,100 SF retail
- True North: 245 Atlantic St - True North - Under Construction - 212 units & 8,000 sf retail
- URBY Stamford Phase 2: 57 Greyrock Pl - Ironstate Development - Under Construction - 186 units - Estimated Completion 2022
- ITV America HQ: 860 Canal St - Stamford Media Village - Estimated Completion Fall 2020 - 130,000 sf office
- HP Parcel P3: Harbor Point Rd - BLT - Under Construction - 180 units
- The Lloyd Hotel: 909 Washington Blvd - RMS Companies - Estimated Completion Fall 2020 - 94 rooms
- Empire Self Storage: 11 Leon Pl - Empire West Avenue, LLC - Estimated Completion Fall 2020 - 90,000 sf self-storage facility
- 733-777 Summer St: 733-777 Summer St - Summer Street Property, LLC - Under Construction - 376 units
- HP Parcels P1-P2: Harbor Point Rd - BLT - Under Construction - 435 units
- Garden Homes: 1315 Washington Blvd - Garden Homes Management - Under Construction - 187 units
- Waterstone on High Ridge: 201 High Ridge Rd - Epoch Senior Living - Convert Office to 145 Senior Housing Units - Estimated Completion Sept. 2021

Projects Approved But Not Under Construction:

- Metro Tower: Station Place - Empire State Realty Trust - Approved Development - 385,000 sf office
- HP Parcel P6: Dyke Ln - BLT - Approved Development - 180 units
- Life Time Athletic: 3 High Ridge Park - Life Time Fitness - Approved Development – Convert 100,000 sf office to a fitness center
- 171 Stillwater Ave: 171 Stillwater Ave - Stillwater Avenue LLC - Approved Development - 36 units & retail
- 819 East Main St: 819 East Main St - East Main Street, LLC - Approved Development - 63 units & 2,150 sf retail
- West Main St Apartments: 17 West Main St - Empire Residential - Approved Development - 110 units & 2,300 sf retail
- 583 Pacific St: 583 Pacific Street - Approved Development - 20,205 sf office
- RBS-Clinton Ave: Division St & Clinton Ave - RBS Americas Property Corp - Approved Development - 456 units
- 523 Canal St: Fee FD, LLC - Approved Development - 173 units & 1,602 sf retail
- 210 Long Ridge Road: TC NE Metro Development - Approved Development - 200 Assisted Living Units
- 1 Atlantic St: SH Atlantic LLC - Approved Development - Convert office to 77 apartments & retail
- 100 Prospect: Herald Realty Management - Approved Development - 31 new units/125 total units
- HP Phase 1 Marina: Bateman Way - BLT - Approved Development - Marina w/ 82 Slips, 46 Spaces & Boathouse
- Pacific Street Firehouse: 670 Pacific St - BLT - Approved Development - Adaptive Reuse

Proposed Projects:

- HP Parcel C2: Woodland Ave/Pacific St - BLT - Proposed Development - 3 buildings/670 units
- HP Parcel C1: Walter Wheeler Dr - BLT - Proposed Development
- Veterans Park Hotel: 160 Atlantic St - AWA Design Group - Proposed Development - 100 Hotel Rooms
- Wendy's Stamford: 1938 West Main St - Proposed Development
- Stamford Station Parking Garage: South State St - CTDOT - Proposed Development - 960 Space Commuter Parking Garage

The City issued over 1,700 building permits during 2019. New commercial construction permits accounted for over 70 percent of the total permits issued during 2018, followed by new construction residential.

Vacancy remains low in Fairfield County while apartment rents and multifamily asset values are rising. High demand for apartments in the area have kept vacancy rates low and incentivized new development in the region. Stamford has added thousands of new housing units during the last decade, especially in the downtown area. Newly constructed rental apartment buildings in Stamford are currently averaging a 94.9% occupancy rate.

The City recognizes the availability of affordable housing as crucial to its continuing development. This priority is reflected in the City's zoning regulations, which require that developers of new multi-family projects permanently set aside 10% of their units for low-income families. This program, the first ever in Connecticut, has provided the City with approximately 400 below-market housing units and is expected to continue as the City grows.

Government Assisted Housing: The Stamford Housing Authority d/b/a Charter Oak Communities (“COC”) constructs, operates and maintains housing for low- and moderate-income families, below market rate residents, and senior and disabled citizens. The COC manages over 1,400 dwelling units in 22 housing complexes as well as a Housing Choice Voucher rental assistance program for 1,500 families in privately and some publicly owned housing units throughout the City. Some of COC’s most recent accomplishments include the revitalization of two large, federal low-income public housing facilities, Southfield Village (now Southwood Square) and Fairfield Court (now Fairgate), into mixed-income communities. COC has served as sole developer for ten developments funded through public/private partnerships using multiple funding sources including Low-Income Housing Tax Credits.

Funding and land have been obtained and plans continue to move forward on the replacement of 216 affordable units currently located at the Vidal Court State-assisted housing complex. By leveraging a \$20 million commitment of State bond funds with \$110 million of private equity and debt, its redevelopment in a total of five mixed-income settings will result in a total of 360 units altering the type of housing that has been typically associated with low-income development. The first three offsite replacement phases, the 95-unit Westwood, the 76-unit Palmer Square and the 45-unit Greenfield, have been completed and are fully leased. The fourth replacement phase, “Park 215,” a 78-unit mid-rise with ground floor professional office space, commenced construction in late 2016 and began occupancy in July 2018. Charter Oak continues to strengthen its unique cooperative relationship with Stamford Hospital which supports their respective redevelopment goals. This relationship has created a health and wellness district along the Stillwater Avenue corridor called Vita which continues to garner national attention. Through a web of community service partnerships, Vita is providing consumer-based health care and wellness support services in an off-campus setting (relative to the Hospital), to typically underserved populations while functioning as a stimulus for economic development on the West Side. Vita initiatives launched to date include the Fairgate Community Health Center and Fairgate Farm, AmeriCares Free Clinic and nutritional education programs.

Charter Oak Communities is also committed to the preservation and revitalization of its other, critical housing facilities. It has completed major, top-to-bottom renovations of two elderly properties – Clinton Manor and Quintard Manor – investing \$15 million in capital generated from its sale of tax-exempt, private activity bonds and the sale of low-income housing tax credits. In early 2017, in Partnership with Inspirica, Inc., Charter Oak completed Summer Place, the replacement of the 50-unit Czescik Homes, an older elderly property located in an area flooded during Superstorm Sandy. In 2016, Charter Oak completed the 60-unit first and second phase of the comprehensive revitalization of the 204-unit Lawnhill Terrace, an obsolete State-assisted moderate rental complex. The 60-unit second phase began renovations in mid-2017 and began occupancy in July 2018. Planning for the 52 unit third phase is currently underway, and near completion, as is planning for the substantial renovation of two developments for seniors, Rippowam Manor and Glenbrook Manor

Municipal Employees¹

| | 2020 | 2019 | 2018 | 2017 | 2016 |
|--------------------------------------|--------------|--------------|--------------|--------------|--------------|
| General Government..... ² | 1,031 | 1,072 | 1,060 | 1,072 | 1,083 |
| Board of Education..... | 2,259 | 2,212 | 2,202 | 2,182 | 2,218 |
| Total..... | 3,290 | 3,284 | 3,262 | 3,254 | 3,301 |

¹ As of July 1 each fiscal year.

² General Government includes all employees involved in municipal operations plus employees of the Water Pollution Control Authority (42); the E. Gaynor Brennan Golf Course (5); the Risk Management Fund (3); the Marina Fund (1); and the Parking Fund (16).

Source: City of Stamford

Employees Bargaining Organizations

| Board of Education Groups | Positions Covered | Current Contract Expiration Date |
|--|--------------------------|---|
| Local #2657 of the AFSCME, Council #4, AFL-CIO (Supervisors) | 6 | 6/30/2020 ¹ |
| Local #2377 of the International Union, United Automobile Workers, AFL-CIO..... | 84 | 6/30/2017 ¹ |
| Stamford Board of Education Employees Association (Custodian & Maintenance Workers) | 148 | 6/30/2018 ¹ |
| Security Workers and Community Liaison Employees..... | 34 | 6/30/2020 ¹ |
| Stamford Education Association | 1,502 | 6/30/2021 |
| Paraeducators of Stamford Association | 419 | 6/30/2022 |
| School Administrators Association of Stamford | 66 | 6/30/2023 |
| Total Unionized Board of Education Employees..... | 2,259 | |
| General Government | | |
| Stamford Police Association | 268 | 6/30/2019 ¹ |
| Local #786 of the International Association of Firefighters AFL-CIO | 240 | 6/30/2019 ¹ |
| Local #2657 of the AFSCME, Council #4, AFL-CIO (Supervisors)..... | 98 | 6/30/2018 ¹ |
| Local #465 of the AFSCME, Council # 4, AFL-CIO (Registered Nurses) | 38 | 6/30/2019 ¹ |
| Local #1303-273 of the AFSCME, Council #4, AFL-CIO (Hygienists) | 4 | 6/30/2020 ¹ |
| Local #1303-191 of the AFSCME, Council # 4, AFL-CIO (Attorneys) | 6 | 6/30/2019 ¹ |
| International Union of Operating Engineers Local 30 AFL-CIO (WPCA) | 24 | 6/30/2021 |
| Local #2377 of the International Union, United Automobile Workers, AFL-CIO..... | 230 | 6/30/2020 ¹ |
| International Union of Operating Engineers Local 30 AFL-CIO (Operations) | 123 | 6/30/2019 ¹ |
| Total Unionized General Government Employees..... | 1,031 | |
| Total Unionized General Government and Board of Education Employees..... | 3,290 | |

¹ In negotiations.

Source: City of Stamford

General Statutes Sections 7-473c, 7-474 and 10-153a to 10-153n provide a procedure for binding arbitration of collective bargaining agreements between municipal employers and organizations representing municipal employees, including certified teachers and certain other employees. The legislative body of a municipal entity may reject an arbitration panel's decision by a two-thirds majority vote. The State of Connecticut and the employee organization must be advised in writing of the reasons for rejection. The State then appoints a new panel of either one or three arbitrators to review the decisions on each of the rejected issues. The panel must accept the last best offer of either party. In reaching its determination, the arbitration panel gives priority to the public interest and the financial capability of the municipal employer, including consideration of other demands on the financial capability of the municipal employer. For binding arbitration, in assessing the financial capability of a municipality, there is an irrefutable presumption that a budget reserve of 15% (5% for teacher's contracts) is not available for payment of the cost of any item subject to arbitration. In the light of the employer's financial capability, the panel considers prior negotiations between the parties, the interests and welfare of the employee group, changes in the cost of living, existing employment conditions, and wages, salaries, fringe benefits, and other conditions of employment prevailing in the labor market, including developments in private sector wages and benefits.

Education System

The City has a nine-member Board of Education, each elected to three-year terms, with three members elected each year. The officers of the Board, elected by Board members at the organizational meeting held every December, include a President, Vice President, Secretary, and Assistant Secretary. The Mayor serves as a tenth non-voting member.

The primary function of the Board is to establish policy and the budget of the public school system. Some of the areas for which such policies are set include curriculum, budget requests, policies ensuring that funds for education as appropriated by the City are properly expended, implementation of both State and federal laws, and planning for facilities needed by the system, including construction and renovation.

The City has three public high schools that serve students in grades 9-12; they include an inter-district magnet school: the Academy of Information Technology & Engineering. There are five public middle schools, eleven public elementary schools (four of which are magnet schools), and two K-8 inter-district magnet schools. The Board of Education employs approximately 1,574 professional (certified) personnel and approximately 685 non-certified personnel including secretaries, clerks, custodians, maintenance personnel, paraprofessional, and security workers.

The school system has experienced enrollment growth averaging approximately 0.63% per year for the last eight years growing from 15,677 students in October 2011 to 16,652 in October 2019. The enrollment projection for October 2020 is 17,181.

School Facilities

| School | Grades | Date of Construction (Additions, Remodeling) | Type of Construction | Number of Classrooms | 10/1/2019 Enrollment |
|--|---------------|---|---------------------------------|---------------------------------|---------------------------------|
| Davenport Ridge | Pre-K-5 | 1972 | Concrete | 51 | 632 |
| Murphy | K-5 | 1900 (2002) | Brick | 49 | 482 |
| Newfield | K-5 | 1954 (2002) | Brick | 51 | 554 |
| Northeast | K-5 | 1968 (2003) | Brick/Stone | 63 | 653 |
| Rogers | K-8 | 2009 | Wood/Brick | 50 | 841 |
| Toquam | K-5 | 1967 (1991) | Brick | 56 | 665 |
| Roxbury | Pre-K-5 | 1955 (2002) | Brick | 59 | 603 |
| Springdale | K-5 | 1908 (2003) | Brick | 46 | 558 |
| Hart | K-5 | 1915 (1998) | Brick | 53 | 604 |
| Stark | K-5 | 1927 (1997) | Brick | 55 | 567 |
| Stillmeadow | K-5 | 1971 (2003) | Block | 49 | 652 |
| Strawberry Hill ¹ | K-8 | 2016 (2020) | Brick | 25 | 523 |
| Westover | K-5 | 1999 (2020) | Brick | 65 | 606 |
| Cloonan | 6-8 | 1967 (2002) | Brick | 58 | 712 |
| Dolan | 6-8 | 1949 | Brick | 50 | 660 |
| Turn of River | 6-8 | 1963 | Block/Brick | 60 | 685 |
| Rippowam Middle | 5-8 | 1959 (2003) | Steel Frame | 150 | 787 |
| Scotfield Middle | 5-8 | 2001 | Brick | 54 | 645 |
| AITE | 9-12 | 2007 | Steel/Frame | 60 | 629 |
| Stamford High | 9-12 | 1928 (2006) | Brick/Stone | 215 | 1,812 |
| Westhill High | 9-12 | 2003 (2007) | Steel Frame/Brick | 230 | 2,241 |
| Boyle Stadium | n/a | 1937 (1997) | Stone | n/a | n/a |
| Individuals Achieving Independence.... | 12+ | 3rd Floor Govmt Center | n/a | n/a | 19 |
| Out-of-District | n/a | n/a | n/a | n/a | 186 |
| Alternate Route to Success (ARTS) ... | n/a | n/a | n/a | n/a | 103 |
| ARTS renamed as ANCHOR | | | | | |
| Pre-K Special Ed./ Speech | n/a | n/a | n/a | n/a | 233 |
| Total..... | | | | 1,549 | 16,652 |

¹ The Strawberry Hill School, an interdistrict magnet school opened in September 2016, with 229 students in grades K and 1. With planned renovation and construction, this school will grow to 900 students in grades K-8 by September 2024.

Source: City of Stamford, Board of Education

School Enrollment and Projections

| <i>Historical</i> | | | | | |
|--------------------|-------------------------------------|-----------------------|----------------------|------------------------------------|--------------|
| School Year | Elementary Headstart/K-5 | Middle 6-8 | High 9-12 | Pre-K, OOD Special Home | Total |
| 2010-2011 | 7,267 | 3,176 | 4,817 | 230 ¹ | 15,490 |
| 2011-2012 | 7,412 | 3,183 | 4,742 | 340 ¹ | 15,677 |
| 2012-2013 | 7,641 | 3,258 | 4,674 | 368 ¹ | 15,941 |
| 2013-2014 | 7,644 | 3,318 | 4,672 | 435 | 16,069 |
| 2014-2015 | 7,713 | 3,447 | 4,582 | 407 | 16,149 |
| 2015-2016 | 7,691 | 3,407 | 4,496 | 452 | 16,046 |
| 2016-2017 | 7,828 | 3,283 | 4,568 | 493 | 16,172 |
| 2017-2018 | 7,721 | 3,396 | 4,398 | 459 | 15,974 |
| 2018-2019 | 7,526 | 3,550 | 4,506 | 500 | 16,082 |
| 2019-2020 | 7,890 | 3,770 | 4,682 | 310 | 16,652 |
| <i>Projected</i> | | | | | |
| School Year | Elementary Headstart/K-5 | Middle 6-8 | High 9-12 | Pre-K, OOD Special Home | Total |
| 2020-2021 | 7,728 | 3,869 | 5,054 | 530 | 17,181 |

¹ Includes pre-kindergarten, home instruction and students placed outside Stamford Public Schools; Bilingual and Special Education students are counted in the K-5, 6-8, and 9-12 statistics.

Source: City of Stamford, Board of Education

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III. Economic and Demographic Information

Population and Density

| Year | Actual Population | % Increase | Density² |
|-------------------|--------------------------|-------------------|----------------------------|
| 2018 ¹ | 129,026 | 5.2% | 3,233.7 |
| 2010 | 122,643 | 4.7% | 3,073.8 |
| 2000 | 117,083 | 8.4% | 2,934.4 |
| 1990 | 108,056 | 5.5% | 2,708.2 |
| 1980 | 102,453 | -5.8% | 2,567.7 |
| 1970 | 108,798 | 17.3% | 2,726.8 |
| 1960 | 92,713 | -- | 2,323.6 |

¹ American Community Survey 2014-2018.

² Per square mile: 39.9 square miles.

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

Age Distribution of the Population

| Age | City of Stamford | | State of Connecticut | |
|---|-------------------------|----------------|-----------------------------|----------------|
| | Number | Percent | Number | Percent |
| Under 5 years | 7,653 | 5.9% | 184,983 | 5.2% |
| 5 to 9 years | 7,258 | 5.6 | 201,006 | 5.6 |
| 10 to 14 years | 7,343 | 5.7 | 224,135 | 6.3 |
| 15 to 19 years | 6,858 | 5.3 | 247,182 | 6.9 |
| 20 to 24 years | 8,605 | 6.7 | 245,490 | 6.9 |
| 25 to 34 years | 21,656 | 16.8 | 439,848 | 12.3 |
| 35 to 44 years | 18,357 | 14.2 | 427,023 | 11.9 |
| 45 to 54 years | 16,748 | 13.0 | 522,138 | 14.6 |
| 55 to 59 years | 8,592 | 6.7 | 266,170 | 7.4 |
| 60 to 64 years | 7,411 | 5.7 | 235,949 | 6.6 |
| 65 to 74 years | 10,166 | 7.9 | 327,414 | 9.1 |
| 75 to 84 years | 5,558 | 4.3 | 170,979 | 4.8 |
| 85 years and over | 2,821 | 2.2 | 89,187 | 2.5 |
| Total..... | 129,026 | 100% | 3,581,504 | 100% |
| Median Age (Years) 2018..... | 37.2 | | 40.8 | |
| Median Age (Years) 2010..... ¹ | 37.1 | | 40.0 | |

¹ U.S. Department of Commerce, Bureau of Census, 2010.

Source: American Community Survey 2014-2018

Income Distribution

| Income | City of Stamford | | State of Connecticut | |
|------------------------|-------------------------|----------------|-----------------------------|----------------|
| | Families | Percent | Families | Percent |
| \$ 0 - \$ 9,999..... | 508 | 1.7% | 26,021 | 2.9% |
| 10,000 - 14,999..... | 474 | 1.5 | 16,472 | 1.8 |
| 15,000 - 24,999..... | 1,466 | 4.8 | 38,804 | 4.3 |
| 25,000 - 34,999..... | 1,993 | 6.5 | 50,215 | 5.6 |
| 35,000 - 49,999..... | 2,735 | 8.9 | 80,042 | 9.0 |
| 50,000 - 74,999..... | 4,162 | 13.5 | 127,676 | 14.3 |
| 75,000 - 99,999..... | 3,272 | 10.6 | 118,848 | 13.3 |
| 100,000 - 149,999..... | 4,996 | 16.2 | 186,154 | 20.8 |
| 150,000 - 199,999..... | 3,174 | 10.3 | 105,285 | 11.8 |
| 200,000 and over..... | 7,976 | 25.9 | 143,423 | 16.1 |
| Total..... | 30,756 | 100.0% | 892,940 | 100.0% |

Source: American Community Survey 2014-2018

Income Levels

| | <u>City of Stamford</u> | <u>State of Connecticut</u> |
|----------------------------------|-----------------------------|---------------------------------|
| Per Capita Income, 2018 | \$ 55,059 | \$ 43,056 |
| Per Capita Income, 2010 | \$ 41,227 | \$ 36,775 |
| Median Family Income, 2018 | \$ 106,778 | \$ 97,310 |
| Median Family Income, 2010 | \$ 84,190 | \$ 84,170 |

Source: American Community Survey 2014-2018

Educational Attainment (Years of School Completed Age 25 and Over)

| | <u>City of Stamford</u> | | <u>State of Connecticut</u> | |
|--|-------------------------|----------------|-----------------------------|----------------|
| | <u>Number</u> | <u>Percent</u> | <u>Number</u> | <u>Percent</u> |
| Less than 9th grade..... | 5,861 | 6.4% | 101,068 | 4.1% |
| 9th to 12th grade..... | 4,033 | 4.4 | 134,758 | 5.4 |
| High School graduate..... | 18,575 | 20.3 | 670,519 | 27.1 |
| Some college, no degree..... | 12,677 | 13.9 | 416,267 | 16.8 |
| Associate's degree | 4,773 | 5.2 | 190,869 | 7.7 |
| Bachelor's degree..... | 25,140 | 27.5 | 538,924 | 21.7 |
| Graduate or professional degree..... | 20,250 | 22.2 | 426,303 | 17.2 |
| Total | 91,309 | 100.0% | 2,478,708 | 100.0% |
| Total high school graduate or higher (%).... | | 89.2% | | 90.5% |
| Total bachelor's degree or higher (%)..... | | 49.7% | | 38.9% |

Source: American Community Survey 2014-2018

Employment Data

| <u>Period</u> | <u>City of Stamford</u> | | <u>Percentage Unemployed</u> | | |
|-----------------------|-------------------------|-------------------|------------------------------|--|---------------------------------|
| | <u>Employed</u> | <u>Unemployed</u> | <u>City of Stamford</u> | <u>Bridgeport/ Stamford Labor Market</u> | <u>State of Connecticut</u> |
| August 2020..... | 62,696 | 6,066 | 8.8 | 8.5 | 8.2 |
| Annual Average | | | | | |
| 2019..... | 68,973 | 2,342 | 3.3 | 3.7 | 3.7 |
| 2018..... | 68,274 | 2,609 | 3.7 | 4.1 | 4.1 |
| 2017..... | 67,672 | 2,861 | 4.0 | 4.7 | 4.7 |
| 2016..... | 66,928 | 3,088 | 4.4 | 5.2 | 5.3 |
| 2015..... | 65,931 | 3,225 | 4.7 | 5.5 | 5.6 |
| 2014..... | 65,088 | 3,828 | 5.6 | 6.2 | 6.7 |
| 2013..... | 63,290 | 4,329 | 6.4 | 7.3 | 7.9 |
| 2012..... | 63,362 | 4,764 | 7.0 | 8.2 | 8.3 |
| 2011..... | 63,868 | 7,974 | 7.2 | 8.2 | 8.8 |
| 2010..... | 63,017 | 5,224 | 7.7 | 8.4 | 9.0 |

Source: State of Connecticut, Department of Labor.

Employment by Industry

| Sector | City of Stamford | | State of Connecticut | |
|--|-------------------------|----------------|-----------------------------|----------------|
| | Number | Percent | Number | Percent |
| Agriculture, forestry, fishing and hunting, and mining..... | 100 | 0.1% | 7,195 | 0.4% |
| Construction..... | 4,782 | 6.6 | 107,331 | 5.9 |
| Manufacturing..... | 3,691 | 5.1 | 190,995 | 10.5 |
| Wholesale trade..... | 1,118 | 1.6 | 44,714 | 2.5 |
| Retail trade..... | 6,129 | 8.5 | 191,939 | 10.6 |
| Transportation warehousing, and utilities..... | 2,397 | 3.3 | 72,806 | 4.0 |
| Information..... | 2,260 | 3.1 | 41,839 | 2.3 |
| Finance, insurance, real estate, and leasing..... | 9,733 | 13.5 | 164,607 | 9.1 |
| Professional, scientific, management, administrative, and waste management..... | 14,407 | 20.0 | 207,632 | 11.5 |
| Education, health and social services..... | 15,049 | 20.9 | 479,677 | 26.5 |
| Arts, entertainment, recreation, accommodation and food services..... | 6,658 | 9.3 | 150,852 | 8.3 |
| Other services (except public admin.)..... | 4,129 | 5.7 | 83,686 | 4.6 |
| Public Administration..... | 1,487 | 2.1 | 67,172 | 3.7 |
| Total Labor Force, Employed..... | 71,940 | 100.0% | 1,810,445 | 100.0% |

Source: American Community Survey 2014-2018

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Major Employers

| <i>Employer</i> | <i>Type of Business</i> |
|---|--|
| A+E Networks | Television Production |
| ABCorp..... | Payments (HQ) |
| Accurate Lock & Hardware..... | Hardware Merchant Wholesalers (HQ) |
| Adlon Therapeutics..... | Biotechnology (HQ) |
| ADP..... | Professional Services |
| Affinion Group | Marketing (HQ) |
| Aircastle Limited..... | Aviation Services (HQ) |
| American Express..... | Finance |
| Americares..... | Nonprofit (HQ) |
| Amphenol | Electrical Controls (HQ) |
| AON..... | Insurance |
| AXA XL Group Reinsurance | Reinsurance (US HQ) |
| Bartlett Tree Experts..... | Tree Services (HQ) |
| Bank of America | Finance |
| Bank of Ireland..... | Finance (US HQ) |
| Beauty Quest Group..... | Consumer Products (HQ) |
| Berkley Re America..... | Reinsurance (HQ) |
| Bridgewater Associates | Finance |
| Building & Land Technology..... | Land Development (HQ) |
| CA Technologies..... | Software Company |
| Cara Therapeutics..... | Biotechnology (HQ) |
| Castelton Commodities | Commodities Trading (HQ) |
| CBRE..... | Real Estate |
| CBS Sports Digital/CBS Interactive..... | Television Broadcasting (HQ) |
| Centerplate/Sodoxo | Food Services (HQ) |
| Conveo Inc | Commercial Banking (HQ) |
| Charter Communications..... | Telecommunications (HQ) |
| Chelsea Piers CT..... | Leisure/Sports (HQ) |
| Chief Executive Group..... | Publisher (HQ) |
| Cholula Hot Sauce Company..... | Food Products (HQ) |
| Chubb Tempest Re USA..... | Reinsurance (HQ) |
| Citibank, NA..... | Finance |
| Citizens Bank..... | Finance |
| City of Stamford | Government And Education |
| Club Quarters Hotels..... | Hospitality (HQ) |
| Colliers International..... | Real Estate |
| Conair Corp | Small Electrical Appliance Manufacturing |
| Cowen Group..... | Finance |
| Crane Co | Industrial Products (HQ) |
| Crystal Rock | Consumer Products (HQ) |
| Cummings & Lockwood..... | Law Firm (HQ) |
| Cushman & Wakefield..... | Real Estate |
| Cytec Solvay Group | Chemicals (Research Laboratories) |
| Daymon Worldwide | Market Research (HQ) |
| Deloitte | Consulting |
| Design Within Reach | Retail Furniture (HQ) |
| Deutsch Family Wine & Spirits..... | Food Products (HQ) |
| Diageo..... | Food Products |
| Elizabeth Arden/Revlon | Consumer Products |
| Empire State Realty Trust | Real Estate |
| Engelhart Commodities..... | Commodities Trading (US HQ) |
| Encompass Digital Media | Television Broadcasting |
| Equinor..... | Commodities Trading |
| Ernst & Young | Consulting |
| Exela Technologies..... | Document Outsourcing |
| Finacity..... | Commercial Banking (HQ) |
| First County Bank | Finance (HQ) |
| First Reserve..... | Finance (HQ) |

*Source: City of Stamford Department of Economic Development
 HQ - Headquarters
 Mfg - Manufacturing Facilities*

**Major Employers
(Continued)**

| Employer | Type of Business |
|--|---------------------------------------|
| Forevermark US..... | Diamond Mining (HQ) |
| Freeport Commodities..... | Commodities Trading (HQ) |
| Gartner..... | Market Research (HQ) |
| GE Asset Management/State Street | Finance (HQ) |
| Genpact..... | Professional Services |
| General Reinsurance..... | Reinsurance (HQ) |
| Genworth Financial | Insurance |
| Gerald Metals | Commodities Trading (HQ) |
| Greenwich Associates | Finance (HQ) |
| Guardian Life | Insurance |
| Gunvor Group..... | Commodities Trading (US HQ) |
| Grant Thornton..... | Consulting |
| Harman International/Samsung | Audio & Video Manufacturing (HQ) |
| Harvest Hill Beverage Company..... | Food Products (HQ) |
| Hexcel..... | Industrial Products Manufacturer (HQ) |
| Henkel Consumer Goods..... | Consumer Products (HQ) |
| High Ridge Brands..... | Consumer Products (HQ) |
| Hoffman Engineering | Equipment Mfg (HQ) |
| Holland & Knight..... | Law Firm |
| IDW Media Holdings..... | Publishing (HQ) |
| Imbrim Therapeutics..... | Biotechnology (HQ) |
| Indeed.com..... | Technology (HQ) |
| Independence Holding Co..... | Insurance (HQ) |
| Informa..... | Publishing |
| ISG..... | Consulting (HQ) |
| ITV America..... | Television Production |
| Jefferies | Finance |
| JLL..... | Real Estate |
| Kayak.com | Travel Services (HQ) |
| Keep America Beautiful | Nonprofit (HQ) |
| Korn Ferry..... | Consulting |
| KPMG | Consulting |
| Legal & General America..... | Finance (HQ) |
| Legg Mason | Finance |
| Lockwood Group | Consulting (HQ) |
| Lovesac | Furniture Manufacturer (HQ) |
| Loxo Oncology..... | Biotechnology (HQ) |
| MassMutual..... | Insurance |
| Mayborn USA/Tommee Tippee..... | Consumer Products (HQ) |
| McDonalds Corporation..... | Food Services |
| McKinsey & Company | Consulting |
| Merrill Lynch Wealth Mgmt | Finance |
| Morgan Stanley | Finance |
| Natwest Markets/RBS..... | Investment Banking (US HQ) |
| Navigators Group/The Hartford..... | Insurance (HQ) |
| NBC Sports Group | Television Production (HQ) |
| NBCUniversal | Television Production |
| Nielsen Sports..... | Market Research (HQ) |
| Nestle Waters North America | Consumer Products (HQ) |
| Newmark Knight Frank..... | Real Estate |
| Northern Trust Co..... | Finance |
| Northwestern Mutual..... | Finance |
| Octagon Sports..... | Public Relations (HQ) |
| OdysseyRe | Reinsurance (HQ) |
| Omnicom Group..... | Digital Media |
| Oppenheimer & Co..... | Finance |
| Oracle..... | Software |
| O'Shaughnessy Asset Management | Investment (HQ) |

Major Employers
(Continued)

| Employer | Type of Business |
|---------------------------------------|--------------------------------------|
| PartnerRe..... | Reinsurance (HQ) |
| Passur Aerospace..... | Aviation Services (HQ) |
| Patriot Bank | Finance (HQ) |
| PDC Brands..... | Consumer Products (HQ) |
| Perkins Eastman | Architectural Services |
| Philips Consumer Health..... | Consumer Products (HQ) |
| Pitney Bowes..... | Technology & Data (HQ) |
| Point 72 Asset Management..... | Investment Banking (HQ) |
| PwC..... | Consulting (Tax HQ) |
| Privacyguard | Financial Technology (HQ) |
| Purdue Pharma..... | Biotechnology (HQ) |
| Randstad USA..... | Recruiting |
| Rifinitiv..... | Finance |
| RenaissanceRe..... | Reinsurance |
| Revolution Lighting..... | Lighting Manufacturing (HQ) |
| RHONE Apparel | Clothing Manufacturing (HQ) |
| Robert Half..... | Recruiting |
| Rosco Laboratories..... | Lighting Manufacturing (HQ) |
| RSM US | Public Accountants |
| Sema4 | Biotechnology (HQ) |
| Shipman & Goodwin | Law Firm |
| Silgan Holdings..... | Metal Products (HQ) |
| Soule, Blake & Wechsler..... | Manufacturing (HQ) |
| Springworks Therapeutics..... | Biotechnology (HQ) |
| Stamford Health..... | Medical Care (HQ) |
| Stamford Tent & Event Services..... | Tent Rental (HQ) |
| Stamford Town Center | Retail Stores |
| Star Group, LP | Liquefied Petroleum Gas Dealers (HQ) |
| Starwood/Marriott International | Hospitality |
| Synapse Group | Marketing (HQ) |
| Synchrony Financial | Finance (HQ) |
| Tasty Bite/MARS Foods | Food Products (HQ) |
| The Junkluggers..... | Moving Company (HQ) |
| The Peoples Court | Television Production (HQ) |
| This Old House Ventures | Television Production (HQ) |
| Thomson Reuters | Publishing, Business Information |
| Tiger Risk Partners..... | Insurance (HQ) |
| Tradition Energy | Finance (HQ) |
| Trafigura..... | Commodities Trading |
| Tronox..... | Chemicals Manufacturer (HQ) |
| Tru Optik..... | Technology (HQ) |
| Tudor Investment Corporation..... | Investment (HQ) |
| U.S. Beverage | Food Products (HQ) |
| Uber..... | Transportation |
| UBS AG | Finance |
| United Rentals Inc | Industrial Equipment Rental (HQ) |
| US Game Systems | Family Game Company (HQ) |
| US Trust | Finance |
| Vineyard Vines | Clothing Manufacturing (HQ) |
| Voyager Aviation | Aviation Services (HQ) |
| Webster Bank Corp | Finance |
| Wiggin & Dana | Law Firm |
| Willis Towers Watson | Consulting |
| Wilson Elser..... | Law Firm |
| WWE..... | Television Production (HQ) |
| XFL..... | Sports League (HQ) |
| YES Network..... | Television Broadcasting |
| Zimmer Biomet..... | Biotechnology |

**Commute to Work
(16 years of age and over)**

| | City of Stamford | | State of Connecticut | |
|----------------------------------|-------------------------|----------------|-----------------------------|----------------|
| | Number | Percent | Number | Percent |
| Drove alone | 46,923 | 66.6% | 1,391,925 | 78.2% |
| Car pools | 5,679 | 8.1 | 143,527 | 8.1 |
| Used public transportation | 10,074 | 14.3 | 84,347 | 4.7 |
| Walked | 3,839 | 5.4 | 49,525 | 2.8 |
| Used other means | 860 | 1.2 | 20,763 | 1.2 |
| Worked at home | 3,132 | 4.4 | 90,566 | 5.1 |
| Total | 70,507 | 100.0% | 1,780,653 | 100.0% |
| Mean travel to work (minutes) | 28.2 | | 26.3 | |

Source: American Community Survey 2014-2018

Office Vacancy Rates

| Calendar Year | Stamford Central Business District | | Stamford Non-Central Business District | | Fairfield County | |
|----------------------|---|------------------------|---|------------------------|-----------------------------|------------------------|
| | Square Feet Existing | Vacancy Percent | Square Feet Existing | Vacancy Percent | Square Feet Existing | Vacancy Percent |
| 2019 | 7,258,726 | 30.2% | 8,903,096 | 33.7% | 38,837,246 | 28.4% |
| 2018 | 7,258,726 | 30.0 | 9,015,096 | 33.3 | 39,433,690 | 25.3 |
| 2017 | 7,258,726 | 26.9 | 9,039,096 | 27.6 | 39,652,863 | 23.1 |
| 2016 | 7,293,182 | 28.4 | 9,404,397 | 24.2 | 41,505,969 | 21.8 |
| 2015 | 7,293,182 | 21.1 | 9,210,464 | 23.3 | 41,573,889 | 21.2 |
| 2014 | 6,822,182 | 24.8 | 9,201,361 | 22.6 | 41,081,786 | 20.5 |
| 2013 | 6,745,182 | 26.5 | 8,809,933 | 23.5 | 40,266,524 | 20.8 |
| 2012 | 6,776,181 | 21.2 | 8,873,350 | 22.4 | 41,881,271 | 18.3 |
| 2011 | 6,832,948 | 23.1 | 8,405,596 | 22.7 | 40,890,889 | 19.1 |
| 2010 | 6,832,948 | 23.4 | 8,027,525 | 25.1 | 40,412,871 | 18.9 |

Source: Cushman & Wakefield (Includes Class A & B office space)

Building Permits

| Fiscal Year Ended 6/30 | Residential | Commercial/Industrial | Apartments/Condominiums | Total |
|-------------------------------|--------------------|------------------------------|--------------------------------|----------------|
| 2020 | \$ 25,726,254 | \$ 248,079,639 | \$ 243,415,392 | \$ 517,221,285 |
| 2019 | 55,919,109 | 244,942,831 | 395,729,308 | 696,591,248 |
| 2018 | 52,304,733 | 214,661,109 | 113,536,424 | 380,502,266 |
| 2016 | 56,659,245 | 142,147,387 | 194,532,051 | 393,338,683 |
| 2015 | 87,759,615 | 159,444,138 | 73,665,429 | 320,869,182 |
| 2014 | 65,995,312 | 135,532,057 | 150,156,105 | 351,683,474 |
| 2013 | 59,554,447 | 380,202,667 | N/A ¹ | 439,757,114 |
| 2012 | 60,861,801 | 203,491,861 | N/A ¹ | 264,353,662 |
| 2011 | 52,586,486 | 261,632,862 | N/A ¹ | 314,219,348 |
| 2010 | 48,768,097 | 143,898,869 | N/A ¹ | 192,666,966 |

¹ Included in residential values

Source: City of Stamford.

Housing Unit Inventory

| Housing Units | City of Stamford | | State of Connecticut | |
|-----------------------------|-------------------------|----------------|-----------------------------|----------------|
| | Units | Percent | Units | Percent |
| 1-unit, detached..... | 20,292 | 37.8% | 892,608 | 59.0% |
| 1-unit, attached..... | 3,882 | 7.2 | 80,684 | 5.3 |
| 2 units..... | 4,359 | 8.1 | 123,908 | 8.2 |
| 3 or 4 units..... | 4,771 | 8.9 | 130,948 | 8.7 |
| 5 to 9 units..... | 2,967 | 5.5 | 84,021 | 5.6 |
| 10 to 19 units..... | 1,939 | 3.6 | 57,153 | 3.8 |
| 20 or more units..... | 15,413 | 28.7 | 130,872 | 8.7 |
| Mobile home..... | 17 | 0.0 | 11,734 | 0.8 |
| Boat, RV, van, etc..... | 20 | 0.0 | 377 | 0.0 |
| Total Inventory..... | 53,660 | 100.0% | 1,512,305 | 100.0% |

Source: American Community Survey 2014-2018

Vacancy Rates

| Housing Units | City of Stamford | | State of Connecticut | |
|------------------------------|-------------------------|----------------|-----------------------------|----------------|
| | Units | Percent | Units | Percent |
| Occupied Housing Units | 49,510 | 92.3% | 1,367,374 | 90.4% |
| Vacant Housing Units | 4,150 | 7.7% | 144,931 | 9.6% |
| Total Units | 53,660 | 100.0% | 1,512,305 | 100.0% |
| Homeowner Vacancy Rate | — | 1.4 | — | 1.8 |
| Rental Vacancy Rate | — | 5.5 | — | 6.4 |

Source: American Community Survey 2014-2018

Owner Occupied Housing Units

| Specified Owner-Occupied Units | City of Stamford | | State of Connecticut | |
|---------------------------------------|-------------------------|----------------|-----------------------------|----------------|
| | Number | Percent | Number | Percent |
| Less than \$50,000..... | 308 | 1.2% | 21,254 | 2.3% |
| \$50,000 to \$99,000..... | 154 | 0.6 | 29,211 | 3.2 |
| \$100,000 to \$149,999..... | 336 | 1.3 | 81,446 | 9.0 |
| \$150,000 to \$199,000..... | 776 | 3.0 | 139,715 | 15.4 |
| \$200,000 to \$299,999..... | 2,715 | 10.4 | 245,801 | 27.1 |
| \$300,000 to \$499,999..... | 7,946 | 30.3 | 240,706 | 26.5 |
| \$500,000 or more..... | 11,341 | 43.2 | 106,993 | 11.8 |
| \$1,000,000 or more..... | 2,655 | 10.1 | 42,008 | 4.6 |
| Total..... | 26,231 | 100.0% | 907,134 | 100.0% |
| Median Value..... | \$526,700 | | \$272,700 | |

Source: American Community Survey 2014-2018

Age Distribution of Housing

| Year Built | City of Stamford | | State of Connecticut | |
|----------------------------------|-------------------------|----------------|-----------------------------|----------------|
| | Units | Percent | Units | Percent |
| 1939 or earlier..... | 7,844 | 14.6% | 337,795 | 22.3% |
| 1940 to 1969..... | 19,863 | 37.0 | 533,321 | 35.3 |
| 1970 to 1979..... | 7,058 | 13.2 | 201,360 | 13.3 |
| 1980 to 1989..... | 6,793 | 12.7 | 191,306 | 12.6 |
| 1990 to 1999..... | 4,205 | 7.8 | 115,459 | 7.6 |
| 2000 or 2009..... | 4,311 | 8.0 | 103,632 | 6.9 |
| 2010 or later..... | 3,586 | 6.7 | 29,432 | 1.9 |
| Total Housing Units | 53,660 | 100.0% | 1,512,305 | 100.0% |

Source: American Community Survey 2014-2018

Number and Size of Households

| Household Characteristics | City of Stamford | | State of Connecticut | |
|--------------------------------------|-------------------------|----------------|-----------------------------|----------------|
| | Number | Percent | Number | Percent |
| Persons in households | 127,895 | – | 3,466,662 | – |
| Persons per household (average) | 2.58 | – | 2.54 | – |
| Persons per family (average) | 3.20 | – | 3.14 | – |
| Family households | 30,756 | 62.1% | 892,940 | 65.3% |
| Non-family households | 18,754 | 37.9% | 474,434 | 34.7% |
| All households | 49,510 | 100.0% | 1,367,374 | 100.0% |

Family households by type

| | | | | |
|--------------------------------------|---------------|---------------|----------------|---------------|
| Married couple | 23,397 | 76.1% | 660,364 | 74.0% |
| Female householders, no spouse ... | 5,612 | 18.2% | 170,818 | 19.1% |
| Other | 1,747 | 5.7% | 61,758 | 6.9% |
| Total family households | 30,756 | 100.0% | 892,940 | 100.0% |

Non-family households by type

| | | | | |
|--|---------------|---------------|----------------|---------------|
| Householders living alone | 14,251 | 76.0% | 390,350 | 82.3% |
| Other | 4,503 | 24.0% | 84,084 | 17.7% |
| Total non-family households | 18,754 | 100.0% | 474,434 | 100.0% |

Source: American Community Survey 2014-2018

Breakdown of Land Use

| Land Use Category | Total Area | |
|------------------------------|-------------------|----------------|
| | Acres | Percent |
| Zoned for single family..... | 19,664 | 80.0% |
| Zoned for multi-family..... | 1,915 | 7.8% |
| Zoned for mixed use..... | 494 | 2.0% |
| Zoned for business..... | 670 | 2.7% |
| Zoned for industry..... | 982 | 4.0% |
| Zoned for open space..... | 864 | 3.5% |
| Total | 24,589 | 100.0% |

Source: City of Stamford.

IV. Tax Base Data

Property Tax Assessment

The maintenance of an equitable tax base and the location and appraisal of all real and personal property within the City for inclusion onto the Grand List is the responsibility of the Assessor's Office. The Grand List represents the total of assessed value for all taxable real and personal property located within the City on October 1, in accordance with Section 12-62a of the Connecticut General Statutes. A Board of Assessment Appeals determines whether adjustments to the Assessor's list on assessments under appeal are warranted. Assessments are computed at 70 percent of the market value.

When a new structure, or modification to an existing structure, is undertaken, the Assessor's Office receives a copy of the permit issued by the building inspector. A physical appraisal is then completed and the structure classified and priced from a schedule developed at the time of revaluation (Grand List of 2017). The property depreciation and obsolescence factors are also considered when arriving at an equitable value. The City completed a revaluation on the October 1, 2017 grand list. In accordance with the Connecticut General Statutes, a municipality is required to implement a property revaluation once every (5) five years.

Motor vehicle lists are furnished to the City by the State of Connecticut Department of Motor Vehicles. The State utilizes the NADA (National Automobile Dealers Association) pricing schedules to determine market value. Assessed value for motor vehicles are computed at 70% of market value.

Connecticut General Statutes Section 12-71e, as amended, allows municipalities to tax motor vehicles at a different rate than other taxable property, but caps the motor vehicle tax rate at 39.00 mills for the assessment year commencing October 1, 2016, and 45.00 mills for the assessment year commencing October 1, 2017, and each assessment year thereafter. Section 4-66l of the General Statutes, as amended, diverts a portion of State collected sales tax revenue to provide funding to municipalities to mitigate the revenue loss attributed to the motor vehicle property tax cap. The City's motor vehicle tax rates for the current 2019 assessment year (the fiscal year ending June 30, 2021) is 27.25 mills.

All personal property (furniture, fixtures, equipment, machinery and leased equipment) is assessed annually with all manufacturers and businesses required to complete and return (by November 1st) a Personal Property Declaration. The declaration is a determination of value of taxable personal property as of October 1st. The City utilizes an accelerated depreciation schedule for certain types of personal property. Upon receipt of declarations, the assessor's staff reviews and prices property for all accounts.

The City derived 84.13% of its annual revenues for fiscal year 2017-2018 through property taxes. For fiscal year 2018-2019 the City collected 88.27% of its annual revenues from property taxes. For fiscal year 2019-2020 the City is projected to collect 93.25% of its annual revenues from property taxes. These percentages are up from previous years largely because of reductions in State revenue. The City expects that a similar proportion of its total revenue will be generated from property taxes in the future.

Property Tax Levy and Collection

Taxes for the fiscal year are paid on the Grand List on the prior October 1, and are payable in two installments, one half on July 1 and one half on January 1. Payments not received by February 1 and August 1 become delinquent.

Connecticut General Statutes Section 4-66l, as amended ("Section 4-66l"), creates certain disincentives on increasing adopted budget expenditures for municipalities in Connecticut. Beginning in fiscal year 2018, the Office of Policy and Management ("OPM") must reduce the amount of the municipal revenue sharing grant for those municipalities whose increase in its adopted budget expenditures, with certain exceptions, exceeds the previous fiscal year by 2.5% or more or the rate of inflation, whichever is greater (the "expenditure cap"). The reduction to the municipal revenue sharing grant will generally equal 50 cents for every dollar by which the municipality's adopted budget exceeds the expenditure cap. A municipality whose population increased from the previous fiscal year, as determined by OPM, may increase its adopted budget expenditures over the expenditure cap by an amount proportionate to its population growth. Section 4-66l requires each municipality to annually certify to the Secretary of OPM whether the municipality has exceeded the expenditure cap, and if so, the amount by which the expenditure cap was exceeded.

Under Section 4-66l, municipal spending does not include expenditures: (i) for debt service, special education, or costs to implement court orders or arbitration awards; (ii) associated with a major disaster or emergency declaration by the President or disaster emergency declaration issued by the Governor under the civil preparedness law; (iii) for any municipal revenue sharing grant the municipality disburses to a district; or (iv) budgeting for an audited deficit, non-recurring grants, capital expenditures or payments on unfunded pension liabilities.

Under the Act, municipal spending does not include expenditures:

1. for debt service, special education, or costs to implement court orders or arbitration awards;
2. associated with a major disaster or emergency declaration by the President or disaster emergency declaration issued by the Governor under the civil preparedness law; or
3. for any municipal revenue sharing grant the municipality disburses to a district, up to the difference between the amount of property taxes the district levied on motor vehicles in the 2013 assessment year and the amount the levy would have been had the motor vehicle mill rate been 32 mills, for fiscal year 17 disbursements, or 29.36 mills, for fiscal year 18 disbursements and thereafter.

According to the provisions of Public Act No. 81-44, effective July 1, 1981, and applicable to property taxes due on or after said date, delinquent property taxes were subject to interest at the rate of 1.25% per month. Public Act No. 82-141, effective July 1, 1982, changed the interest rate to 1.5% per month for all delinquent property taxes.

Property taxes are levied on all assessed property on the Grand List of October 1 prior to the beginning of the fiscal year. At the discretion of the City and for the convenience of the taxpayer, tax bills are payable in two installments on July 1 and January 1. A margin against delinquencies, legal reductions, and Grand List adjustments, such as assessor errors, is provided by establishing a reserve for uncollected amounts when computing anticipated property tax revenue from the current levy. A modest estimate for delinquent taxes and outstanding interest and lien fees anticipated to be collected during the fiscal year is normally included as a revenue item in the budget. Delinquent taxes are billed at least three times a year, with interest charged at the rate of one and one-half percent per month in accordance with Connecticut General Statutes, with a minimum charge of \$2. Outstanding real estate tax accounts are automatically liened each year prior to June 30. The Tax Collector utilizes the City's Legal Department, outside attorneys, and collection agencies in the collection of real estate, personal property and motor vehicle tax bills. Real estate accounts and other accounts are transferred to suspense 15 years after the due date in accordance with State Statutes.

Property tax revenues are recognized when they become available. Available means due or past due and receivable within the current period or expected to be collected soon enough thereafter (within 60 days) to be used to pay liabilities of the current period. Property taxes receivable not expected to be collected during the available period are reflected as a deferred revenue.

Section 12-165 of the Connecticut General Statutes, as amended, requires each municipality to write off, on an annual basis, the property taxes, which are deemed to be uncollectable.

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Property Tax Collections

| Grand List of 10/1 | Fiscal Year Ending 6/30 | Net Taxable Grand List (000's) | Adjusted Annual Levy (000's) | Percent of Annual Levy Collected at End of Fiscal Year | Percent of Annual Levy Uncollected at End of Fiscal Year | Percent of Annual Levy Uncollected as of 6/30/2020 |
|---------------------------|--------------------------------|---------------------------------------|-------------------------------------|---|---|---|
| 2019 ² | 2021 | \$ 21,966,307 | \$ 571,104,653 | IN COLLECTION | | |
| 2018 ² | 2020 | 21,644,176 | 559,285,516 | 98.9% | 1.1% | 0.4% |
| 2017 ¹ | 2019 | 21,411,432 | 535,494,030 | 99.0 | 1.0 | 0.5 |
| 2016 | 2018 | 19,731,953 | 518,697,604 | 98.9 | 1.1 | 0.4 |
| 2015 | 2017 | 19,559,914 | 500,448,945 | 98.4 | 1.6 | 0.2 |
| 2014 | 2016 | 19,303,915 | 472,015,000 | 98.5 | 1.5 | 0.1 |
| 2013 | 2015 | 18,989,740 | 459,371,203 | 98.6 | 1.4 | 0.1 |
| 2012 ¹ | 2014 | 18,839,166 | 443,736,366 | 98.6 | 1.4 | 0.1 |
| 2011 | 2013 | 24,294,406 | 431,277,703 | 98.6 | 1.4 | 0.1 |
| 2010 | 2012 | 24,028,752 | 417,787,311 | 98.5 | 1.5 | 0.0 |
| 2009 | 2011 | 24,089,986 | 406,891,242 | 98.6 | 1.4 | 0.1 |

¹ Revaluation.

² Subject to audit

Source: City of Stamford, Tax Collector

Property Taxes Receivable

| Fiscal Year Ending 6/30 | Total Uncollected Taxes (000s) | Uncollected for Current Year of Levy (000s) |
|--------------------------------|---------------------------------------|--|
| 2020 ¹ | \$ 10,989 | \$ 6,207 |
| 2019 | 8,714 | 3,875 |
| 2018 | 10,074 | 5,530 |
| 2017 | 9,833 | 6,305 |
| 2016 | 9,363 | 6,105 |
| 2015 | 9,163 | 5,966 |

¹ Preliminary, subject to audit.

Source: Collector of Revenue, City of Stamford.

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Principal Taxpayers

| Name of Taxpayer | Nature of Business | Taxable Valuation | Percent of Net Taxable Grand List ¹ |
|------------------------------------|-------------------------|-------------------------|--|
| BLT Group | Development | \$ 830,828,266 | 3.78% |
| RFR Properties | Office Buildings | 359,415,030 | 1.64% |
| GAIA Acquisitions LLC | Apartments | 273,101,600 | 1.24% |
| George Comfort and Sons | Office Buildings | 237,942,350 | 1.08% |
| UB Stamford LP | Office Buildings/Retail | 186,367,050 | 0.85% |
| ESRT First Stamford Place | Office Buildings | 169,332,860 | 0.77% |
| Reckson | Office Buildings | 119,928,480 | 0.55% |
| Four Hundred Atlantic Title | Office Buildings | 114,924,210 | 0.52% |
| RXR/Cappelli Atlantic Station..... | Apartments | 113,751,190 | 0.52% |
| One Stamford Realty..... | Office Buildings | 108,159,140 | 0.49% |
| Total | | \$ 2,513,750,176 | 11.44% |

¹ Based on the Net Taxable Grand List of October 1, 2019 of \$21,966,307,000.

Source: City of Stamford, Assessor's Office.

Comparative Assessed Valuations of Taxable Property

| Grand List As Of 10/1 | Commercial and Industrial | | | Personal Property (%) | Motor Vehicle (%) | Gross Taxable Grand List (000's) | Exemptions, Veterans Relief and Disabled (000's) | Net Taxable Grand List (000's) | Percent Growth |
|--------------------------------|--|-------------------------|--------------|-----------------------------|-------------------------|---|--|---|-------------------|
| | Residential Real Property (%) | Real Property (%) | Other (%) | | | | | | |
| 2019 | 53.6% | 35.7% | 0.0% | 6.1% | 4.6% | \$22,128,089 | \$161,782 | \$ 21,966,307 | 1.5% |
| 2018 | 54.2 | 35.7 | 0.0 | 5.6 | 4.5 | 21,854,456 | 210,279 | 21,644,176 | 1.1% |
| 2017 ¹ | 54.6 | 35.0 | 0.0 | 6.0 | 4.4 | 21,643,369 | 231,937 | 21,411,432 | 8.5% |
| 2016 | 55.1 | 34.0 | 0.2 | 5.9 | 4.8 | 19,952,773 | 220,820 | 19,731,953 | 0.9% |
| 2015 | 55.4 | 33.6 | 0.2 | 6.1 | 4.7 | 19,781,490 | 221,576 | 19,559,914 | 1.3% |
| 2014 | 56.1 | 34.0 | 0.2 | 5.7 | 4.6 | 19,530,294 | 226,379 | 19,303,915 | 1.7% |
| 2013 | 57.0 | 32.4 | 0.3 | 5.6 | 5.0 | 19,328,740 | 339,000 | 18,989,740 | 0.8% |
| 2012 ¹ | 56.8 | 32.8 | 0.3 | 5.6 | 4.5 | 19,115,110 | 275,944 | 18,839,166 | -22.5% |
| 2011 | 59.6 | 32.5 | 0.2 | 4.3 | 3.5 | 24,598,527 | 304,121 | 24,294,406 | 1.1% |
| 2010 | 60.0 | 32.4 | 0.2 | 4.1 | 3.3 | 24,381,703 | 352,951 | 24,028,752 | -0.3% |

¹ Revaluation.

Source: City of Stamford, Assessor's Office.

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Tax Districts

The City is divided into four taxing districts, based upon municipal services furnished. As the City’s sewer program is extended to new areas, municipal garbage collection service is provided and the tax district classification is changed accordingly.

- District A: Basic services (schools, police, etc.) plus sanitary sewers, garbage collection and paid fire protection.
- District B: Basic services plus paid fire protection.
- District C: Basic services plus paid and volunteer fire protection.
- District C/S: Basic services plus paid and volunteer fire protection, sanitary sewers and garbage collection.

The core of the City is represented by Districts A and B which include the highest density of residential, commercial, and industrial development. District B is a very small portion of this core area to which sanitary sewers have not been extended.

Districts C and C/S are predominantly zoned for single-family residential use. District C/S is that portion of District C that has been provided with sanitary sewers and garbage collection.

The City, pursuant to State law and local ordinance, utilizes a uniform, State-recommended depreciation schedule for business and personal property. This depreciation schedule allows businesses to depreciate electronic data processing equipment much faster than had been previously permitted, Stamford businesses enjoyed a reduction in their assessments and corresponding taxes for electronic personal property, most notably computer equipment. In order to partially mitigate the impact of this reduction in personal property taxes, the City established a Personal Property Tax District. For fiscal year 2020-2021 the Personal Property Tax District mill rate is 26.35 mills.

Tax Rates by District (Mills)

| <i>Fiscal Year</i> | <i>District A</i> | <i>District B</i> | <i>District C</i> | <i>District C/s</i> | <i>Uniform Auto Rate</i> | <i>Personal Property</i> |
|--------------------|-------------------|-------------------|-------------------|---------------------|--------------------------|--------------------------|
| 2021 | 26.35 | 25.84 | 25.33 | 25.77 | 27.25 | 26.35 |
| 2020 | 26.35 | 25.84 | 25.33 | 25.77 | 27.25 | 26.35 |
| 2019 | 25.53 | 25.08 | 24.45 | 24.82 | 27.25 | 25.53 |
| 2018 | 26.89 | 26.41 | 25.59 | 26.00 | 27.25 | 26.89 |
| 2017 | 26.12 | 25.59 | 24.82 | 25.27 | 27.25 | 26.12 |
| 2016 | 25.43 | 24.89 | 24.14 | 24.61 | 27.25 | 25.43 |
| 2015 | 24.79 | 24.24 | 23.31 | 23.79 | 27.25 | 24.79 |
| 2014 | 24.04 | 23.55 | 22.67 | 23.10 | 27.25 | 24.04 |
| 2013 | 17.89 | 17.49 | 16.73 | 17.08 | 26.50 | 17.89 |
| 2012 | 17.49 | 17.10 | 16.31 | 16.64 | 26.50 | 17.49 |

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V. Debt Summary

Legal Requirements for Approval of Borrowing

The City has the power to incur indebtedness by issuing its bonds and notes as authorized by the General Statutes of the State of Connecticut, subject to statutory debt limitations and the requirements of the City Charter for the authorization of indebtedness.

Debt Authorization

Debt is authorized by the Board of Representatives, upon request of the Mayor and approval by the Board of Finance. The City adopts a capital budget at the time that it adopts an annual operating budget. Each capital budget is financed from a combination of bonds, grants and other City funds.

Safe Debt Limit

The City is also guided by a safe debt limit that is set each year by the Board of Finance. Section 8-20-3 of the Charter of the City provides that the Director of Administration report to the Board of Finance and the Mayor the amount and nature of expenditures that, in the Director's opinion, the City may incur safely for capital projects during each of the six succeeding fiscal years, and the estimated effect of such expenditures upon the current budgets for each of these years, together with the Director's recommendations in relation thereto. Pursuant to Section 8-20-4 of the Charter, the Board of Finance shall transmit to the Planning Board the report of the Director of Administration, together with its certificate of the amount and nature of expenditures that, in its opinion, the City may incur safely for capital projects in the next fiscal year, with the recommendations as to the method of financing such capital projects to be included in the budget for that year. The Director's report for fiscal year 2020-21 recommended a safe debt limit of \$40.0 million, and a limit of \$25 million for the subsequent five years, for a total of \$165 million. It is anticipated that the City will use funding from grants, as well as the capital non-recurring account and/or pay-as-you-go financing to fulfill the balance of the Capital Budget's funding requirements. The Mayor's Capital Budget for fiscal year 2020-21 proposes \$19.46 million to be financed by general obligation bonds with an additional \$20.54 million in authorized but unissued capital appropriations included in the \$40,000,000 General Obligation Bonds, Issue of 2020, Series A. The amount was determined based on a comprehensive assessment of all proposed capital projects.

School Projects

The State of Connecticut provides proportional progress payments for eligible school construction expenses on projects approved after July 1, 1996. The percentage reimbursement for each school project is based on eligible costs as determined by the Connecticut Department of Education. Stamford's rate of reimbursement for new school construction projects is approximately 25% of eligible project costs.

For projects approved prior to July 1, 1996, the State of Connecticut reimbursed the City for principal and interest costs for eligible school construction projects over the life of outstanding school bonds and the subsequent bond issues necessary to completely fund the projects. The final payment to the City for projects approved under the old program was received in May 2018.

Sewer Projects

The Stamford Water Pollution Control Authority (the "WPCA"), a quasi-municipal corporation, was established on November 28, 1996 pursuant to Ordinance No. 803 and Chapter 103, Sections 7-245 through 7-273a, inclusive, of the Connecticut General Statutes, as amended. The WPCA is governed by a nine-member Board of Directors. Since 1996, it has operated as an enterprise fund.

The WPCA has various debt obligations outstanding, including certain revenue bonds issued pursuant to an indenture of trust and certain general obligation bonds which are completely supported by sewerage system revenues. Such debt is not included in the calculation of the City's safe debt limit or the statutory debt limitation of the State of Connecticut. See "Debt of the WPCA" herein for more information.

Long-Term Debt
As of November 3, 2020
(Pro-Forma)

Long-Term Debt: ^{1,2}

| <u>Date</u> | <u>Purpose</u> | <u>Original Issue</u> | <u>Amount Outstanding</u> | <u>Fiscal Year of Maturity</u> |
|-------------------|---|-----------------------|---------------------------|--------------------------------|
| 2006 | Schools - QZAB..... | \$ 1,337,000 | \$ 101,851 | 2022 |
| 2008 | Schools - QZAB..... | 3,750,000 | 750,000 | 2023 |
| 2009 | General Purpose - CREB..... | 2,000,000 | 533,333 | 2024 |
| 2010 | General Purpose..... | 2,608,000 | 1,280,000 | 2022 |
| 2010 | Schools..... | 917,000 | 450,000 | 2022 |
| 2010 | General Purpose - Refunding..... | 15,328,000 | 9,790,200 | 2023 |
| 2010 | Schools - Refunding..... | 7,319,000 | 5,137,800 | 2023 |
| 2010 | Sewer - Refunding..... | 408,000 | 272,000 | 2023 |
| 2011 | General Purpose - Refunding..... | 11,155,000 | 9,560,000 | 2026 |
| 2011 | Schools - Refunding..... | 11,180,000 | 9,495,000 | 2026 |
| 2011 | Sewer - Refunding..... | 300,000 | 245,000 | 2025 |
| 2013 | General Purpose..... | 25,000,000 | 1,290,000 | 2021 |
| 2013 | Schools..... | 25,000,000 | 1,160,000 | 2021 |
| 2014 | General Purpose..... | 45,975,000 | 32,175,000 | 2035 |
| 2014 | Schools..... | 4,025,000 | 2,825,000 | 2035 |
| 2015 | General Purpose - Refunding..... | 20,118,000 | 4,291,000 | 2024 |
| 2015 | Schools - Refunding..... | 11,963,000 | 814,000 | 2024 |
| 2015 | General Purpose..... | 55,450,000 | 41,575,000 | 2036 |
| 2015 | Schools..... | 9,550,000 | 7,175,000 | 2036 |
| 2016 | General Purpose - Refunding..... | 17,370,000 | 17,370,000 | 2028 |
| 2016 | Schools - Refunding..... | 3,800,000 | 3,800,000 | 2028 |
| 2016 | General Purpose..... | 39,564,572 | 31,648,000 | 2037 |
| 2016 | Schools..... | 5,435,428 | 4,352,000 | 2037 |
| 2017 | General Purpose - Series A..... | 19,100,000 | 16,235,000 | 2038 |
| 2017 | Schools - Series A..... | 5,900,000 | 5,015,000 | 2038 |
| 2017 | Schools - Series B..... | 5,000,000 | 3,500,000 | 2028 |
| 2017 | General Purpose - Series C..... | 14,057,000 | 10,224,000 | 2027 |
| 2017 | Schools - Series C..... | 4,153,000 | 3,021,000 | 2027 |
| 2017 | General Purpose - Series D..... | 16,522,000 | 14,858,000 | 2030 |
| 2017 | Schools - Series D..... | 1,436,000 | 1,291,000 | 2030 |
| 2017 | Sewer - Series D..... | 5,312,000 | 4,876,000 | 2030 |
| 2018 | General Purpose..... | 20,530,000 | 18,450,000 | 2039 |
| 2018 | Schools..... | 4,470,000 | 4,050,000 | 2039 |
| 2019 | General Purpose..... | 17,173,763 | 16,451,055 | 2039 |
| 2019 | Schools..... | 42,826,237 | 41,023,945 | 2039 |
| 2019 | General Purpose - Series A..... | 17,260,000 | 15,600,000 | 2031 |
| 2019 | Schools - Series A..... | 1,915,000 | 1,730,000 | 2031 |
| 2019 | General Purpose - Series B..... | 7,520,000 | 7,520,000 | 2032 |
| 2019 | Schools - Series B..... | 8,360,000 | 840,000 | 2032 |
| 2020 | General Purpose..... | 19,450,000 | 19,450,000 | 2041 |
| 2020 | Schools..... | 20,550,000 | 20,550,000 | 2041 |
| 2020 | General Purpose - Series B..... | 11,300,000 | 11,300,000 | 2033 |
| | Total Outstanding Bonded Debt..... | \$ 562,388,000 | \$ 402,075,184 | |
| This Issue | | | | |
| 2020 | General Purpose - Series C..... | \$ 11,990,000 | \$ 11,990,000 | 2033 |
| 2020 | Schools - Series C..... | 11,730,000 | 11,730,000 | 2033 |
| | Total This Issue..... | \$ 23,720,000 | \$ 23,720,000 | |
| | Grand Total..... | \$ 586,108,000 | \$ 425,795,184 | |

¹ Excludes bonds refunded or defeased.

² Exclude a Clean Water Fund project loan obligation totaling \$20,365,933 for which the City has pledged its full faith and credit, but which are expected to be repaid entirely from revenues of the sewerage system. (See "Debt of the WPCA" herein)

**Short-Term Debt
As of November 3, 2020
(Pro-Forma)**

The City closed on a Tax Anticipation Note line of credit with Bank of America in August 2020.

**Annual Bonded Debt Maturity Schedule ¹
As of November 3, 2020
(Pro Forma)**

| Fiscal Year Ended 6/30 | Principal Payments | Interest Payments | Total Debt Service | This Issue: The Bonds | Total Principal | Cumulative Principal Retired % |
|---|-------------------------------|------------------------------|-----------------------------------|----------------------------------|----------------------------|---|
| 2021 ² | \$ 9,888,333 | \$ 9,552,985 | \$ 19,441,318 | \$ - | \$ 9,888,333 | 2.32% |
| 2022 | 36,590,185 | 14,276,306 | 50,866,491 | 1,930,000 | 38,520,185 | 11.37% |
| 2023 | 34,643,333 | 12,605,944 | 47,249,277 | 1,960,000 | 36,603,333 | 19.97% |
| 2024 | 34,383,333 | 11,094,094 | 45,477,427 | 1,935,000 | 36,318,333 | 28.49% |
| 2025 | 31,540,000 | 9,684,394 | 41,224,394 | 1,960,000 | 33,500,000 | 36.36% |
| 2026 | 29,960,000 | 8,362,581 | 38,322,581 | 1,980,000 | 31,940,000 | 43.86% |
| 2027 | 27,000,000 | 7,202,169 | 34,202,169 | 2,020,000 | 29,020,000 | 50.68% |
| 2028 | 27,165,000 | 6,101,969 | 33,266,969 | 2,045,000 | 29,210,000 | 57.54% |
| 2029 | 22,285,000 | 5,111,569 | 27,396,569 | 1,925,000 | 24,210,000 | 63.23% |
| 2030 | 22,400,000 | 4,314,706 | 26,714,706 | 1,955,000 | 24,355,000 | 68.95% |
| 2031 | 20,120,000 | 3,530,994 | 23,650,994 | 1,985,000 | 22,105,000 | 74.14% |
| 2032 | 18,755,000 | 2,874,688 | 21,629,688 | 2,015,000 | 20,770,000 | 79.01% |
| 2033 | 15,695,000 | 2,307,288 | 18,002,288 | 2,010,000 | 17,705,000 | 83.17% |
| 2034 | 15,525,000 | 1,772,125 | 17,297,125 | - | 15,525,000 | 86.82% |
| 2035 | 15,525,000 | 1,353,906 | 16,878,906 | - | 15,525,000 | 90.46% |
| 2036 | 13,025,000 | 948,781 | 13,973,781 | - | 13,025,000 | 93.52% |
| 2037 | 9,775,000 | 634,438 | 10,409,438 | - | 9,775,000 | 95.82% |
| 2038 | 7,525,000 | 398,219 | 7,923,219 | - | 7,525,000 | 97.59% |
| 2039 | 6,275,000 | 209,813 | 6,484,813 | - | 6,275,000 | 99.06% |
| 2040 | 2,000,000 | 60,000 | 2,060,000 | - | 2,000,000 | 99.53% |
| 2041 | 2,000,000 | 20,000 | 2,020,000 | - | 2,000,000 | 100.00% |
| Total..... | \$ 402,075,184 | \$ 102,416,969 | \$ 504,492,153 | \$ 23,720,000 | \$425,795,184 | |

¹ Excludes a Clean Water Fund project loan obligation totaling \$20,365,933 for which the City has pledged its full faith and credit, but which are expected to be repaid entirely from revenues of the sewerage system. (See "Debt of the WPCA" herein)

² Excludes principal payments of \$30,229,854 and interest payments of \$5,702,023 made between July 1, 2020 and November 3, 2020.

Overlapping/Underlying Debt

The City has neither overlapping nor underlying debt.

**THE CITY HAS NEVER DEFAULTED IN THE PAYMENT OF
PRINCIPAL OR INTEREST ON ITS BONDS OR NOTES.**

Debt Statement ¹
As of November 3, 2020
(Pro Forma)

Long-Term Debt Outstanding:

| | |
|---|-----------------------|
| General Purpose (Includes this issue)..... | \$ 291,590,588 |
| Schools (Includes this issue)..... | 128,811,596 |
| Sewers..... | 5,393,000 |
| Total Long-Term Debt..... | 425,795,184 |
| Short-Term Debt..... | 50,000 |
| Direct Debt..... | 425,845,184 |
| Overlapping Debt..... | - |
| Underlying Debt..... | - |
| Total Overall Debt..... | 425,845,184 |
| Less: School Construction Grants Receivable (As of June 30, 2020)..... | - |
| Less: Self-Supporting Sewer Debt | (5,393,000) |
| Less: Other Self-Supporting Debt (Parking, Mill River TIF, Marina, etc.)..... | (24,668,023) |
| Total Overall Net Debt..... | \$ 395,784,161 |

¹ Excludes a Clean Water Fund project loan obligation totaling \$20,365,933 for which the City has pledged its full faith and credit, but which are expected to be repaid entirely from revenues of the sewerage system. (See "Debt of the WPCA" herein)

Current Debt Ratios
As of November 3, 2020
(Pro Forma)

| | |
|---|------------------|
| Population (2018) ¹ | 129,026 |
| Net Taxable Grand List (10/1/19) | \$21,966,307,000 |
| Estimated Full Value (70%)..... | \$31,380,438,571 |
| Equalized Grand List (10/1/18) ² | \$33,352,891,564 |
| Money Income per Capita (2018) ¹ | \$55,059 |

| | Total Overall Debt | Total Overall Net Debt |
|---|-------------------------------|-----------------------------------|
| Per Capita..... | \$3,300.46 | \$3,067.48 |
| Ratio to Net Taxable Grand List..... | 1.94% | 1.80% |
| Ratio to Estimated Full Value..... | 1.36% | 1.26% |
| Ratio to Equalized Grand List..... | 1.28% | 1.19% |
| Debt per Capita to Money Income per Capita (2018).... | 5.99% | 5.57% |

¹ American Community Survey 2014-2018.

² Office of Policy and Management, State of Connecticut.

Temporary Financing

When general obligation bonds have been authorized, bond anticipation notes may be issued maturing in not more than two years (CGS Sec. 7-378). Temporary notes may be renewed up to ten years from their original date of issue as long as all project grant payments are applied toward payment of temporary notes when they become due and payable and the legislative body schedules principal reductions starting at the end of the third and continuing in each subsequent year during which such temporary notes remain outstanding in an amount equal to a minimum of 1/20th (1/30th for school and sewer projects) of the estimated net project cost (CGS Sec. 7-378a). The term of the bond issue is reduced by the amount of time temporary financing exceeds two years, or, for school and sewer projects, by the amount of time temporary financing has been outstanding. The City has no outstanding temporary notes.

Temporary notes must be permanently funded no later than ten years from the initial borrowing date except for school and sewer notes issued in anticipation of State and/or federal grants. If a written commitment exists, the municipality may renew the notes from time to time in terms not to exceed six months until such time that the final grant payments are received (CGS Sec. 7-378b).

Temporary notes may also be issued for up to fifteen years for certain capital projects associated with the operation of a waterworks system (CGS Sec. 7-244a) or a sewage system (CGS Sec. 7-264a). In the first year following the completion of the project(s), or in the sixth year (whichever is sooner), and in each year thereafter, the notes must be reduced by at least 1/15 of the total amount of the notes issued by funds derived from certain sources of payment. Temporary notes may be issued in one year maturities for up to fifteen years in anticipation of sewer assessments receivable, such notes to be reduced annually by the amount of assessments received during the preceding year (CGS Sec. 7-269a).

Debt of the WPCA

Clean Water Fund Program

The City is a participant in the State of Connecticut Clean Water Fund Program (General Statutes Section 22a-475 et seq., as amended), which provides financial assistance for eligible sewer projects through a combination of grants and loans bearing interest at a rate of 2% per annum. All participating municipalities receive a grant of 20% and a loan of 80% of total eligible costs (with the exception of combined sewer overflow correction projects which are financed with a 50% grant and a 50% loan and denitrification projects which are financed with a 30% grant and 70% loan). Amortization of each loan is required to begin one year from the earlier of the project completion date specified in the Loan Agreement, or the actual project completion date. The final maturity of each loan is twenty years from the scheduled completion date. Principal and interest payments are payable 1) in equal monthly installments commencing one month after the scheduled completion date, or 2) in a single annual installment representing 1/20 of total principal not later than one year from the project completion date specified in the Loan Agreement, and thereafter in monthly installments. The City may prepay its loans at any time prior to maturity without penalty. As of November 3, 2020, the City has one PLO outstanding totaling \$30,365,933 for repayment of which the City has pledged its full faith and credit but which is expected to be repaid entirely from revenues of the sewerage system on a parity basis with the 2013 Series A Revenue Bonds issued in August 2013, the project loan obligation ("PLO") issued in February 2015, the 2015 Series Revenue Bonds issued in August 2015, and the 2019 Series Revenue Bonds issued in June 2019. (See "Sewer Revenue Bonds" herein.) The PLO is authorized as a revenue obligation to be secured by revenues of the sewerage system pursuant to an Indenture of Trust dated as of December 21, 2001, by and among the City, the Water Pollution Control Authority for the City and U.S. Bank National Association (as successor to First Union National Bank) as Trustee, as amended and supplemented, herein referred to as the "Indenture"). The WPCA plans to issue approximately \$26.86 million of Wastewater Revenue Bonds and anticipates refunding its Clean Water Fund project loan obligation in November 2020.

General Obligation Bonds

The City, prior to the establishment of the revenue bond program for sewerage system improvements, issued general obligation debt for purposes of sewerage system improvements. As of November 3, 2020, the City will have \$5,393,000 of general obligation bonds outstanding and one Clean Water Fund project loan obligation outstanding in the amount of \$20,365,933 issued under the Clean Water Fund that are secured by the full faith and credit of the City. The City expects that debt service on such bonds and project loan obligations will be repaid entirely from revenues of the sewerage system. The debt service on the project loan obligations is treated as Parity Indebtedness and the general obligation bonds as Subordinated Indebtedness under the Indenture.

The following table, as of November 3, 2020, sets forth the debt service requirements for indebtedness of the City incurred on behalf of the WPCA to make capital improvements to the Sewerage System. The payment of debt service on general obligation bonds of the City, which proceeds were used for Sewerage System improvements, is subordinate to the payment of debt service on the Parity Indebtedness.

| Fiscal Year Ended 6/30 | Senior Lien Debt (Parity Indebtedness) | | | | Subordinated Debt | | Total Principal | Cumulative Principal Retired % |
|---------------------------------|---|----------------------|--|---------------------|-----------------------------------|---------------------|----------------------|--------------------------------------|
| | 2013 Series, 2015 Series & 2019 Series Sewer Revenue Bonds | | Existing Clean Water Fund Debt ¹ | | General Obligation Sewer Bonds | | | |
| | Principal | Interest | Principal | Interest | Principal | Interest | | |
| 2021 ² | \$ 365,000 | \$ 1,367,809 | \$ 2,693,520 | \$ 255,873 | \$ - | \$ 127,335 | \$ 3,058,520 | 3.6% |
| 2022 | 1,945,000 | 2,678,444 | 4,108,163 | 315,926 | 596,000 | 239,820 | 6,649,163 | 11.3% |
| 2023 | 2,050,000 | 2,575,619 | 4,191,084 | 233,005 | 614,000 | 209,645 | 6,855,084 | 19.3% |
| 2024 | 2,155,000 | 2,469,194 | 4,275,678 | 148,411 | 585,000 | 180,145 | 7,015,678 | 27.4% |
| 2025 | 2,265,000 | 2,361,219 | 4,361,980 | 62,109 | 653,000 | 150,345 | 7,279,980 | 35.9% |
| 2026 | 2,380,000 | 2,249,844 | 735,509 | 1,839 | 537,000 | 121,295 | 3,652,509 | 40.1% |
| 2027 | 2,495,000 | 2,128,469 | - | - | 562,000 | 93,820 | 3,057,000 | 43.7% |
| 2028 | 2,625,000 | 2,001,094 | - | - | 593,000 | 64,945 | 3,218,000 | 47.4% |
| 2029 | 2,760,000 | 1,867,094 | - | - | 615,000 | 37,820 | 3,375,000 | 51.4% |
| 2030 | 2,900,000 | 1,726,219 | - | - | 638,000 | 12,760 | 3,538,000 | 55.5% |
| 2031 | 3,045,000 | 1,578,219 | - | - | - | - | 3,045,000 | 59.0% |
| 2032 | 3,190,000 | 1,435,563 | - | - | - | - | 3,190,000 | 62.7% |
| 2033 | 3,330,000 | 1,297,766 | - | - | - | - | 3,330,000 | 66.6% |
| 2034 | 2,665,000 | 1,172,063 | - | - | - | - | 2,665,000 | 69.7% |
| 2035 | 2,770,000 | 1,058,913 | - | - | - | - | 2,770,000 | 72.9% |
| 2036 | 2,895,000 | 939,613 | - | - | - | - | 2,895,000 | 76.3% |
| 2037 | 3,010,000 | 821,044 | - | - | - | - | 3,010,000 | 79.8% |
| 2038 | 2,060,000 | 715,488 | - | - | - | - | 2,060,000 | 82.2% |
| 2039 | 2,155,000 | 624,263 | - | - | - | - | 2,155,000 | 84.7% |
| 2040 | 2,250,000 | 529,719 | - | - | - | - | 2,250,000 | 87.3% |
| 2041 | 2,350,000 | 431,700 | - | - | - | - | 2,350,000 | 90.0% |
| 2042 | 2,450,000 | 329,281 | - | - | - | - | 2,450,000 | 92.9% |
| 2043 | 2,560,000 | 222,238 | - | - | - | - | 2,560,000 | 95.9% |
| 2044 | 2,670,000 | 110,475 | - | - | - | - | 2,670,000 | 99.0% |
| 2045 | 885,000 | 16,594 | - | - | - | - | 885,000 | 100.0% |
| Total..... | \$ 60,225,000 | \$ 32,707,938 | \$ 20,365,933 | \$ 1,017,164 | \$ 5,393,000 | \$ 1,237,930 | \$ 85,983,933 | |

¹ Principal and interest payments reflect existing project loan obligations ("PLOs") between the City and the State of Connecticut, as follows: PLO 414-C (original amount of loan \$73,561,481 and current principal amount outstanding \$20,365,933). Each PLO bears interest at the rate of 2% per annum, with payments of principal and interest made on a monthly basis.

² Excludes principal payments of principal payments of \$3,400,363 and interest payments of \$1,691,327 from General Obligation Sewer Bonds made between July 1, 2020 and November 3, 2020.

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**Statement of Statutory Debt Limitation
As of November 3, 2020
(Pro Forma)**

| | |
|--|-----------------------|
| Total Tax Collections (including interest and lien fees) for the year ended June 30, 2020 ¹ | \$ 550,178,933 |
| Reimbursement For Revenue Loss (Tax relief for elderly)..... | 409,273 |
| Base for Debt Limitation Computation..... | \$ 550,588,206 |

| | <u>General Purpose</u> | <u>Schools</u> | <u>Sewers</u> | <u>Urban Renewal</u> | <u>Unfunded Pension</u> |
|-----------------------------------|------------------------|-------------------------|------------------------|-------------------------|-------------------------|
| Debt Limitation: | | | | | |
| 2 1/4 times base..... | \$1,238,823,464 | - | - | - | - |
| 4 1/2 times base..... | - | \$ 2,477,646,927 | - | - | - |
| 3 3/4 times base..... | - | - | \$2,064,705,773 | - | - |
| 3 1/4 times base..... | - | - | - | \$ 1,789,411,670 | - |
| 3 times base..... | - | - | - | - | \$ 1,651,764,618 |
| Total Debt Limitation..... | \$1,238,823,464 | \$ 2,477,646,927 | \$2,064,705,773 | \$ 1,789,411,670 | \$ 1,651,764,618 |

| | | | | | |
|--------------------------------------|--------------------|--------------------|----------|----------|----------|
| Indebtedness: | | | | | |
| Bonds Outstanding ² | \$ 279,600,588 | \$ 117,081,596 | \$ - | \$ - | \$ - |
| Bonds – This Issue..... | 11,990,000 | 11,730,000 | - | - | - |
| Debt Authorized But Unissued..... | 22,103,490 | 38,760,409 | - | - | - |
| Total Net Indebtedness..... | 313,694,078 | 167,572,005 | - | - | - |

DEBT LIMITATION IN EXCESS

| | | | | | |
|--|-----------------------|-------------------------|------------------------|-------------------------|-------------------------|
| OF OUTSTANDING INDEBTEDNESS.... | \$ 925,129,386 | \$ 2,310,074,922 | \$2,064,705,773 | \$ 1,789,411,670 | \$ 1,651,764,618 |
|--|-----------------------|-------------------------|------------------------|-------------------------|-------------------------|

¹ Subject to audit.

² Excludes \$6,230,000 of bonded general obligation sewer debt and a Clean Water Fund project loan obligation totaling \$20,365,933 for which the City has pledged its full faith and credit, but which are expected to be repaid entirely from revenues of the sewerage system.

Note: In no case shall total indebtedness exceed seven times annual receipts from taxation or \$3,854,117,442

**Authorized but Unissued Debt
As of November 3, 2020
(Pro Forma)**

| <u>Project</u> | <u>Amount Authorized</u> | <u>Previously Bonded</u> | <u>Amount Expected</u> | |
|---------------------------------|--------------------------|--------------------------|--|-------------------------------------|
| | | | <u>to be Financed with Grants or Other Sources</u> | <u>Authorized But Unissued Debt</u> |
| Public Improvement Projects.... | \$ 161,602,941 | \$ 56,808,140 | \$ 82,691,311 | \$ 22,103,490 |
| School Projects..... | 86,159,970 | 31,912,920 | 15,486,641 | 38,760,409 |
| Total | \$ 247,762,911 | \$ 88,721,060 | \$ 98,177,952 | \$ 60,863,899 |

Ratio of Net Long-Term Debt to Valuation, Population, and Income

| <u>Fiscal Year Ended 6/30</u> | <u>Net Taxable Assessed Value (000's)</u> | <u>Estimated Full Value (000's)</u> | <u>Net Long-Term Debt ¹ (000's)</u> | <u>Ratio of Net Long-Term Debt to Assessed Value (%)</u> | <u>Ratio of Net Long-Term Debt to</u> | | <u>Net Long-Term Debt per Capita</u> | <u>Ratio of Net Long-Term Debt per Capita to Per Capita Income ³</u> |
|-------------------------------|---|-------------------------------------|--|--|---------------------------------------|--------------------------------|--------------------------------------|---|
| | | | | | <u>Estimated Full Value (%)</u> | <u>Population ²</u> | | |
| 2020 ⁴ | \$ 21,644,176 | \$ 30,920,252 | \$ 421,984 | 1.95% | 1.36% | 129,026 | \$ 3,271 | 5.94% |
| 2019 | 21,411,432 | 30,587,760 | 432,541 | 2.02% | 1.41% | 129,026 | 3,352 | 6.09% |
| 2018 | 19,731,953 | 28,188,504 | 433,686 | 2.20% | 1.54% | 129,026 | 3,361 | 6.10% |
| 2017 | 19,559,914 | 27,942,734 | 426,337 | 2.18% | 1.53% | 129,026 | 3,304 | 6.00% |
| 2016 | 19,303,915 | 27,577,021 | 419,243 | 2.17% | 1.52% | 129,026 | 3,249 | 5.90% |

¹ Long-Term debt does not include Water debt, compensated absences, capital lease obligations, or State of Connecticut Clean Water Fund Debt.

² Bureau of Census.

³ American Community Survey (2014-2018), Money Income Per Capita \$55,059.

⁴ Subject to audit.

Source: City of Stamford Audited Financial Reports 2016-2019. 2020 from Director of Administration.

**Ratio of Annual Debt Service to
Total General Fund Expenditures ¹**

| Fiscal Year Ended 6/30 | Total Debt Service | Total General Fund Expenditures¹ | Ratio of Total Debt Service to General Fund Expenditures |
|-----------------------------------|-------------------------------|--|---|
| 2020 ² | \$ 49,571,062 | \$ 577,235,605 | 8.59% |
| 2019 | 57,308,615 | 594,889,231 | 9.63% |
| 2018 | 56,542,096 | 608,793,378 | 9.29% |
| 2017 | 54,449,721 | 599,495,722 | 9.08% |
| 2016 | 49,342,250 | 559,434,229 | 8.82% |
| 2015 | 48,846,546 | 538,424,920 | 9.07% |
| 2014 | 47,769,567 | 539,532,853 | 8.85% |
| 2013 | 45,493,108 | 512,962,477 | 8.87% |
| 2012 | 43,296,710 | 468,953,486 | 9.23% |
| 2011 | 42,207,323 | 452,683,059 | 9.32% |

¹ Includes transfers out.

² Estimates and subject to audit.

Source: City of Stamford Finance Department.

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VI. Financial Information

The General Fund Revenues, Expenditures and Changes in Fund Balance for the fiscal years ended June 30, 2016 through June 30, 2019 have been derived from audited financial statements on a GAAP basis. The Projected Budget for fiscal year 2020-21 are provided by the City on a budgetary basis.

The financial information presented herein is the responsibility of the City's management. (Appendix A -- "Financial Statements" was taken from the Comprehensive Annual Financial Report of the City for the fiscal year ended June 30, 2019.)

General Fund Revenues, Expenditures and Changes in Fund Balance

| Revenues: | Adopted Budget 2020-21^{1,14} | Estimated Actual 2019-20^{1,9,10,11} | Actual 2018-19^{2,12,13} | Actual 2017-18² | Actual 2016-17^{6,8} | Actual 2015-16² |
|--|--|---|---|---------------------------------------|---|---------------------------------------|
| Property Taxes | \$ 532,289,093 | \$ 554,714,319 | \$ 533,124,928 | \$ 516,787,138 | \$ 498,448,441 | \$ 477,337,508 |
| Intergovernmental | 14,902,749 | 16,800,297 | 38,071,130 | 76,303,973 | 74,070,586 | 49,990,949 |
| Charges for Services | 13,792,443 | 23,156,685 | 28,798,039 | 19,162,595 | 22,668,215 | 26,216,294 |
| Interest and dividends | 786,000 | 1,731,897 | 2,618,930 | 576,294 | 254,932 | 1,601,491 |
| Other ⁸ | 1,136,908 | 1,004,371 | 1,359,584 | 1,409,357 | 1,195,747 | 1,165,544 |
| Total Revenues | 562,907,193 | 597,407,569 | 603,972,611 | 614,239,357 | 596,637,921 | 556,311,786 |
| Expenditures: | | | | | | |
| General government | 5,221,630 | 4,602,382 | 4,730,095 | 4,681,524 | 4,339,373 | 4,547,814 |
| Administration | 8,292,294 | 7,658,005 | 9,624,501 | 10,359,634 | 9,475,529 | 9,415,996 |
| Legal affairs ^{3,7} | 4,598,489 | 4,565,018 | 36,577,348 | 31,531,959 | 35,216,676 | 9,013,227 |
| Public Health, Safety & Welfare | 102,041,593 | 98,199,412 | 138,206,088 | 141,535,131 | 134,768,851 | 154,289,058 |
| Operations | 41,193,498 | 38,236,519 | 47,321,966 | 45,430,801 | 44,342,014 | 44,632,998 |
| Benefits & Insurance | 88,749,822 | 85,142,180 | - | - | - | - |
| Board of Education ⁴ | 291,038,228 | 284,073,230 | 294,898,152 | 326,597,201 | 317,247,208 | 285,987,017 |
| Debt Service ⁵ | - | - | - | - | - | - |
| Total Expenditures | 541,135,554 | 522,476,746 | 531,358,150 | 560,136,250 | 545,389,651 | 507,886,110 |
| Revenues over (under) expenditures | 21,771,639 | 74,930,823 | 72,614,461 | 54,103,107 | 51,248,270 | 48,425,676 |
| Other Financing Sources Uses: | | | | | | |
| Operating Transfers In | 1,745,851 | 2,369,089 | 3,908,000 | 3,098,622 | 3,819,908 | 2,779,647 |
| Operating Transfers (Out) | (52,958,068) | (54,758,859) | (63,531,081) | (61,205,530) | (54,106,071) | (51,548,119) |
| Total other Financing Sources (uses) | (51,212,217) | (52,389,770) | (59,623,081) | (58,106,908) | (50,286,163) | (48,768,472) |
| Revenues and other financing sources over (under) expenditures and other financing (uses) | | | | | | |
| | \$ (29,440,578) | \$ 22,541,053 | \$ 12,991,380 | \$ (4,003,801) | \$ 962,107 | \$ (342,796) |
| Fund Balance, July 1 | 52,297,277 | 51,584,301 | 38,592,921 | 42,596,722 | 41,634,615 | 41,977,411 |
| Reserved for Future Obligation of the City | - | (8,058,632) | - | - | - | - |
| Use of Fund Balance for Capital & Other ¹⁵ | - | (13,769,445) | - | - | - | - |
| Fund Balance, June 30 | \$ 22,856,699 | \$ 52,297,277 | \$ 51,584,301 | \$ 38,592,921 | \$ 42,596,722 | \$ 41,634,615 |

¹ 2019-20 includes an estimate of payments made on behalf of the City by the State of Connecticut for Teachers Retirement System. Payments are not included in FY 20-21.

² GAAP basis of accounting.

³ Beginning in FY 2014-15, Pension and OPEB expenses are no longer shown in Legal Affairs. Instead they have been allocated to individual departments based on workforce. However, Legal Affairs includes FY 2019-20 estimated actual and FY 2020-21 budget for amortization of pension and retiree health care unfunded actuarial accrued liabilities. Current service costs are included in individual departments. Beginning if FY 2018-19 benefits and insurance payments are being reported as a separate category.

⁴ Beginning in BOE FY 2016-17 BOE includes City Support for Crossing Guards and School Nurses.

⁵ Debt service included in operating transfers out.

⁶ Revenues over Expenditures includes amount to be reserved for future union contract obligations of the City. The estimated FY 2018-19 excess of \$10,967,317 is net of \$1,192,100 in fund balance reserved for settlement of labor contracts that were settled and includes funds set aside for future union contract obligations of \$2,533,831. This is reserved in fund balance.

⁷ Legal Affairs expenditures for FY 2016-17 includes retro pay for police, fire and MAA unions totaling \$7.4 million.

⁸ Other revenue for FY 2016-17 includes \$7,916,633 transferred from fund balance assigned for future obligations of the City. This amount was assigned in previous years to cover the previous year's portion of retro pay for open union contracts.

⁹ Revenue over expenditures for FY 2019-20 Budget is equal to the amount of contingency which includes funds set aside for uncertainty of State grants, retro pay for open union contracts and general contingency.

¹⁰ All benefits and Insurance have been moved from operating departments to benefits and insurance for FY 2019-20. This includes normal costs which were in department budgets for previous years.

¹¹ FY 2019-20 Government Services includes Youth Services which had previously been reported in grant funds outside the general fund.

¹² FY 2018-19 Includes transfer for \$1.8 million to capital non-recurring for use to fund capital projects and \$.25 million to risk management fund.

¹³ FY 2018-19 excess of revenue over expenditures on a budget basis is projected to be \$9.9 million.

¹⁴ FY 2020-21 Expenditures over revenue is projected to be covered by use of the Rainy Day reserve, Other fund balance, and short term borrowing. This will be repaid as delinquent tax revenues are collected.

¹⁵ FY 2019-20 Use of fund balance includes \$13.6 million transfer to capital non-recurring \$11.6 million, risk management \$1.5 million and rainy day funds \$0.5 million.

Historical General Fund Balance Sheet

| Assets: | Projected 6/30/2020 | Actual 6/30/2019 | Actual 6/30/2018 | Actual 6/30/2017 | Actual 6/30/2016 |
|---|--------------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
| Cash and cash equivalents..... | \$ 2,200,000 | \$ 841,406 | \$ 3,273,443 | \$ 6,265,035 | \$ 809,540 |
| Property Taxes | 10,800,000 | 8,788,321 | 10,147,965 | 9,351,539 | 8,820,941 |
| Intergovernmental | 1,100,000 | 934,543 | 1,100,047 | 1,254,191 | 1,567,420 |
| Other receivables..... | 700,000 | 1,193,034 | 5,389,847 | 4,820,258 | 5,328,879 |
| Due from other funds..... | 1,300,000 | 8,175,840 | 3,374,009 | 1,226,190 | 6,289,321 |
| Due from component unit..... | 252,000 | 252,411 | - | - | - |
| Advance from other funds..... | 4,800,000 | 4,506,349 | - | - | - |
| Investments..... | 69,711,000 | 67,222,655 | 65,437,556 | 65,336,090 | 60,860,492 |
| Other assets..... | - | 17,138 | 70,201 | 50,681 | 46,877 |
| Total Assets | \$ 90,863,000 | \$ 91,931,697 | \$ 88,793,068 | \$ 88,303,984 | \$ 83,723,470 |
| Liabilities: | | | | | |
| Accounts and Other Payables..... | \$ 15,000,000 | \$ 14,728,483 | \$ 16,337,461 | \$ 15,523,925 | \$ 15,767,887 |
| Accrued Liabilities..... | 3,000,000 | 3,173,995 | 2,663,449 | - | - |
| Deferred Revenues..... | - | - | - | - | - |
| Unearned Revenues..... | 2,100,000 | 2,287,711 | 3,135,158 | 4,185,062 | 4,971,584 |
| Due to Other Funds..... | - | - | - | - | 3,712,241 |
| Due to Component Unit..... | 63,000 | 63,300 | 63,300 | 63,300 | 63,300 |
| Total Liabilities | \$ 20,163,000 | \$ 20,253,489 | \$ 22,199,368 | \$ 19,772,287 | \$ 24,515,012 |
| Deferred Inflows of Resources: | | | | | |
| Unavailable Revenue..... | \$ 8,000,000 | \$ 7,486,479 | \$ 8,289,096 | \$ 8,015,569 | \$ 8,553,933 |
| Advance Property Tax Collections..... | 14,000,000 | 12,607,428 | 19,711,683 | 17,919,406 | 9,019,910 |
| Total Deferred Inflows of Resources | \$ 22,000,000 | \$ 20,093,907 | \$ 28,000,779 | \$ 25,934,975 | \$ 17,573,843 |
| Fund Balances: | | | | | |
| Nonspendable..... | \$ 4,600,000 | \$ 4,523,487 | \$ 4,238,173 | \$ 3,866,857 | \$ 3,500,714 |
| Committed..... | 5,500,000 | 15,970,449 | 5,444,630 | 11,739,981 | 3,810,091 |
| Assigned..... | 35,300,000 | 29,779,647 | 28,226,267 | 25,934,717 | 32,902,500 |
| Unassigned..... | 3,300,000 | 1,310,718 | 683,851 | 1,055,167 | 1,421,310 |
| Total Fund Balances | \$ 48,700,000 | \$ 51,584,301 | \$ 38,592,921 | \$ 42,596,722 | \$ 41,634,615 |
| Total Liabilities, Deferred Inflows of Resources and Fund Balances | \$ 90,863,000 | \$ 91,931,697 | \$ 88,793,068 | \$ 88,303,984 | \$ 83,723,470 |
| Operating revenues | \$ 594,961,891 | \$ 603,972,611 | \$ 614,239,357 | \$ 596,637,921 | \$ 556,311,786 |
| Fund balance as percent of operating revenues | 8.19% | 8.54% | 6.28% | 7.14% | 7.48% |

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Accounting Policies and Basis of Accounting

The City’s accounting policies are summarized in Appendix A – “Auditor’s Section, Notes to Financial Statements, Note 1” herein.

Audit

Pursuant to the provisions of the Municipal Auditing Act (Chapter 111 of the Connecticut General Statutes) and the City Charter, the City is obligated to undergo an annual examination by an independent public accountant. The auditors, Blum, Shapiro & Company, P.C., were appointed by the Board of Finance, and are required to conduct their examination under the guidelines issued by the State of Connecticut, Office of Policy & Management, which receives a copy of the audit report when completed.

Budget Adoption Procedure

The City conforms to the following budgetary sequences and time schedules:

| | |
|--|-------------|
| Department estimates due for six-year capital program | December 10 |
| Report of the Director of Administration to Board of Finance recommending the amount and nature of capital expenditures for the ensuing year | December 15 |
| Certificate of Board of Finance to Planning Board of amount and nature of capital expenditures for subsequent year | January 15 |
| Public hearing by Planning Board | February 10 |
| Capital Budget from Planning Board to Mayor | March 1 |
| Board of Education submits its Budget to the Board of Finance | March 1 |
| Mayor’s Operating and Capital Budget to Board of Finance | March 8 |
| Joint Public Hearing before Board of Finance and Board of Representatives | April 8 |
| Budget to Board of Representatives from Board of Finance | April 20 |
| Budget adopted by Board of Representatives | May 15 |
| Board of Finance establishes the mill rate | May 25 |

Due to the COVID-19 emergency and in accordance with the Governor’s emergency orders, the adoption of the City’s fiscal year 2020-2021 budget and determination of the property tax rate was delayed from the dates set forth above. The Board of Representatives adopted the fiscal year 2020-2021 budget on June 2, 2020 and the Board of Finance established the mill rate on June 4, 2020.

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Capital Improvement Plan

| Purpose | Fiscal 2020-21 | Fiscal 2021-22 | Fiscal 2022-23 | Fiscal 2023-24 | Fiscal 2024-25 | Fiscal 2025-26 | Fiscal 2026-27 | Total |
|-----------------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|----------------------|
| Community Development..... | \$ - | \$ 135,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 135,000 |
| Director of Administration..... | 241,605 | 50,000 | - | - | - | - | - | 291,605 |
| Operations..... | 23,850,000 | 14,595,000 | 17,650,000 | 16,185,000 | 17,700,000 | 8,700,000 | 6,850,000 | 105,530,000 |
| Public Safety..... | 1,310,000 | 1,159,784 | 1,450,000 | 1,600,000 | 1,450,000 | 1,450,000 | 1,450,000 | 9,869,784 |
| Bartlett Arboretum..... | - | 1,050,000 | 1,100,000 | 750,000 | 100,000 | 500,000 | 500,000 | 4,000,000 |
| Childcare Learning Center..... | - | 285,000 | - | - | - | - | - | 285,000 |
| Ferguson Library..... | 225,000 | 490,000 | 510,000 | 510,000 | 760,000 | - | - | 2,495,000 |
| Scofield Manor..... | - | 110,000 | 100,000 | 100,000 | 50,000 | - | - | 360,000 |
| SoundWaters..... | 50,000 | 750,000 | - | - | - | - | - | 800,000 |
| Stamford Center for the Arts..... | 75,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 1,275,000 |
| Stamford Museum..... | - | - | 650,000 | 5,650,000 | 500,000 | 500,000 | - | 7,300,000 |
| Board of Education..... | 5,250,000 | 8,500,000 | 12,375,000 | 12,925,000 | 13,475,000 | 14,425,000 | 13,975,000 | 80,925,000 |
| Parking Fund..... | 800,000 | - | - | - | - | - | - | 800,000 |
| Water Pollution Control..... | 6,150,000 | - | 1,600,000 | 3,350,000 | 850,000 | 850,000 | 850,000 | 13,650,000 |
| Short-term Capital..... | 4,390,000 | 6,139,457 | 9,837,515 | 9,697,515 | 9,779,915 | 9,632,315 | 9,600,000 | 59,076,717 |
| Total | \$ 42,341,605 | \$ 33,464,241 | \$ 45,472,515 | \$ 50,967,515 | \$ 44,864,915 | \$ 36,257,315 | \$ 33,425,000 | \$286,793,106 |

| Funding | Fiscal 2020-21 | Fiscal 2021-22 | Fiscal 2022-23 | Fiscal 2023-24 | Fiscal 2024-25 | Fiscal 2025-26 | Fiscal 2026-27 | Total |
|-------------------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|----------------------|
| G.O. Bonds ^(1,2,3) | \$ 19,460,000 | \$ 20,483,839 | \$ 27,834,239 | \$ 31,197,791 | \$ 27,462,321 | \$ 22,193,511 | \$ 20,459,820 | \$169,091,521 |
| Grants..... | - | - | - | - | - | - | - | - |
| Other..... | 17,331,605 | 12,980,402 | 16,038,276 | 16,419,724 | 16,552,594 | 13,213,804 | 12,115,180 | 104,651,585 |
| WPCA Revenue Bonds..... | 5,550,000 | - | 1,600,000 | 3,350,000 | 850,000 | 850,000 | 850,000 | 13,050,000 |
| Total Funding Sources..... | \$ 42,341,605 | \$ 33,464,241 | \$ 45,472,515 | \$ 50,967,515 | \$ 44,864,915 | \$ 36,257,315 | \$ 33,425,000 | \$286,793,106 |

¹ A "safe debt limit" of \$40.0 million for fiscal year 2020-2021 and \$25.0 million GO bonds for fiscal year 2021-22 thru 2026-2027 was proposed by the Director of Administration.

² Funding sources for out-years are estimates based on same assumptions used for fiscal year 2020-2021.

³ Total Expenditures for years 2021-2022 thru 2026-2027 reflect the "wish list" of the respective departments. As the City enters each year, the Mayor's Office and the elected boards will narrow the projects to be funded down to fit within the proposed safe debt limit.

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Pension Programs

The City's pension plans cover City classified employees who are eligible to participate, as well as unclassified employees who are designated as eligible to participate by Charter or applicable collective bargaining agreement, except teachers and administrators, who are covered by the Connecticut Teachers Retirement System. There are four separate plans: Classified Employees' Retirement Fund; Firefighters Pension Trust Fund; Police Pension Trust Fund; and the Custodians' & Mechanics' Retirement Fund. Milliman, Inc. are the consulting actuaries for the City for the fiscal year ended June 30, 2019.

The City's funding policy is to appropriate and recognize as an expenditure, the amounts recommended by an actuary that are adequate to accumulate sufficient assets in each of the City's Plans to pay benefits when due. These amounts include normal cost and amortization of prior service costs over a period of 15 years. For funding purposes, the City uses the projected unit credit cost method utilizing the same actuarial assumptions as described in Appendix A, "Auditor's Section, Notes to Financial Statements" in this Official Statement.

The following is a schedule of the total funding progress for all City pension plans:

| Fiscal Year Ended June 30 | Total Pension Liability | Total Plan Fiduciary Net Position | Excess of Total Pension Liability over Total Plan Fiduciary Net Position | Total Plan Fiduciary Net Position as a Percent of Total Pension Liability |
|--------------------------------------|--|--|---|--|
| 2019 | \$ 853,394,568 | \$ 660,705,434 | \$ 192,689,134 | 77.42% |
| 2018 | 834,993,126 | 647,171,754 | 187,821,372 | 77.51% |
| 2017 | 787,244,007 | 605,930,247 | 181,313,760 | 76.97% |
| 2016 | 758,647,124 | 549,464,878 | 209,182,246 | 72.43% |
| 2015 | 726,935,857 | 584,097,407 | 142,838,450 | 80.35% |

The following is a schedule of funding progress by plan for fiscal year ending June 30, 2019:

| Individual Plans Ended June 30, 2019 | Total Pension Liability | Total Plan Fiduciary Net Position | Excess of Total Pension Liability over Total Plan Fiduciary Net Position | Total Plan Fiduciary Net Position as a Percent of Total Pension Liability |
|---|--|--|---|--|
| Classified Employees' Retirement | \$ 277,700,136 | \$ 226,353,660 | \$ 51,346,476 | 81.51% |
| Policemen's Pension Trust..... | 277,431,615 | 214,745,827 | 62,685,788 | 77.40% |
| Firefighters' Pension Trust..... | 213,396,016 | 146,068,668 | 67,327,348 | 68.45% |
| Custodians' and Mechanics' Retirement.... | 84,866,801 | 73,537,279 | 11,329,522 | 86.65% |
| Total, FY2019..... | \$ 853,394,568 | \$ 660,705,434 | \$ 192,689,134 | 77.42% |

The following is a schedule of the annual pension cost (ADC) and the percentage of annual pension cost that the City contributed.

Total for All City Plans

| Fiscal Year Ended June 30 | Actuarially Determined Contribution | Actual Contribution³ | Contribution Deficiency (Excess) | Percentage of ADC Contributions |
|--------------------------------------|--|--|---|--|
| 2021 ¹ | \$ 32,328,000 | \$ 21,552,000 | \$ 10,776,000 | 66.67% |
| 2020 ² | 26,577,000 | 26,577,000 | - | 100.00% |
| 2019 | 27,289,000 | 27,305,593 | (16,593) | 100.06% |
| 2018 | 23,809,000 | 23,809,000 | - | 100.00% |
| 2017 | 21,111,000 | 21,110,505 | 495 | 100.00% |
| 2016 | 21,111,000 | 21,111,000 | - | 100.00% |

¹ Budgeted

² Subject to audit.

³ For F2021 YTD, the City has contributed 2/3 of the Pension ADC to each Pension Fund as it has experienced better than expected property tax collections and plans to contribute the remaining balance in Jan 2021 if property tax collections continue to meet expectations.

Classified Employees' Retirement Fund

| Fiscal Year Ended June 30 | Actuarially Determined Contribution | Actual Contribution³ | Contribution Deficiency (Excess) | Percentage of ADC Contributions |
|--------------------------------------|--|--|---|--|
| 2021 ¹ | \$ 8,064,000 | \$ 5,376,000 | \$ 2,688,000 | 66.67% |
| 2020 ² | 6,626,000 | 6,626,000 | - | 100.00% |
| 2019 | 7,864,000 | 7,864,000 | - | 100.00% |
| 2018 | 6,348,000 | 6,348,000 | - | 100.00% |
| 2017 | 5,923,000 | 5,922,505 | 495 | 99.99% |
| 2016 | 5,923,000 | 5,923,000 | - | 100.00% |

¹ Budgeted

² Subject to audit.

³ For F2021 YTD, the City has contributed 2/3 of the Pension ADC to each Pension Fund as it has experienced better than expected property tax collections and plans to contribute the remaining balance in Jan 2021 if property tax collections continue to meet expectations.

Custodians' and Mechanics' Retirement Fund

| Fiscal Year Ended June 30 | Actuarially Determined Contribution | Actual Contribution³ | Contribution Deficiency (Excess) | Percentage of ADC Contributions |
|--------------------------------------|--|--|---|--|
| 2021 ¹ | \$ 2,505,000 | \$ 1,670,000 | \$ 835,000 | 66.67% |
| 2020 ² | 2,246,000 | 2,246,000 | - | 100.00% |
| 2019 | 2,645,000 | 2,661,593 | (16,593) | 100.63% |
| 2018 | 2,206,000 | 2,206,000 | - | 100.00% |
| 2017 | 2,145,000 | 2,145,000 | - | 100.00% |
| 2016 | 2,145,000 | 2,145,000 | - | 100.00% |

¹ Budgeted

² Subject to audit.

³ For F2021 YTD, the City has contributed 2/3 of the Pension ADC to each Pension Fund as it has experienced better than expected property tax collections and plans to contribute the remaining balance in Jan 2021 if property tax collections continue to meet expectations.

Firefighters' Pension Trust Fund

| Fiscal Year Ended June 30 | Actuarially Determined Contribution | Actual Contribution ³ | Contribution Deficiency (Excess) | Percentage of ADC Contributions |
|--------------------------------------|--|---|---|--|
| 2021 ¹ | \$ 10,569,000 | \$ 7,046,000 | \$ 3,523,000 | 66.67% |
| 2020 ² | 8,808,000 | 8,808,000 | - | 100.00% |
| 2019 | 8,069,000 | 8,069,000 | - | 100.00% |
| 2018 | 6,980,000 | 6,980,000 | - | 100.00% |
| 2017 | 5,140,000 | 5,140,000 | - | 100.00% |
| 2016 | 5,140,000 | 5,140,000 | - | 100.00% |

¹ Budgeted

² Subject to audit.

³ For F2021 YTD, the City has contributed 2/3 of the Pension ADC to each Pension Fund as it has experienced better than expected property tax collections and plans to contribute the remaining balance in Jan 2021 if property tax collections continue to meet expectations.

Policemen's Pension Trust Fund

| Fiscal Year Ended June 30 | Actuarially Determined Contribution | Actual Contribution ³ | Contribution Deficiency (Excess) | Percentage of ADC Contributions |
|--------------------------------------|--|---|---|--|
| 2021 ¹ | \$ 11,190,000 | \$ 7,460,000 | \$ 3,730,000 | 66.67% |
| 2020 ² | 8,897,000 | 8,897,000 | - | 100.00% |
| 2019 | 8,711,000 | 8,711,000 | - | 100.00% |
| 2018 | 8,275,000 | 8,275,000 | - | 100.00% |
| 2017 | 7,903,000 | 7,903,000 | - | 100.00% |
| 2016 | 7,903,000 | 7,903,000 | - | 100.00% |

¹ Budgeted

² Subject to audit.

³ For F2021 YTD, the City has contributed 2/3 of the Pension ADC to each Pension Fund as it has experienced better than expected property tax collections and plans to contribute the remaining balance in Jan 2021 if property tax collections continue to meet expectations.

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability of the City, calculated using the current discount rate, as well what the City's net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower or 1 percentage point higher than the current rate, as noted below:

| | 1% Decrease to 6.10% | Current Discount Rate 7.10% | 1% Increase to 8.10% |
|---|---------------------------------|--|---------------------------------|
| Classified Employees' Retirement | \$ 79,320,998 | \$ 51,346,476 | \$ 27,509,121 |
| | | Current | |
| | 1% Decrease to 6.10% | Discount Rate 7.10% | 1% Increase to 8.10% |
| Policemen's Pension | \$ 94,139,762 | \$ 62,685,788 | \$ 36,342,079 |
| | | Current | |
| | 1% Decrease to 6.10% | Discount Rate 7.10% | 1% Increase to 8.10% |
| Firefighters' Pension | \$ 93,974,330 | \$ 67,327,348 | \$ 45,067,840 |
| | | Current | |
| | 1% Decrease to 6.10% | Discount Rate 7.10% | 1% Increase to 8.10% |
| Custodians' and Mechanics' Retirement | \$ 21,193,712 | \$ 11,329,522 | \$ 3,002,831 |

Other Post-Employment Benefits

The City offers certain post-retirement medical benefits to eligible retirees and their dependents on a partially contributory basis and life insurance benefits to eligible retirees, as set forth in various collective bargaining agreements. Postretirement health benefits vary depending on the union contract that was in effect at the time of retirement. The benefits cover hospital care in full for a specified number of days (generally 120); surgical costs; certain major medical benefits; and small amounts of life insurance. In addition, the City pays a portion of the Medicare Part B premium for certain retirees. In most instances the City offers employees a comprehensive indemnity plan. Under these plans the employees pay a monthly cost share that ranges from 0% to 66% of the cost of the plan. Additionally, most plans have a co-pay for medical visits that also varies depending on the service offered. Most City retirees have Medicare supplement plans similar to the active plan. The City has recently begun the process of negotiating contracts that eliminate the Medicare supplement plans and increase all retiree monthly cost share to at least 50%, and eliminate retiree health for some new hires. Some retirees also have a small death benefit. Benefits for all plans integrate with Medicare on a 100% coordination basis.

The Board of Representatives approved, by ordinance, the establishment of a trust to address Governmental Accounting Standards Board Statement No. 45, "Accounting and Financial Reporting by Employers for Post-Employment Benefits Other Than Pensions." The trust was established in fiscal year 2007-2008 and an investment advisor and custodian were selected.

The funding of the OPEB Trust fund was considered by all parties and it was initially agreed that funding of the Actuarially Determined Contribution ("ADC") would be addressed through a five-year phase-in with subsequent minor modifications for the current economic environment. Contributions to the fund, investment of fund assets, as well as payment of benefits from the fund commenced during fiscal year 2009. In fiscal year 2019-2020 the City/Board of Education made an OPEB payment of approximately \$31.6 million, representing approximately 100.0% of its projected ADC.

Pursuant to the revised plan, the City/Board of Education funded 80% in fiscal year 2015-2016, 100% in fiscal year 2016-2017 and has continued to fund 100% in subsequent years.

| Fiscal Year Ended | Actuarially Determined Contribution | Percentage of AOC Contributed | Covered Payroll | Plan Net Contributions as % of Covered Payroll |
|--------------------------|--|--------------------------------------|------------------------|---|
| 2020 ¹ | \$ 31,620,000 | 100.0% | N/A | N/A |
| 2019 | 27,665,000 | 100.0% | \$ 252,314,595 | 10.96% |
| 2018 | 28,439,000 | 100.0% | 246,682,206 | 11.53% |
| 2017 | 26,567,000 | 100.0% | 245,488,525 | 10.82% |
| 2016 | 27,034,000 | 80.0% | 234,472,000 | 9.23% |

¹ Subject to audit.

The City's annual OPEB cost (including the SWPCA), the percentage of annual OPEB cost contributed to the plan and the net OPEB obligation is as follows:

| Fiscal Year Ended | Plan Fiduciary Net Position | Total OPEB Liability | Net OPEB Liability | Plan Net Position as a % of Net OPEB Liability | Covered Payroll | Total OPEB Liability as a % of Covered Payroll |
|--------------------------|------------------------------------|-----------------------------|---------------------------|---|------------------------|---|
| 2019 | \$ 139,486,805 | \$ 425,579,474 | \$ 286,092,669 | 32.8% | \$ 252,314,595 | 113.4% |
| 2018 | 116,317,000 | 364,157,000 | 247,840,000 | 31.9% | 246,682,000 | 100.5% |
| 2017 | 92,167,000 | 354,680,000 | 262,513,000 | 26.0% | 245,488,525 | 106.9% |

Note: Reported amounts and descriptions have changed due to the implementation of GASB74/75 starting with Fiscal 2017.

Self-Insurance Programs

The City is exposed to various risk of loss related to torts, theft, or impairment of assets, errors and omissions, injuries to employees, and natural disasters. The City Risk Management office actively manages risk on behalf of the City, through a combination of loss prevention and control, risk retention, and risk transfer.

In response to changing market conditions, the City periodically evaluates its risk management program, including its self-insured retention levels. Currently, the City carries a \$1,000,000 self-insured retention for general liability and automobile liability claims, \$1,000,000 for public officials' liability, a \$100,000 to \$250,000 deductible for property losses, and \$1,500,000 for workers' compensation claims. The City purchases commercial insurance for claims in excess of these retentions. All claim expenses and accruals, insurance premiums, and administrative expenses for risk management are reported in a separate Risk Management Internal Service fund.

It is also the City's policy to self-insure its employee health insurance programs with an individual stop loss currently set at \$350,000 per person, per year. Above this threshold, the City purchases commercial insurance. Costs associated with employee health insurance risks are reported in the City's self-insurance fund.

As of June 30, 2019, the Risk Management portion of the City's Internal Service Fund had a fund balance deficit of \$20.25 million, an increase in the deficit of approximately \$1.3 million from the prior year, as total liabilities (including current and long-term claims payable) increased approximately \$3.6 million, from \$32.7 million as of June 30, 2018 to \$36.3 million, offset by a net increase of \$2.3 million in total assets. Refer to Appendix A for additional information regarding the City's Internal Service Funds.

The City has comprehensive cyber liability insurance with an aggregate coverage limit of up to \$1,000,000.

Investments Policies and Practices

The City Charter and Connecticut General Statutes Sections 7-400, as amended by Public Act 94-190, 7-401 and 7-402 govern the investments the City is permitted to acquire. Furthermore, the City has an Investment Policy adopted by the Board of Finance (revised September 2014). Accordingly, the City may invest and only invests in U.S. Treasury Bills, Federal Agency Securities, Federal Instrumentalities, Time Certificates of Deposits, Money Market Mutual Funds, Investment Pools, and the State Short-Term Investment Fund.

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VII. Legal and Other Information

Litigation

In the opinion of the City's Director of Legal Affairs, as of the date of this Official Statement, there are no claims or litigation pending or to her knowledge threatened, which would individually or in the aggregate result in final judgments against the City in excess of five percent (5%) of the City's annual revenues, or which would impact the validity of the Bonds or the power of the City to levy and collect taxes to pay them.

Legal Matters

Robinson & Cole LLP, Hartford, Connecticut is serving as bond counsel with respect to the authorization and issuance of the Bonds and will render its opinion with respect to the Bonds in substantially the form attached to the Official Statement as Appendix B.

Transcript and Closing Documents

Upon delivery of the Bonds, the Underwriter will be furnished the following:

1. A Signature and No Litigation Certificate stating that at the time of delivery, no litigation is pending or threatened affecting the validity of the Bonds or the levy or collection of taxes to pay them.

2. A certificate on behalf of the City, signed by the Mayor and Director of Administration which will be dated the date of delivery and attached to a signed copy of the Preliminary Official Statement, and which will certify, to the best of said officials' knowledge and belief, at the time bids were accepted on the Bonds, the description and statements in the Preliminary Official Statement relating to the City and its finances were true and correct in all material respects and did not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, and that there has been no material adverse change in the financial condition of the City from that set forth in or contemplated by the Preliminary Official Statement.

3. A receipt for the purchase price of the Bonds.

4. The Approving Opinion of Robinson & Cole LLP, Bond Counsel in substantially the form attached hereto as Appendix B.

5. An executed Continuing Disclosure Agreement for the Bonds in substantially the form attached hereto as Appendix C.

6. A Bond Purchase Agreement.

7. Any other documents required by the Bond Purchase Agreement.

A transcript of the proceedings taken by the City with respect to the Bonds will be kept on file at the offices of U.S. Bank National Association and will be available for examination upon reasonable notice.

Concluding Statement

To the extent that any statements made in this Official Statement involve matters of opinion or estimates, such statements are made as such and not as representations of fact or certainty, and no representation is made that any of such statements will be realized. Information herein has been derived by the City from official and other sources and is believed by the City to be reliable, but such information other than that obtained from official records of the City has not been independently confirmed or verified by the City and its accuracy is not guaranteed.

This Official Statement has been duly prepared and delivered by the City and executed for and on behalf of the City by the following officials.

CITY OF STAMFORD, CONNECTICUT

/s/ David R. Martin

David R. Martin, *Mayor*

/s/ Sandra L. Dennies

Sandra L. Dennies, *Director of Administration*

Dated: October 19, 2020

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Appendix A

2019 Financial Statements

The following includes the Basic Financial Statements of the City of Stamford, Connecticut for the fiscal year ended June 30, 2019. The supplemental data, which was a part of that report, has not been reproduced herein. A copy of the complete report is available upon request from Barry J. Bernabe, Managing Director, Phoenix Advisors LLC, 53 River Street, Suite 1, Milford, Connecticut 06460, Telephone (203) 283-1110.

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Independent Auditors' Report

To the Board of Finance
City of Stamford, Connecticut

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the City of Stamford, Connecticut, as of and for the year ended June 30, 2019, and the related notes to the financial statements, which collectively comprise the City of Stamford, Connecticut's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the City of Stamford, Connecticut, as of June 30, 2019 and the respective changes in financial position and, where applicable, cash flows thereof, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the budgetary comparison information, the pension schedules and the OPEB schedules, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Stamford, Connecticut's basic financial statements. The introductory section, combining and individual nonmajor fund financial statements and schedules, and statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements and schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and schedules are fairly stated in all material respects in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 30, 2019 on our consideration of the City of Stamford, Connecticut's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City of Stamford, Connecticut's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Stamford, Connecticut's internal control over financial reporting and compliance.

Blum, Shapiro & Company, P.C.

West Hartford, Connecticut
December 30, 2019

**CITY OF STAMFORD, CONNECTICUT
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2019**

This discussion and analysis of the City of Stamford, Connecticut ("City") is intended to provide an overview of the City's financial activities for the fiscal year ended June 30, 2019. Please read it in conjunction with the letter of transmittal and the City's financial statements that follow this section.

Financial Highlights

- In fiscal 2019, the City's net position on a government-wide basis (including all governmental activities and business-type activities but excluding a small component unit), decreased by \$54.6 million or 32.3%, to \$115.2 million. Total assets and deferred outflows of resources (\$1,433.4 million) exceeded total liabilities and deferred inflows of resources (\$1,318.2 million), by \$115.2 million as of June 30, 2019. Within governmental activities, net position decreased by \$61.8 million or 74.8%, to \$21.1 million while the net position in business-type activities increased by \$7.1 million or 8.2%, to \$94.1 million.
- The City's governmental funds, which are reported using the current financial resources measurement focus and the modified accrual basis of accounting, had a combined ending fund balance of \$122.4 million, a decrease of \$20.5 million from the prior fiscal year-end period.
- As of June 30, 2019, the total fund balance for the General Fund was \$51.6 million. Of this amount, \$45.8 million was assigned or committed for various purposes. Included in the amount is the assigned fund balance for Rainy Day purposes of \$25.9 million (versus \$24.6 million in the prior year). At the fiscal year end this represented approximately 4.4% of total General Fund expenditures (including, as required by ordinance, transfers out) of \$594.9 million reported on the modified accrual basis of accounting. The Rainy Day purposes assignment enhances the City's financial flexibility by providing resources outside of the City's General Fund. In addition, the City has \$3.9 million of other assigned fund balance at year-end, (versus \$3.6 million at the prior year-end), and this represented .7% of those same total General Fund expenditures.
- The City's total long-term debt (bonds and notes payable) decreased by \$5.8 million to \$564.9 million in fiscal 2019.
- The City's debt level is considered "low" by Standard & Poor's and "manageable" by Fitch Ratings, who currently rate the City's outstanding debt AAA and AAA, respectively, with a "stable" outlook from both ratings agencies
- The City's four defined benefit pension plans (Classified Employees, Police, Firefighters, and Custodians and Mechanics), incurred a combined increase in net position of \$13.5 million, or 2.1%, in fiscal 2019. The increase consisted primarily of net investment gains of \$26.8 million and employer/employee contributions totaling \$33.3 million, offset by benefits and administration deductions totaling \$46.5 million. The respective pension trusts were approximately 77% funded overall from an actuarial standpoint. The pension trusts' boards and City officials closely monitor the trusts to ensure their ongoing stability, given the recent volatile financial market conditions, changes in interest rates, and the uncertain global economic environment.
- The City has fully implemented its five-year phase-in funding plan for Other Post Employment Benefit ("OPEB") costs. Commencing on July 1, 2016, the minimum percentage contribution to the OPEB Trust Fund for fiscal 2019 was 100% of the actuarially required contribution of \$27.7 million. Actual contributions from the City totaled \$27.7 million and the OPEB Trust Funded Ratio was approximately 32.8% as of June 30, 2019.
- Net position for all pension and OPEB Trust Funds under management totaled \$800.2 million as of June 30, 2019.

Overview of the Financial Statements

This discussion and analysis is intended to provide an introduction to the City's basic financial statements. The basic financial statements consist of three components: 1) government-wide financial statements; 2) fund financial statements; and 3) notes to financial statements. This report also contains supplementary information and a statistical section. The statistical section provides comparisons of selected information for the past several years.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a general understanding of the City's finances in a manner similar to those for private-sector businesses. All of the resources the City has at its disposal are reported, including major capital assets such as buildings and infrastructure. In addition, a thorough accounting of the costs of government operations as well as its revenue sources is provided.

The Statement of Net Position presents information on all of the City's assets and liabilities, with the difference reported as the City's net position. Evaluating the amount and composition of the City's net position - the difference between assets and liabilities - is one way to measure the City's financial health or financial position. Over time, increases or decreases in net position may serve as an indicator of whether the financial position of the City is improving or deteriorating. However, other non-financial factors need to be considered as well, including changes in the City's property tax base and the condition of the City's capital assets, to properly assess the overall financial health of the City.

The Statement of Activities presents information showing how the City's net position changed during the fiscal year. All of the most recent fiscal year's revenues and expenses are taken into account, regardless of when cash was received or paid. Thus, revenues and expenses are reported in this statement for some items that may result in cash flow only in some future fiscal period. Uncollected taxes and earned but unused vacation leave expenses are examples of these types of items.

The government-wide financial statements distinguish the functions of the City that are supported by taxes and intergovernmental revenues (which are reported as "governmental" activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (which are reported as "business-type" activities).

- Governmental activities of the City encompass most of the City's basic services, including education; governmental and community services; public safety; health and welfare; public works; and administration. Property taxes, charges for services and intergovernmental grants finance the majority of these activities.
- Included in Total Governmental Funds, but shown separately as a major fund, is the Mill River Capital Projects Fund. The Mill River Capital Projects Fund was created to be a financing mechanism, whereby a portion of property taxes in the Mill River Corridor tax increment financing district are set aside to fund improvements in the district.
- Business-type activities of the City include the Stamford Water Pollution Control Authority ("SWPCA"), the Old Town Hall Redevelopment Agency ("OTHRA") and the E.G. Brennan Golf Course. They are reported as business-type activities because the City charges a fee to customers, tenants, or service users to help cover all or most of the cost of their operations.
- The City includes one separate legal entity in its report: the Urban Redevelopment Commission ("URC"). Although legally separate, this "component unit" is included, since the City is financially accountable for it as it manages City owned real property.

The government-wide financial statements (Statement of Net Position and Statement of Activities) are provided on pages 19-20 of this report.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control and accountability over resources that have been segregated for specific activities or objectives. Some funds are required to be established by State law, while others are established to help control and manage money for a particular purpose. The City has three kinds of funds, as follows:

Governmental Funds

The majority of the City's basic services are reported in governmental funds. These reports focus on how money flows into and out of those funds and the balances at year-end that are available for spending. These funds are reported using an accounting method called modified accrual basis of accounting, which measures cash and all other financial assets that can be readily converted to cash. Governmental fund information helps determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. The relationship (or differences) between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds is described in a reconciliation following the fund financial statements.

The City maintains 20 individual governmental funds, including the General Fund, Capital Projects funds (4), Debt Service Fund (1), and Special Revenue funds (13). Information is presented separately in the Governmental Fund Balance Sheet and in the Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balances for the General Fund, Capital Projects Fund and the Mill River Capital Projects Fund, which are considered to be major funds. Data from the other governmental funds are combined into a single, aggregated presentation as 'Non-Major Governmental Funds.' Non-major governmental funds for the City include the Stamford Community Development Program, Board of Education Food Service Program, Town Aid Highway, Dog License, Drug Asset Forfeiture (State and federal), Police Extra Duty, Educational Grants Programs, Other Grants Programs, School Building Use, Continuing Education, Marinas, Greater Stamford Transit District, Parking, Anti-Blight, Transportation Capital, Capital Non-Recurring, and the Debt Service Fund. Individual fund data for each of these non-major governmental funds is provided in the Combining Balance Sheet and in the Combining Statement of Revenues, Expenditures and Changes in Fund Balances.

The City adopts an annual budget for its General Fund. A budgetary comparison statement is provided for the General Fund to demonstrate compliance with the authorized budget. The Statement of Revenues, Expenditures and Changes in Fund Balance on a Budgetary Basis is presented on pages 89-90.

The basic governmental fund financial statements (Balance Sheet and Statement of Revenues, Expenditures and Changes in Fund Balance) are presented on pages 21-22 and 23-24 of this report.

Proprietary Funds

The City maintains two different types of proprietary funds. Enterprise funds are used to report the same types of functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for the SWPCA, OTHRA and the E.G. Brennan Golf Course. Internal service funds are an accounting device used to accumulate and allocate certain costs internally among the City's various functions. The City uses its internal service funds to account for risk management costs, tax appeals and employee health benefits costs for both City and Board of Education employees. Because the internal service funds predominantly benefit governmental rather than business type functions, they are included within governmental activities in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements. The Proprietary Fund financial statements provide separate information for the SWPCA and OTHRA, which are considered to be major proprietary funds of the City. Separate information is also provided for the E.G. Brennan Golf Course, which is considered a non-major proprietary fund of the City. In addition, individual fund data for the internal service funds are provided in separate columns in the Proprietary Fund Financial statements. The Proprietary Fund financial statements (Statement of Net Position, Statement of Revenues, Expenses and Changes in Net Position and Statement of Cash Flows) are presented on pages 25-27 of this report.

Fiduciary Funds

The City is the trustee, or fiduciary, for its employees' pension plans and OPEB Trust. Fiduciary funds are not reflected in the government-wide financial statements because the City cannot use these assets to finance its operations. For reporting purposes only, the over-funded portion of pension fund assets - if any - is reflected as a non-current asset in the government-wide financial statements. The City is responsible for ensuring that the assets reported in these funds are used for their intended purposes. The City has four pension trust funds (Classified Employees, Police, Firefighters and Custodians and Mechanics), an Other Post-Employment Benefits ("OPEB") trust fund, and two agency funds (Student Activity Fund and Scholarship Fund). The Fiduciary Fund financial statements are provided on pages 28-29 of this report.

Notes to Financial Statements

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to financial statements are provided on pages 30-88 of this report.

Government-Wide Financial Analysis

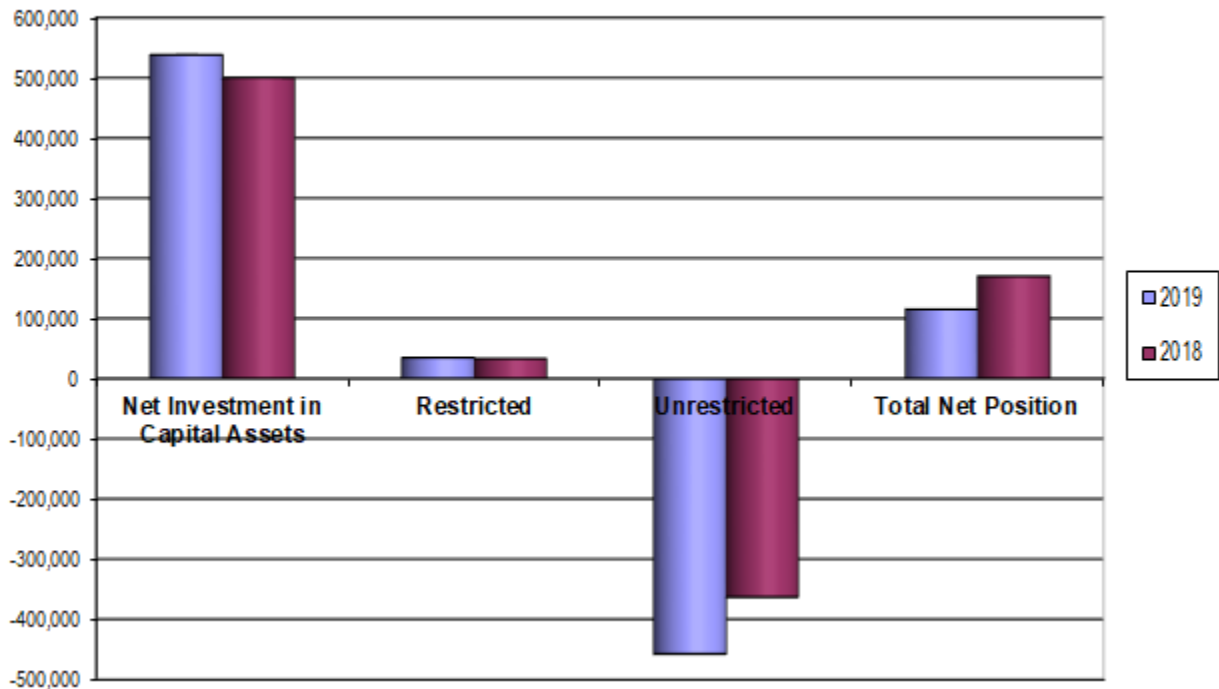
As noted earlier, net position may serve over time as a useful indicator of a government's financial position and an important determinant of its ability to finance services in the future. In the City's case, its governmental activities assets and deferred outflow of resources (\$1,207.8 million) exceeded its liabilities and deferred inflow of resources (\$1,186.7 million) by \$21.1 million at June 30, 2019.

Statement of Net Position (\$000s)
June 30, 2019 and 2018

| | Governmental Activities | | Business-Type Activities | | Total Primary Government | |
|---|-------------------------|------------------|--------------------------|------------------|--------------------------|-------------------|
| | 2019 | 2018 | 2019 | 2018 | 2019 | 2018 |
| Current and other assets | \$ 251,061 | \$ 284,679 | \$ 73,746 | \$ 50,349 | \$ 324,807 | \$ 335,028 |
| Capital assets, net of accumulated depreciation | 864,953 | 820,687 | 149,543 | 153,469 | 1,014,496 | 974,156 |
| Total assets | <u>1,116,014</u> | <u>1,105,366</u> | <u>223,289</u> | <u>203,818</u> | <u>1,339,303</u> | <u>1,309,184</u> |
| Deferred outflow of resources | 91,725 | 58,983 | 2,338 | 2,026 | 94,063 | 61,009 |
| Current liabilities | 53,345 | 60,361 | 3,401 | 2,146 | 56,746 | 62,507 |
| Long-term liabilities outstanding | 1,070,071 | 957,723 | 126,456 | 116,194 | 1,196,527 | 1,073,917 |
| Total liabilities | <u>1,123,416</u> | <u>1,018,084</u> | <u>129,857</u> | <u>118,340</u> | <u>1,253,273</u> | <u>1,136,424</u> |
| Deferred inflow of resources | 63,271 | 63,413 | 1,622 | 528 | 64,893 | 63,941 |
| Net Position: | | | | | | |
| Net investments in capital assets | 486,680 | 446,596 | 51,348 | 53,297 | 538,028 | 499,893 |
| Restricted | 20,979 | 21,718 | 13,609 | 11,247 | 34,588 | 32,965 |
| Unrestricted | (486,607) | (385,462) | 29,191 | 22,432 | (457,416) | (363,030) |
| Total Net Position | <u>\$ 21,052</u> | <u>\$ 82,852</u> | <u>\$ 94,148</u> | <u>\$ 86,976</u> | <u>\$ 115,200</u> | <u>\$ 169,828</u> |

Total Net Position - Primary Government
Fiscal Year 2019 vs. Fiscal Year 2018

Total Net Position - Primary Government
Fiscal Year 2019 vs. 2018



Net Position

Reporting on a government-wide basis (i.e. including all governmental activities and business-type activities but excluding a small component unit) is referred to as the primary government. As of June 30, 2019 the primary government's assets and deferred outflow of resources (\$1,433.4 million) exceeded its liabilities and deferred inflow of resources (\$1,318.2 million), resulting in a net position of \$115.2 million, and a decrease of \$54.6 million from last fiscal year-end's net position of \$169.8 million. The net position for governmental activities only at June 30, 2019 was \$21.1 million, down \$61.8 million from the previous year's \$82.9 million, and the total net position for business-type activities was \$94.1 million, an increase of \$7.1 million from the prior year balance of \$87.0 million.

Unrestricted Net Position

In the government-wide financial statements for governmental activities, the assets and deferred outflow of resources (\$1,207.8 million) of the City exceeded its liabilities and deferred inflow of resources (\$1,186.7 million) at June 30, 2019 by \$21.1 million. Of this amount, the unrestricted portion was a deficit of \$486.7 million, which would need to be financed from future operations (this deficit includes the unfunded pension liabilities required to be recorded by GASB Statement No. 68 and the unfunded OPEB liabilities required to be recorded by GASB Statement No. 75). This deficit does not mean that the City does not have resources available to meet its obligations in the ensuing year. It is the result of having long-term commitments for compensated absences (\$20.3 million), net OPEB liabilities (\$282.0 million), and net pension liabilities (\$190.8 million) that are greater than currently available resources. Payments for these liabilities will be budgeted in the year that actual payment will be made. The City has also reported assets restricted for debt service and special revenue funds, which also contributed to the unrestricted deficit mentioned above.

Net Investment in Capital Assets

As expected, the largest portion of the City's net position reflects its investment in capital assets (e.g., land, construction-in-progress, buildings, machinery, equipment and infrastructure), net of accumulated depreciation and any related outstanding debt used to acquire those assets. The City uses these capital assets to provide services to its citizens; consequently, these assets are not readily available to fund future capital spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves realistically cannot be used to liquidate these liabilities.

Restricted Net Position

The City's total net position of \$21.1 million as of June 30, 2019, has \$21.0 million as a restricted amount which is primarily for future debt service.

Financial Ratios

A common measure of liquidity is the current ratio (ratio of current assets to current liabilities), which helps one determine if, over the next year, the City's governmental activities funds will have enough cash or readily liquid assets on hand to finance its short-term obligations within that period. As of June 30, 2019, the City's current ratio was 4.72 to 1, indicating that the City has sufficient liquidity to meet its short-term obligations. A more conservative measure of liquidity is the quick ratio, whereby only the most liquid assets (unrestricted cash) are compared with current liabilities. As of June 30, 2019, the City's quick ratio was .84 to 1, down slightly from the prior fiscal year.

The City's debt service ratio (annual debt service divided by General Fund expenditures) was under 10% as of June 30, 2019, which is favorably considered to be "low" and "manageable" by the major rating agencies. In addition, the City's debt burden ratio of 1.45% (i.e., net debt outstanding for the City's

governmental activities divided by Equalized Net Grand List or \$444.8 million / \$30,661.8 million = 1.45%) compares favorably to the national median debt burden for AAA-rated municipalities. Additional information regarding the City's outstanding debt and credit quality is provided on pages 50-57.

**Changes in Net Position (\$000's)
For the Years Ended June 30, 2019 and 2018**

| | Governmental Activities | | Business-Type Activities | | Total | |
|--|----------------------------|------------------|-----------------------------|------------------|-------------------|-------------------|
| | 2019 | 2018 | 2019 | 2018 | 2019 | 2018 |
| Revenues: | | | | | | |
| Program revenues: | | | | | | |
| Charges for services | \$ 54,610 | \$ 43,432 | \$ 33,270 | \$ 30,328 | \$ 87,880 | \$ 73,760 |
| Operating grants and contributions | 80,515 | 116,085 | | | 80,515 | 116,085 |
| Capital grants and contributions | 15,949 | 21,191 | 78 | 191 | 16,027 | 21,382 |
| General revenues: | | | | | | |
| Property taxes | 535,214 | 520,359 | | | 535,214 | 520,359 |
| Grants not restricted to specific programs | 5,285 | 5,696 | | | 5,285 | 5,696 |
| Gain on sale of property | 38 | 429 | | | 38 | 429 |
| Unrestricted investment earnings | 4,683 | 2,003 | 732 | 201 | 5,415 | 2,204 |
| Miscellaneous | 3,980 | 1,824 | | | 3,980 | 1,824 |
| Total revenues | <u>700,274</u> | <u>711,019</u> | <u>34,080</u> | <u>30,720</u> | <u>734,354</u> | <u>741,739</u> |
| Expenses: | | | | | | |
| Governmental services | 9,839 | 8,314 | | | 9,839 | 8,314 |
| Administration | 12,246 | 10,350 | | | 12,246 | 10,350 |
| Legal affairs | 48,324 | 31,624 | | | 48,324 | 31,624 |
| Public safety | 139,030 | 134,441 | | | 139,030 | 134,441 |
| Health and welfare | 15,059 | 17,182 | | | 15,059 | 17,182 |
| Community services | 12,495 | 12,237 | | | 12,495 | 12,237 |
| Operations | 68,291 | 66,705 | | | 68,291 | 66,705 |
| Education | 443,035 | 383,982 | | | 443,035 | 383,982 |
| Interest | 14,236 | 15,552 | | | 14,236 | 15,552 |
| Water Pollution Control Authority | | | 23,397 | 22,549 | 23,397 | 22,549 |
| Old Town Hall Redevelopment Agency | | | 1,713 | 1,747 | 1,713 | 1,747 |
| E.G. Brennan Golf Course | | | 1,317 | 1,147 | 1,317 | 1,147 |
| Total expenses | <u>762,555</u> | <u>680,387</u> | <u>26,427</u> | <u>25,443</u> | <u>788,982</u> | <u>705,830</u> |
| Change in net position before transfers | (62,281) | 30,632 | 7,653 | 5,277 | (54,628) | 35,909 |
| Transfers | 481 | 509 | (481) | (509) | | |
| Change in net position | <u>(61,800)</u> | <u>31,141</u> | <u>7,172</u> | <u>4,768</u> | <u>(54,628)</u> | <u>35,909</u> |
| Net Position at Beginning of Year | <u>82,852</u> | <u>51,711</u> | <u>86,976</u> | <u>82,208</u> | <u>169,828</u> | <u>133,919</u> |
| Net Position at End of Year | <u>\$ 21,052</u> | <u>\$ 82,852</u> | <u>\$ 94,148</u> | <u>\$ 86,976</u> | <u>\$ 115,200</u> | <u>\$ 169,828</u> |

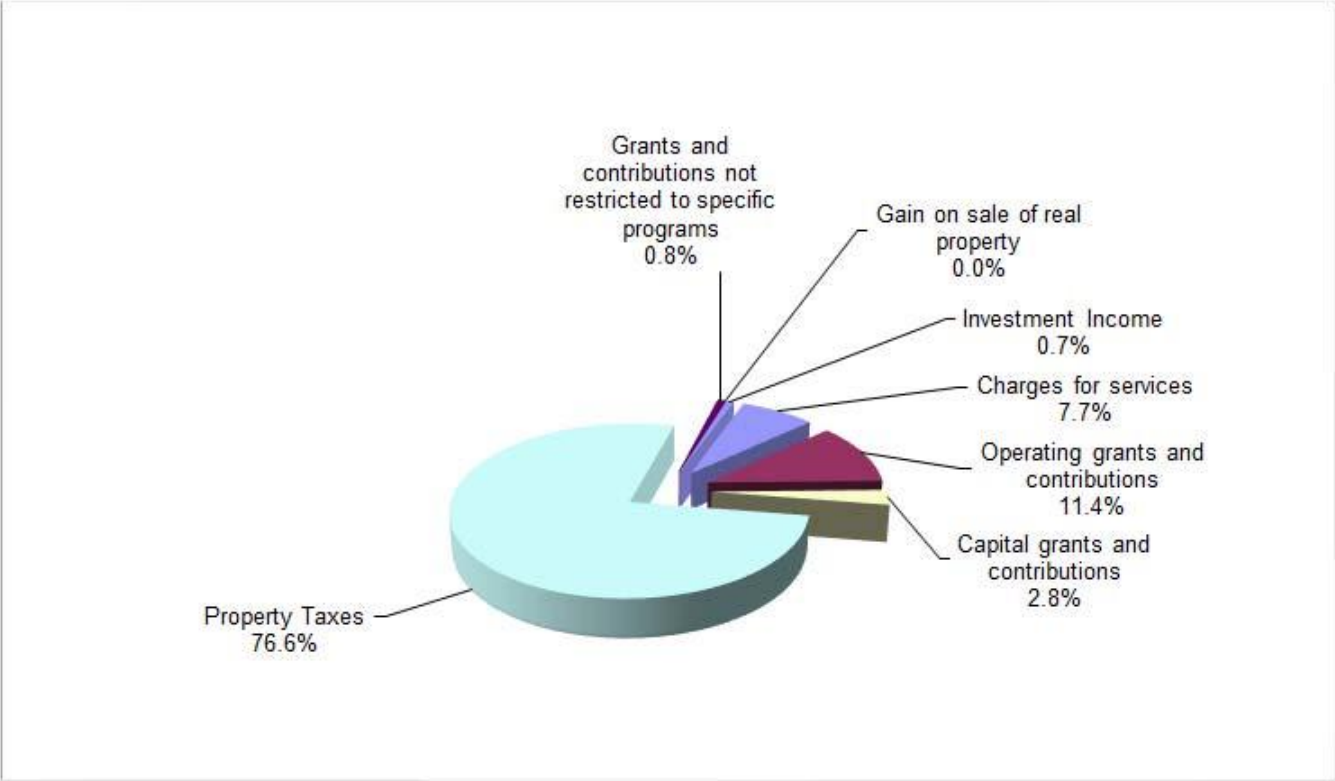
Change in Net Position

Governmental Activities

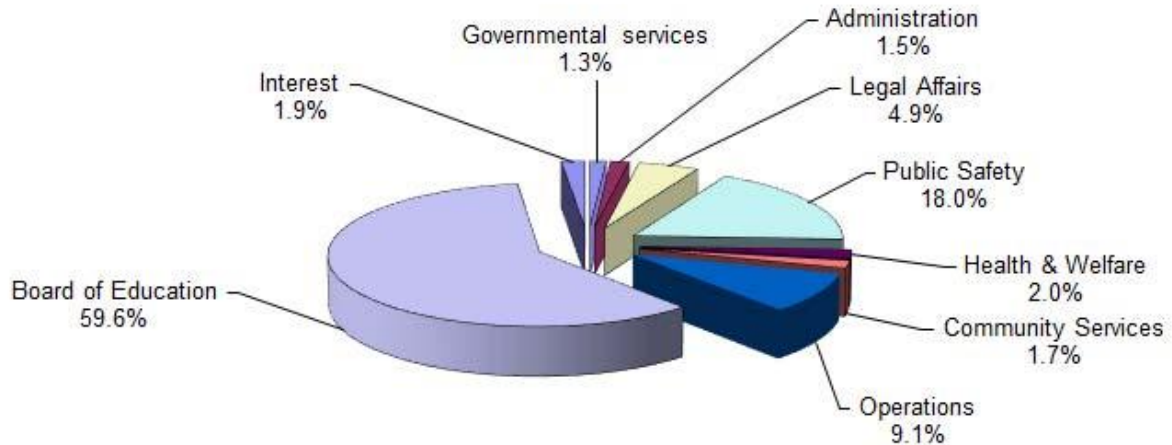
In fiscal 2019, governmental activities decreased the City's net position by \$54.6 million. Governmental activities revenues were \$700.1 million, down \$10.9 million from the prior year while expenses were \$762.6 million, up \$82.2 million from the prior year. Revenue by source was within management's expectations. Approximately 76% of revenues in total governmental activities revenues were derived from property taxes, while about 14% of revenues were derived from operating and capital grants and contributions, and the remainder, about 10%, came from charges for services, investment earnings, and other sources.

Overall, the property tax revenues increased 2.8% from the prior year while operating and capital grants and contributions decreased by 42.5% from the previous year. The City continues to focus on containing costs, although rising structural costs (e.g., pensions, OPEB, medical benefits) represent a continuing challenge.

**City of Stamford
Revenues - Governmental Activities
June 30, 2019**



**City of Stamford
Expenses - Governmental Activities
June 30, 2019**



Business-Type Activities

In fiscal 2019, changes in the net position of business-type activities resulted in an increase in the net position of business-type activities as of June 30, 2019 of \$7.1 million, primarily based on strong operating results.

Financial Analysis of the Governmental Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with generally accepted accounting principles and emphasize accountability, segregating specific activities in accordance with laws, regulations or special restrictions.

Governmental Funds

The focus of the City's governmental funds accounting and disclosures is to provide information on near-term inflows, outflows, and types and amounts of available resources. Such information is useful in assessing the City's cash needs, financing requirements, and available resources. In particular, unassigned fund balances may serve as a useful measure of a government's net resources available for future costs at the end of the fiscal year.

As of June 30, 2019, the City's Governmental Funds (General Fund, Capital Projects Fund, Mill River Capital Projects Fund, Non-Major Governmental funds) combined fund balance was \$122.4 million, a decrease of \$20.5 million from the prior year. Approximately \$89.3 million of the combined fund balance is reported as nonspendable, restricted, or committed since it has been obligated for the following purposes:

- \$68.6 million for ongoing City capital projects
- \$20.5 million for capital non-recurring, debt service for the City (including defeased Mill River debt), special revenue funds, and other

The General Fund is the chief operating fund of the City. As of June 30, 2019, the total fund balance was \$51.6 million, consisting of nonspendable fund balance of \$4.5 million, committed fund balance of \$16.0 million, \$29.8 million of assigned fund balance, with the remaining balance of \$1.3 million unassigned. The total fund balance represents 8.7% of total General Fund expenditures (including transfers out, as defined), as compared to 6.2% a year ago. In order to strengthen the City's financial flexibility, a portion of the prior year surplus balance has typically been committed to Rainy Day purposes as noted below.

The City Charter provides that a current year excess of revenues over expenditures (or "surplus" as defined), may be assigned for Rainy Day purposes. The Mayor (subject to approval by the requisite governing boards) may direct up to 75% of any budget surplus from the prior fiscal year be committed to Rainy Day purposes. The Rainy Day purposes balance may not exceed 5% of General Fund expenditures (as defined) for the prior fiscal year (\$29.7 million) and may only be used to support expenditures in subsequent fiscal years. During fiscal year 2019, \$.9 million was committed from the fiscal 2018 General Fund surplus was assigned for Rainy Day purposes, bringing that assigned balance to approximately \$25.9 million as of June 30, 2019. The City has recommended that \$.5 million from the fiscal 2019 surplus be committed for Rainy Day purposes for fiscal year 2019.

The budgetary basis amount available from current year operations for the City's General Fund was \$14.4 million as of June 30, 2019. The General Fund fund balance was impacted by the following:

- Current fiscal year excess of revenues and other sources over expenditures and other uses was \$14.8 million. This amount was reduced by \$.4 million, which was the net of \$.9 million of cancelled prior year encumbrances and the assignment of \$1.3 for future labor settlement agreement payouts related to prior fiscal years.
- Other planned uses of fund balance during the fiscal year totaled \$3.0 million and included the transfer of \$1.8 million for various capital projects, the transfer of \$.3 million to the Risk Management Fund, and the assignment of \$.9 million for Rainy Day purposes.

Once again, the City achieved very strong results in all areas of tax collections. The combined current levy collection rate (for all property types) was 98.9%, marking the seventeenth consecutive year that the City's collection rate exceeded 98%. This favorable result was enabled by a continued strong and diverse tax base and execution of effective practices involving delinquent tax payments.

As of June 30, 2019, the Capital Projects Fund had a total fund balance of \$36.2 million, down \$25.3 million from the prior year reflecting fiscal 2019 proceeds from bond issuance of \$25.0 million less current fiscal year capital spending, and including repurposing of funding as approved by the governing boards.

As of June 30, 2019, the Mill River Capital Projects Fund had a fund balance deficit of \$2.8 million, a decrease of \$3.0 million from the prior year, reflecting the net of contributions from TIF revenue, repayments of prior years' advances, and spending on operations.

Non-Major Governmental Funds had a total fund balance of \$16.5 million, down \$4.4 million from the prior year due primarily to a \$6.6 million increase in the City's Capital Nonrecurring Fund related to its funding of capital expenditures that have shorter useful lives.

The City's operating flexibility is greatly enhanced by the maintenance of independent restricted, committed, and/or assigned funds that may be used to supplement certain General Fund expenditures. More information on Non-Major Governmental Funds is provided on pages 112-115.

Proprietary Funds

The City's Proprietary Funds provide the same type of information presented in the government-wide financial statements.

As of June 30, 2019, the net position of the SWPCA was \$91.5 million, up \$8.2 million from the prior year amount of \$83.3 million. Income before transfers \$8.5 million, up \$2.7 million from the prior year, due primarily to the net of sewer usage charges (up \$1.2 million), miscellaneous revenues (up \$1.7 million), special assessments, connections charges, and other (up \$.2 million), operating expenses (up \$.7 million) and net interest expense and other (down \$.3 million).

Unrestricted net position of the SWPCA was \$34.0 million, up \$7.1 million as compared to the prior year-end balance of \$26.9 million. The SWPCA recorded operating revenues of \$27.7 million and non-operating revenue of \$3.4 million in fiscal 2019. For more information regarding the SWPCA's finances, please refer to their stand-alone fiscal 2019 audit report.

OTHRA had a net position of \$1.5 million, as of June 30, 2019 of which the unrestricted amount was a deficit of \$5.0 million and their operating loss was \$.6 million.

The net position for the non-major Enterprise Fund - E.G. Brennan Golf Course was \$1.1 million as of June 30, 2019, down \$.2 million from the prior year.

General Fund Budgetary Highlights

In fiscal 2019, the difference between the General Fund's original budgeted revenues and other financing sources of \$570.6 million and the final amended revenue budget of \$583.2 million was \$12.5 million. Revenue budget adjustments were primarily the result of the use of fund balance assigned in prior years in anticipation of the labor contract settlements.

The difference between the General Fund's original budgeted Expenditures, Encumbrances and Other Financing Uses of \$570.6 million and the final amended expenditure budget of \$583.2 million was \$12.5 million. These budget adjustments primarily included Operations (\$1.8 million higher), Public Safety (\$.2 million lower), Legal Affairs (\$1.2 million higher), assignment of Fund Balance committed at the 2018 fiscal year-end (\$13.0 million), offset by contingency and other (\$3.5 million lower).

The difference between the General Fund's final budgeted revenues and Other Financing Sources of \$578.8 million and the actual revenue of \$587.0 million was approximately \$8.2 million (favorable). Revenue variances from the final amended budget included current year higher than budgeted property taxes (\$.3 million), higher than budgeted State funding (\$2.8 million), higher than budgeted charges for services (\$3.6 million), and higher than budgeted other, net (\$1.5 million). In addition, \$4.4 million of Fund Balance was used to address the labor contract settlement payouts related to prior fiscal years.

The difference between the General Fund's final budgeted Expenditures, Encumbrances and Other Financing Uses of \$583.2 million and the final actual expenditures of \$576.1 million was \$7.1 million. The expenditure variances primarily included overall lower expenditures for Public Safety (\$2.3 million), Operations (\$.6 million), unused contingency (\$2.7 million), Governmental Services, Administration, Legal Affairs and other, net (\$1.5 million).

Capital Assets and Long-Term Debt

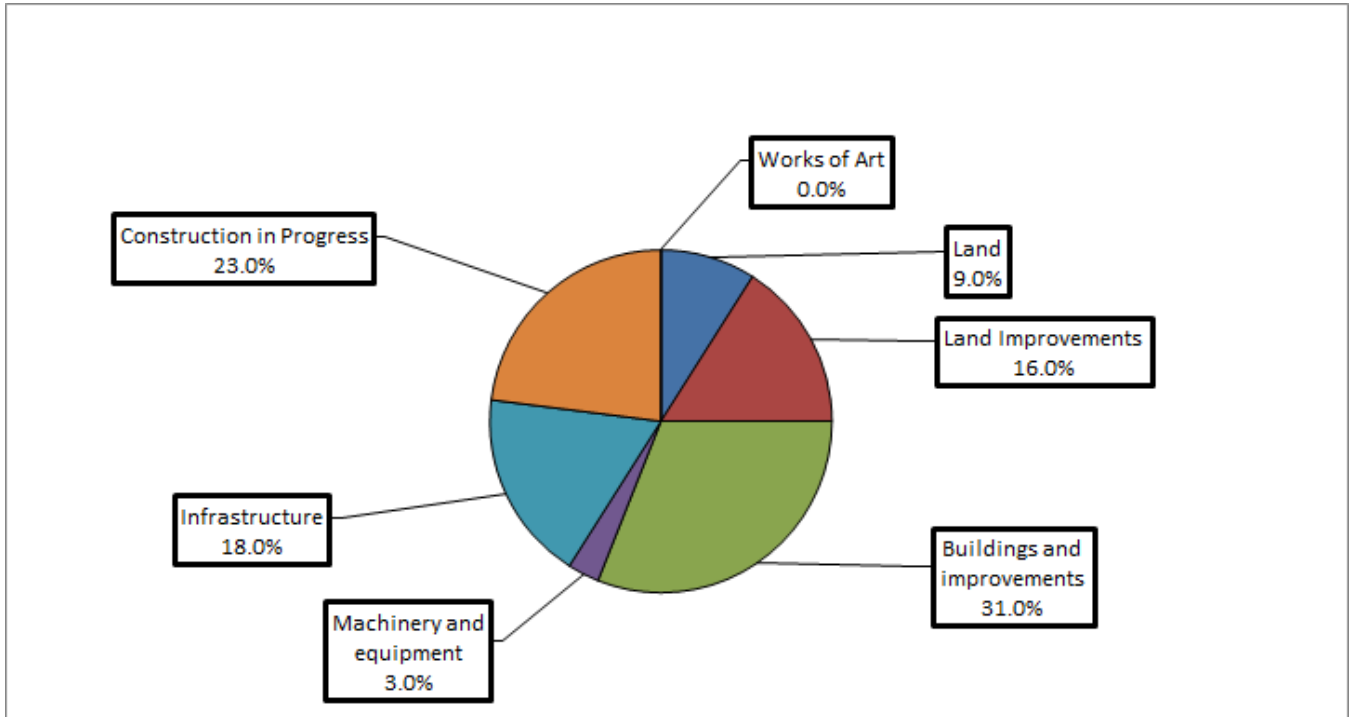
Capital Assets

As of June 30, 2019, the City's investment in capital assets for its governmental and business-type activities amounted to \$1,014.5 million (net of accumulated depreciation), an increase of \$40.3 million, or 4.1%, from the prior year. This investment in capital assets includes land, construction-in-progress, building and improvements, machinery equipment, park facilities, roads, sewers, and bridges (infrastructure).

**City of Stamford
Capital Assets, Net of Accumulated Depreciation (\$000s)**

| | Governmental Activities | | Business-Type Activities | | Total | |
|----------------------------|------------------------------------|-------------------|-------------------------------------|-------------------|---------------------|-------------------|
| | 2019 | 2018 | 2019 | 2018 | 2019 | 2018 |
| Land | \$ 85,929 | \$ 85,929 | \$ 4,864 | \$ 4,864 | \$ 90,793 | \$ 90,793 |
| Land improvements | 167,165 | 160,869 | 717 | 831 | 167,882 | 161,700 |
| Buildings and improvements | 219,290 | 229,710 | 91,377 | 92,536 | 310,667 | 322,246 |
| Machinery and equipment | 25,372 | 28,988 | 7,528 | 8,394 | 32,900 | 37,382 |
| Infrastructure | 131,584 | 125,620 | 44,530 | 46,352 | 176,114 | 171,972 |
| Construction in progress | 234,846 | 188,804 | 527 | 492 | 235,373 | 189,296 |
| Works of art | 767 | 767 | | | 767 | 767 |
| Total | \$ 864,953 | \$ 820,687 | \$ 149,543 | \$ 153,469 | \$ 1,014,496 | \$ 974,156 |

**City of Stamford
Capital Assets - Primary Government
June 30, 2019**



Major capital projects during fiscal 2019 included the following:

| City of Stamford Capital Projects (Millions) | |
|---|---------------|
| Project | Amount |
| City Property Improvements | \$ 53.2 |
| City-wide Street and Sidewalk Restoration | 10.4 |
| BOE School Improvements | 11.2 |
| All Other Projects | 0.8 |
| | \$ 75.6 |

Additional information on capital assets is provided in Note 5 on pages 47-49 of this report.

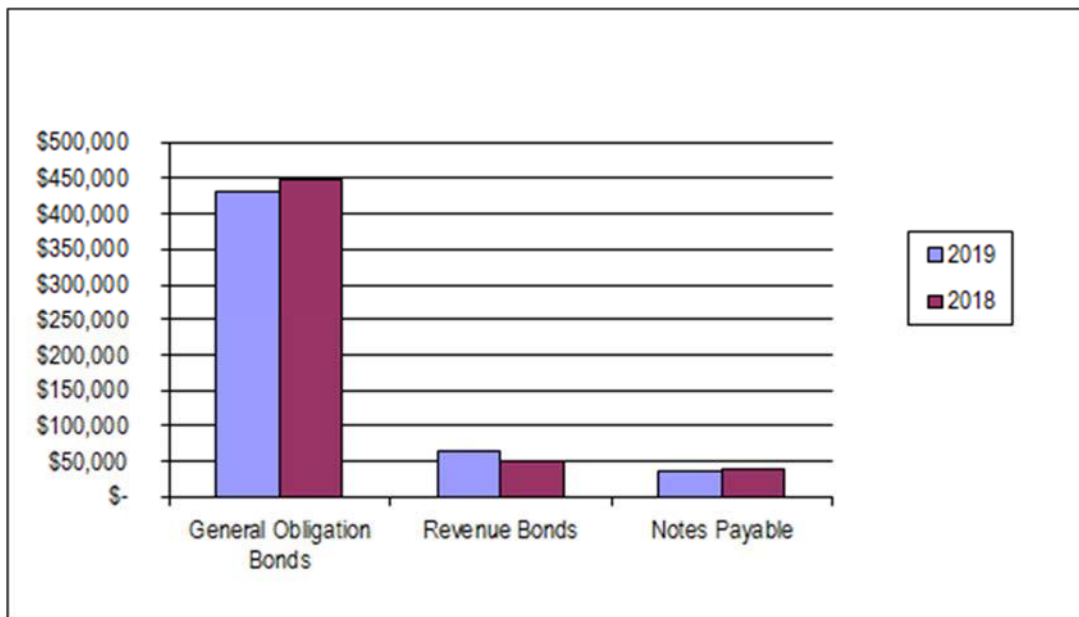
Long-Term Debt

As of June 30, 2019, the City had total long-term debt outstanding of \$532.2 million, down \$5.4 million, versus the prior year-end period. A detailed comparison of the City's long-term debt is provided below:

City of Stamford Long-Term Debt General Obligation and Revenue Bonds, Notes Payable

| | Governmental Activities | | Business-Type Activities | | Total | |
|--------------------------|----------------------------|-------------------|-----------------------------|-------------------|-------------------|-------------------|
| | 2019 | 2018 | 2019 | 2018 | 2019 | 2018 |
| General obligation bonds | \$ 419,297 | \$ 433,686 | \$ 13,244 | \$ 14,565 | \$ 432,541 | \$ 448,251 |
| Revenue bonds | | | 63,610 | 49,240 | 63,610 | 49,240 |
| Notes payable | | | 36,042 | 40,119 | 36,042 | 40,119 |
| Total | \$ 419,297 | \$ 433,686 | \$ 112,896 | \$ 103,924 | \$ 532,193 | \$ 537,610 |

Long-Term Debt (\$000s) 2019 vs. 2018 (at June 30)



The City's high credit quality is reflected by its AAA rating from Standard & Poor's (S&P) and its AAA rating by Fitch Ratings (Fitch). The City's bond ratings have been recently reaffirmed by both S&P (at AAA) and Fitch (at AAA), respectively.

The overall statutory debt limit for the City is equal to seven times the annual receipts from taxation or approximately \$3.7 billion. The City's outstanding debt of \$532.2 million as of June 30, 2019 was substantially below this statutory debt limit.

Additional information on long-term liabilities is provided in Note 7 on pages 50-57 of this report.

Economic Factors and Subsequent Events

Despite the adverse effects of the weak global economy and the continuing slow growth in the domestic economy, the City's economy, although impacted, held up comparatively well during fiscal 2017 primarily reflecting the strength and resilience of the City's diverse commercial and retail business mix and the community's high household income level.

The City's unemployment rate of 3.0% is more favorable than the 3.3% rate for the State of Connecticut and the 3.3% rate nationally. The office vacancy rate for central business district properties in Stamford is unchanged at approximately 28% as of the end of the second calendar quarter (June 30, 2019) as compared to the prior year calendar quarter (June 30, 2018); although the City's office vacancy rate has remained high, Stamford continues to attract significant new corporate, commercial and retail businesses because of its strategic location and cost advantages, further strengthening the City's economic and tax base.

The 2018 (latest available) median household income in the Stamford metropolitan area was \$89,309 which compared favorably to the estimated median household income in the State of Connecticut of \$74,168, and nationally of \$63,179.

These economic factors, including the expectation of continuing cost pressures and the likelihood of reduced state support, as well as the uncertainty regarding economic growth in the new political environment, were considered in preparing the City's fiscal 2019 budget.

Post fiscal year-end, the City completed a General Obligation (GO) bond offering for \$60.0 million, the proceeds of which will be used to fund capital projects. In August 2019, the SWPCA experienced an explosion that result in the material destruction of equipment and damage to existing structures on their plant premises. Management expects the losses to be fully insured but will be expend some capital, not expected to exceed \$1 million, during the repair phase to upgrade certain equipment.

Requests for Information

This financial report is designed to provide a general understanding of the City's most recent financial statements for all those with an interest in the City's finances and will be available on the City's website at www.stamfordct.gov. Questions concerning any of the information provided in this report, or requests for additional financial information, should be addressed to the Director of Administration at 888 Washington Boulevard, Stamford, CT 06901.



BASIC FINANCIAL STATEMENTS

**CITY OF STAMFORD, CONNECTICUT
STATEMENT OF NET POSITION
JUNE 30, 2019**

| | Primary Government | | | Component Unit |
|---|----------------------------|-----------------------------|-----------------------|--------------------------------------|
| | Governmental Activities | Business-Type Activities | Total | Urban Redevelopment Commission |
| Assets: | | | | |
| Cash and cash equivalents | \$ 44,879,721 | \$ 15,083,423 | \$ 59,963,144 | \$ 130,591 |
| Investments | 107,792,575 | 7,737,934 | 115,530,509 | 846,847 |
| Restricted cash and cash equivalents | 26,539,141 | 34,413,725 | 60,952,866 | |
| Restricted investments | 2,595,343 | | 2,595,343 | |
| Receivables, net: | | | | |
| Property taxes | 8,788,321 | | 8,788,321 | |
| Accounts | 5,575,043 | 66,572 | 5,641,615 | |
| Usage | | 1,467,770 | 1,467,770 | |
| Loans | 35,856,088 | | 35,856,088 | 2,726,767 |
| Intergovernmental | 19,812,867 | | 19,812,867 | |
| Special assessments | | 11,071,671 | 11,071,671 | |
| Non-usage | | 2,792,180 | 2,792,180 | |
| Due from component unit | 252,411 | | 252,411 | |
| Due from primary government | | | - | 119,567 |
| Internal balances | (1,103,413) | 1,103,413 | - | |
| Prepaid expenses | 2,090 | | 2,090 | |
| Inventory | 70,499 | 9,902 | 80,401 | |
| Land held for resale | | | - | 1,069,296 |
| Capital assets, nondepreciable | 321,541,131 | 5,390,152 | 326,931,283 | |
| Capital assets, net of accumulated depreciation | 543,412,125 | 144,152,443 | 687,564,568 | |
| Total assets | 1,116,013,942 | 223,289,185 | 1,339,303,127 | 4,893,068 |
| Deferred Outflows of Resources: | | | | |
| Deferred charge on refunding | 7,343,639 | 1,080,866 | 8,424,505 | |
| Deferred outflows related to pensions | 40,715,797 | 509,215 | 41,225,012 | |
| Deferred outflows related to OPEB | 43,665,349 | 747,780 | 44,413,129 | |
| Total deferred outflows of resources | 91,724,785 | 2,337,861 | 94,062,646 | - |
| Liabilities: | | | | |
| Accounts payable | 28,539,208 | 1,943,700 | 30,482,908 | 6,856 |
| Accrued liabilities | 4,640,213 | 285,762 | 4,925,975 | |
| Retainage payable | 3,832,389 | | 3,832,389 | |
| Accrued interest payable | 6,327,488 | 1,016,570 | 7,344,058 | |
| Due to primary government | | | | 252,411 |
| Due to component unit | 119,567 | | 119,567 | |
| Unearned revenue | 9,886,180 | 155,528 | 10,041,708 | |
| Noncurrent liabilities: | | | | |
| Due within one year | 79,378,761 | 13,242,723 | 92,621,484 | |
| Due in more than one year | 990,692,541 | 113,213,713 | 1,103,906,254 | |
| Total liabilities | 1,123,416,347 | 129,857,996 | 1,253,274,343 | 259,267 |
| Deferred Inflows of Resources: | | | | |
| Advance property tax collections | 12,607,428 | | 12,607,428 | |
| Deferred inflows related to pensions | 8,728,888 | 681,246 | 9,410,134 | |
| Deferred inflows related to OPEB | 41,934,299 | 941,151 | 42,875,450 | |
| Total deferred inflows of resources | 63,270,615 | 1,622,397 | 64,893,012 | - |
| Net Position: | | | | |
| Net investment in capital assets | 486,679,645 | 51,348,174 | 538,027,819 | |
| Restricted: | | | | |
| Debt service | 20,979,430 | 13,608,936 | 34,588,366 | |
| Unrestricted | (486,607,310) | 29,189,543 | (457,417,767) | 4,633,801 |
| Total Net Position | \$ 21,051,765 | \$ 94,146,653 | \$ 115,198,418 | \$ 4,633,801 |

The accompanying notes are an integral part of the financial statements

CITY OF STAMFORD, CONNECTICUT
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2019

| Function/Program Activities | Program Revenues | | | | | Net Revenue (Expense) and Changes in Net Position | | | Component Unit |
|--|-----------------------|----------------------|------------------------------------|----------------------------------|----------------------|---|--------------------------|--------------|----------------|
| | Expenses | Charges for Services | Operating Grants and Contributions | Capital Grants and Contributions | | Governmental Activities | Business-Type Activities | Total | |
| Primary Government | | | | | | | | | |
| Governmental activities: | | | | | | | | | |
| Governmental services | \$ 9,839,450 | \$ 8,044,683 | \$ 5,653,383 | \$ - | \$ 3,858,616 | \$ - | \$ 3,858,616 | \$ - | |
| Administration | 12,245,808 | 1,014,844 | | | (11,230,964) | | (11,230,964) | | |
| Legal affairs | 48,324,372 | 140,028 | | | (48,184,344) | | (48,184,344) | | |
| Public safety | 139,029,964 | 15,075,794 | 831,384 | | (123,122,786) | | (123,122,786) | | |
| Health and welfare | 15,058,987 | 1,583,266 | 1,798,792 | | (11,676,929) | | (11,676,929) | | |
| Community services | 12,495,306 | | | 14,574,142 | (12,495,306) | | (12,495,306) | | |
| Operations | 68,290,241 | 26,336,171 | 72,230,990 | 1,374,843 | (27,379,928) | | (27,379,928) | | |
| Education | 443,034,650 | 2,415,380 | | | (367,013,437) | | (367,013,437) | | |
| Interest | 14,235,928 | | | | (14,235,928) | | (14,235,928) | | |
| Total governmental activities | 762,554,706 | 54,610,166 | 80,514,549 | 15,948,985 | (611,481,006) | - | (611,481,006) | - | |
| Business-type activities: | | | | | | | | | |
| Water Pollution Control Authority | 23,396,861 | 31,174,130 | | 76,832 | | 7,854,101 | 7,854,101 | | |
| Old Town Hall Redevelopment Agency | 1,713,091 | 936,614 | | | | (776,477) | (776,477) | | |
| E.G. Brennan Golf Course | 1,317,444 | 1,159,209 | | | | (158,235) | (158,235) | | |
| Total business-type activities | 26,427,396 | 33,269,953 | - | 76,832 | - | 6,919,389 | 6,919,389 | - | |
| Total Primary Government | \$ 788,982,102 | \$ 87,880,119 | \$ 80,514,549 | \$ 16,025,817 | (611,481,006) | 6,919,389 | (604,561,617) | - | |
| Component Unit | | | | | | | | | |
| Urban Redevelopment Commission | \$ 264,268 | \$ 6,822 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | (257,446) |
| General revenues: | | | | | | | | | |
| Property taxes | | | | | 535,214,150 | | 535,214,150 | | |
| Grants and contributions not restricted to specific programs | | | | | 5,284,530 | | 5,284,530 | | |
| Unrestricted investment earnings | | | | | 4,683,098 | 731,553 | 5,414,651 | 152,117 | |
| Gain (loss) on sale of capital assets | | | | | 38,200 | | 38,200 | | |
| Miscellaneous | | | | | 3,980,116 | | 3,980,116 | | |
| Transfers | | | | | 480,583 | (480,583) | - | | |
| Total general revenues and transfers | | | | | 549,680,677 | 250,970 | 549,931,647 | 152,117 | |
| Change in net position | | | | | (61,800,329) | 7,170,359 | (54,629,970) | (105,329) | |
| Net Position at Beginning of Year | | | | | 82,852,094 | 86,976,294 | 169,828,388 | 4,739,130 | |
| Net Position at End of Year | | | | | \$ 21,051,765 | \$ 94,146,653 | \$ 115,198,418 | \$ 4,633,801 | |

The accompanying notes are an integral part of the financial statements

**CITY OF STAMFORD, CONNECTICUT
BALANCE SHEET - GOVERNMENTAL FUNDS
JUNE 30, 2019**

| | <u>General</u> | <u>Capital Projects</u> | <u>Mill River Capital Projects</u> | <u>Debt Service Fund</u> | <u>Nonmajor Governmental Funds</u> | <u>Total Governmental Funds</u> |
|---|----------------------|-----------------------------|--|----------------------------------|--|---|
| ASSETS | | | | | | |
| Cash and cash equivalents | \$ 841,406 | \$ 281,084 | \$ 725,016 | \$ 621,892 | \$ 10,168,413 | \$ 12,637,811 |
| Investments | 67,222,655 | 33,655,300 | | | 6,914,620 | 107,792,575 |
| Restricted cash | | | | 26,539,141 | | 26,539,141 |
| Restricted investments | | 2,595,343 | | | | 2,595,343 |
| Property taxes receivable, net | 8,788,321 | | | | | 8,788,321 |
| Other receivables: | | | | | | |
| Accounts | 1,193,034 | 334,772 | | | 4,040,963 | 5,568,769 |
| Loans | | 7,936,606 | | | | 7,936,606 |
| Intergovernmental | 934,543 | 14,248,666 | | | 4,629,658 | 19,812,867 |
| Due from component unit | 252,411 | | | | | 252,411 |
| Advances to other funds | 4,506,349 | 2,360,161 | | | | 6,866,510 |
| Due from other funds | 8,175,840 | | | | | 8,175,840 |
| Prepaid expenditures | | | | | 2,090 | 2,090 |
| Inventories | 17,138 | | | | 53,361 | 70,499 |
| Total Assets | <u>\$ 91,931,697</u> | <u>\$ 61,411,932</u> | <u>\$ 725,016</u> | <u>\$ 27,161,033</u> | <u>\$ 25,809,105</u> | <u>\$ 207,038,783</u> |
| LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES | | | | | | |
| Liabilities: | | | | | | |
| Accounts payable and accrued items | \$ 14,728,483 | \$ 10,622,869 | \$ 725,016 | | \$ 2,275,976 | \$ 28,352,344 |
| Accrued liabilities | 3,173,995 | 21,180 | | | 869,909 | 4,065,084 |
| Retainage payable | | 3,832,389 | | | | 3,832,389 |
| Due to other funds | | 6,642,281 | 1,059,159 | 6,181,603 | 474,400 | 14,357,443 |
| Advances from other funds | | | 1,788,320 | | | 1,788,320 |
| Due to component unit | 63,300 | | | | 56,267 | 119,567 |
| Unearned revenue | 2,287,711 | 4,095,582 | | | 3,502,887 | 9,886,180 |
| Total liabilities | <u>20,253,489</u> | <u>25,214,301</u> | <u>3,572,495</u> | <u>6,181,603</u> | <u>7,179,439</u> | <u>62,401,327</u> |
| Deferred inflows of resources: | | | | | | |
| Unavailable revenue - property taxes | 7,370,579 | | | | | 7,370,579 |
| Unavailable revenue - miscellaneous receivables | 115,900 | | | | | 115,900 |
| Unavailable revenue - police extra duty | | | | | 1,126,625 | 1,126,625 |
| Unavailable revenue - parking | | | | | 1,016,874 | 1,016,874 |
| Advance property tax collections | 12,607,428 | | | | | 12,607,428 |
| Total deferred inflows of resources | <u>20,093,907</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>2,143,499</u> | <u>22,237,406</u> |
| Fund balances: | | | | | | |
| Nonspendable | 4,523,487 | | | | 55,451 | 4,578,938 |
| Restricted | | 36,197,631 | | 20,979,430 | 11,547,068 | 68,724,129 |
| Committed | 15,970,449 | | | | | 15,970,449 |
| Assigned | 29,779,647 | | | | 4,883,648 | 34,663,295 |
| Unassigned | 1,310,718 | | (2,847,479) | | | (1,536,761) |
| Total fund balances | <u>51,584,301</u> | <u>36,197,631</u> | <u>(2,847,479)</u> | <u>20,979,430</u> | <u>16,486,167</u> | <u>122,400,050</u> |
| Total Liabilities, Deferred Inflows of Resources and Fund Balances | <u>\$ 91,931,697</u> | <u>\$ 61,411,932</u> | <u>\$ 725,016</u> | <u>\$ 27,161,033</u> | <u>\$ 25,809,105</u> | <u>\$ 207,038,783</u> |

(Continued on next page)

CITY OF STAMFORD, CONNECTICUT
BALANCE SHEET - GOVERNMENTAL FUNDS (CONTINUED)
JUNE 30, 2019

Reconciliation of the Balance Sheet - Governmental Funds
to the Statement of Net Position:

Amounts reported for governmental activities in the statement of net position (Exhibit I) are
different because of the following:

| | |
|--|----------------|
| Fund balances - total governmental funds (Exhibit III) | \$ 122,400,050 |
|--|----------------|

Capital assets used in governmental activities are not financial
resources and, therefore, are not reported in the funds:

| | | |
|-------------------------------|----------------------|-------------|
| Governmental capital assets | \$ 1,579,744,913 | |
| Less accumulated depreciation | <u>(714,791,657)</u> | |
| Net capital assets | | 864,953,256 |

Other long-term assets and deferred outflows of resources are
not available to pay for current-period expenditures and,
therefore, are deferred in the funds:

| | |
|---|------------|
| Property tax receivables greater than 60 days | 4,296,199 |
| Interest receivable on property taxes | 3,074,380 |
| Departmental income | 2,259,399 |
| Loan receivable | 27,919,482 |
| Deferred outflows related to pensions | 40,715,797 |
| Deferred outflows related to OPEB | 43,665,349 |

| | |
|---|-------------|
| Internal service funds are used by management to charge the costs of risk management to individual funds. The assets and liabilities of the internal service funds are reported with governmental activities in the statement of net position. | (8,454,884) |
|---|-------------|

Long-term liabilities and deferred inflows of resources are not due and payable
in the current period, and, therefore, are not reported in the funds:

| | |
|---------------------------------------|---------------------|
| Bonds payable | (419,297,359) |
| Deferred amount on premium | (25,492,782) |
| Deferred charge on refunding | 7,343,639 |
| Accrued interest payable | (6,327,488) |
| Heart and hypertension claims payable | (5,354,449) |
| Early retirement incentives | (750,157) |
| Compensated absences | (20,293,962) |
| Pollution remediation obligation | (3,393,961) |
| Mold remediation obligation | (82,743,583) |
| Net OPEB liability | (281,967,030) |
| Net pension liability | (190,836,944) |
| Deferred inflows related to pensions | (8,728,888) |
| Deferred inflows related to OPEB | <u>(41,934,299)</u> |

| | |
|---|-----------------------------|
| Net Position of Governmental Activities (Exhibit I) | \$ <u><u>21,051,765</u></u> |
|---|-----------------------------|

The accompanying notes are an integral part of the financial statements

**CITY OF STAMFORD, CONNECTICUT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES -
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2019**

| | <u>General</u> | <u>Capital Projects</u> | <u>Mill River Capital Projects</u> | <u>Debt Service Fund</u> | <u>Nonmajor Governmental Funds</u> | <u>Total Governmental Funds</u> |
|---|----------------------|-----------------------------|--|----------------------------------|--|---|
| Revenues: | | | | | | |
| Property taxes, interest and lien fees | \$ 533,124,928 | \$ | \$ 2,877,287 | \$ | \$ | \$ 536,002,215 |
| Intergovernmental revenues | 38,071,130 | 13,794,499 | | | 49,102,792 | 100,968,421 |
| Charges for services | 28,798,039 | | | | 25,228,475 | 54,026,514 |
| Interest, dividends and investment income | 2,618,930 | 1,247,160 | | | 191,325 | 4,057,415 |
| Other | 1,359,584 | 2,177,865 | | 1,089,197 | 134,536 | 4,761,182 |
| Total revenues | <u>603,972,611</u> | <u>17,219,524</u> | <u>2,877,287</u> | <u>1,089,197</u> | <u>74,657,128</u> | <u>699,815,747</u> |
| Expenditures: | | | | | | |
| Current: | | | | | | |
| Governmental services | 4,730,095 | | | | 2,284,647 | 7,014,742 |
| Administration | 9,624,501 | | | | | 9,624,501 |
| Legal affairs | 36,577,348 | | | | | 36,577,348 |
| Public safety | 116,987,272 | | | | 14,750,768 | 131,738,040 |
| Health and welfare | 8,723,510 | | | | 6,106,563 | 14,830,073 |
| Community services | 12,495,306 | | | | | 12,495,306 |
| Operations | 47,321,966 | | 775,016 | | 3,901,141 | 51,998,123 |
| Board of Education | 294,898,152 | | | | 52,001,414 | 346,899,566 |
| Debt service: | | | | | | |
| Principal retirement | | | | 38,769,459 | | 38,769,459 |
| Interest and other charges | | | | 16,738,573 | | 16,738,573 |
| Capital outlay | | 80,034,956 | | | | 80,034,956 |
| Total expenditures | <u>531,358,150</u> | <u>80,034,956</u> | <u>775,016</u> | <u>55,508,032</u> | <u>79,044,533</u> | <u>746,720,687</u> |
| Excess (Deficiency) of Revenues over Expenditures | <u>72,614,461</u> | <u>(62,815,432)</u> | <u>2,102,271</u> | <u>(54,418,835)</u> | <u>(4,387,405)</u> | <u>(46,904,940)</u> |
| Other Financing Sources (Uses): | | | | | | |
| Bond issued | | 25,000,000 | | | | 25,000,000 |
| Sale of capital assets | | | | | 38,200 | 38,200 |
| Premium on issuance of debt | | | | | 1,056,287 | 1,056,287 |
| Transfers in from other funds | 3,908,000 | 13,681,835 | | 53,680,543 | 12,907,421 | 84,177,799 |
| Transfers out to other funds | (63,531,081) | (1,171,818) | (5,140,083) | | (13,974,951) | (83,817,933) |
| Total other financing sources (uses) | <u>(59,623,081)</u> | <u>37,510,017</u> | <u>(5,140,083)</u> | <u>53,680,543</u> | <u>26,957</u> | <u>26,454,353</u> |
| Net Change in Fund Balances | 12,991,380 | (25,305,415) | (3,037,812) | (738,292) | (4,360,448) | (20,450,587) |
| Fund Balances at Beginning of Year | <u>38,592,921</u> | <u>61,503,046</u> | <u>190,333</u> | <u>21,717,722</u> | <u>20,846,615</u> | <u>142,850,637</u> |
| Fund Balances at End of Year | <u>\$ 51,584,301</u> | <u>\$ 36,197,631</u> | <u>\$ (2,847,479)</u> | <u>\$ 20,979,430</u> | <u>\$ 16,486,167</u> | <u>\$ 122,400,050</u> |

(Continued on next page)

**CITY OF STAMFORD, CONNECTICUT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - GOVERNMENTAL FUNDS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2019**

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities:

Amounts reported for governmental activities in the statement of activities (Exhibit II) are different because of the following:

Net change in fund balances - total governmental funds (Exhibit IV) \$ (20,450,587)

Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.

| | |
|----------------------|--------------|
| Capital outlay | 81,278,426 |
| Depreciation expense | (37,012,160) |

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.

| | |
|---|------------|
| Property taxes collected after 60 days | (788,065) |
| Departmental income | 569,100 |
| Mortgage loans | 55,824 |
| Change in deferred outflows related to pensions | 10,198,464 |
| Change in deferred outflows related to OPEB | 23,884,144 |

The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.

| | |
|-------------------------|--------------|
| Bond proceeds | (25,000,000) |
| Premium on bonds issued | (1,056,288) |
| Principal payments | 39,388,209 |

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

| | |
|---|--------------|
| Amortization of deferred charges in refunding | (1,340,538) |
| Amortization of premium | 3,563,998 |
| Accrued interest | 279,186 |
| Change in early retirement incentive | (53,732) |
| Change in long-term compensated absences | 911,521 |
| Pollution remediation obligation | (480,641) |
| Mold remediation obligation | (82,743,583) |
| Change in net OPEB liability | (37,916,238) |
| Change in pension liability | (6,043,671) |
| Change in heart and hypertension claims payable | 1,408,728 |
| Change in deferred inflows related to pensions | 4,175,001 |
| Change in deferred inflows related to OPEB | (11,136,662) |

The net expense of the internal service funds is reported with governmental activities. (3,490,765)

Change in Net Position of Governmental Activities (Exhibit II) \$ (61,800,329)

The accompanying notes are an integral part of the financial statements

CITY OF STAMFORD, CONNECTICUT
STATEMENT OF NET POSITION - PROPRIETARY FUNDS
JUNE 30, 2019

| | Business-Type Activities - Enterprise Funds | | | | Governmental |
|---|---|---|--|----------------------|------------------------------|
| | Water Pollution Control Authority | Old Town Hall Redevelopment Agency | Nonmajor E.G. Brennan Golf Course | Total | Internal Service Funds |
| Assets: | | | | | |
| Current assets: | | | | | |
| Cash and cash equivalents | \$ 14,567,818 | \$ 199,640 | \$ 315,965 | \$ 15,083,423 | \$ 32,241,910 |
| Investments | 7,737,934 | | | 7,737,934 | |
| Receivables, net: | | | | | |
| Accounts | | 52,238 | 14,334 | 66,572 | 6,274 |
| Usage | 1,467,770 | | | 1,467,770 | |
| Special assessments and connection charges | 2,116,892 | | | 2,116,892 | |
| Non-usage | 2,792,180 | | | 2,792,180 | |
| Due from other funds | 6,181,603 | | | 6,181,603 | |
| Inventory | 9,902 | | | 9,902 | |
| Total current assets | <u>34,874,099</u> | <u>251,878</u> | <u>330,299</u> | <u>35,456,276</u> | <u>32,248,184</u> |
| Noncurrent assets: | | | | | |
| Restricted cash | 34,413,725 | | | 34,413,725 | |
| Receivables - special assessments and connection charges, net | 8,954,779 | | | 8,954,779 | |
| Capital assets: | | | | | |
| Not being depreciated | 3,359,901 | 1,414,391 | 615,860 | 5,390,152 | |
| Being depreciated, net | 128,445,037 | 15,307,224 | 400,182 | 144,152,443 | |
| Total noncurrent assets | <u>175,173,442</u> | <u>16,721,615</u> | <u>1,016,042</u> | <u>192,911,099</u> | <u>-</u> |
| Total assets | <u>210,047,541</u> | <u>16,973,493</u> | <u>1,346,341</u> | <u>228,367,375</u> | <u>32,248,184</u> |
| Deferred outflows of resources: | | | | | |
| Deferred charge on refunding | 1,080,866 | | | 1,080,866 | |
| Deferred outflows related to pension | 509,215 | | | 509,215 | |
| Deferred outflows related to OPEB | 747,780 | | | 747,780 | |
| Total deferred outflows of resources | <u>2,337,861</u> | <u>-</u> | <u>-</u> | <u>2,337,861</u> | <u>-</u> |
| Liabilities: | | | | | |
| Current liabilities: | | | | | |
| Accounts payable | 1,888,322 | 34,189 | 21,189 | 1,943,700 | 114,653 |
| Accrued liabilities | 211,268 | | 74,494 | 285,762 | 647,340 |
| Accrued interest payable | 901,164 | 115,406 | | 1,016,570 | |
| Advances from other funds | | 5,078,190 | | 5,078,190 | |
| Unearned revenues | 117,998 | 23,530 | 14,000 | 155,528 | |
| Current portion of claims payable | | | | - | 16,023,292 |
| Current maturities of bonds payable | 8,835,072 | | 17,964 | 8,853,036 | |
| Current maturities of notes payable | 4,159,858 | | | 4,159,858 | |
| Current portion of compensated absences | 229,829 | | | 229,829 | |
| Total current liabilities | <u>16,343,511</u> | <u>5,251,315</u> | <u>127,647</u> | <u>21,722,473</u> | <u>16,785,285</u> |
| Noncurrent liabilities: | | | | | |
| Claims payable | | | | - | 23,917,783 |
| Bonds payable | 75,119,635 | | 65,874 | 75,185,509 | |
| Notes payable | 21,699,297 | 10,182,376 | | 31,881,673 | |
| Compensated absences | 121,837 | | 46,865 | 168,702 | |
| Net pension liability | 1,852,190 | | | 1,852,190 | |
| Net OPEB liability | 4,125,639 | | | 4,125,639 | |
| Total noncurrent liabilities | <u>102,918,598</u> | <u>10,182,376</u> | <u>112,739</u> | <u>113,213,713</u> | <u>23,917,783</u> |
| Total liabilities | <u>119,262,109</u> | <u>15,433,691</u> | <u>240,386</u> | <u>134,936,186</u> | <u>40,703,068</u> |
| Deferred inflows of resources: | | | | | |
| Deferred inflows related to pension | 681,246 | | | 681,246 | |
| Deferred inflows related to OPEB | 941,151 | | | 941,151 | |
| Total deferred inflows of resources | <u>1,622,397</u> | <u>-</u> | <u>-</u> | <u>1,622,397</u> | <u>-</u> |
| Net Position: | | | | | |
| Net investment in capital assets | 43,876,731 | 6,539,239 | 932,204 | 51,348,174 | |
| Restricted for debt services | 13,608,936 | | | 13,608,936 | |
| Unrestricted | 34,015,229 | (4,999,437) | 173,751 | 29,189,543 | (8,454,884) |
| Total Net Position | <u>\$ 91,500,896</u> | <u>\$ 1,539,802</u> | <u>\$ 1,105,955</u> | <u>\$ 94,146,653</u> | <u>\$ (8,454,884)</u> |

The accompanying notes are an integral part of the financial statements

**CITY OF STAMFORD, CONNECTICUT
STATEMENT OF REVENUES, EXPENSES AND CHANGES
IN NET POSITION - PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2019**

| | Business-Type Activities - Enterprise Funds | | | | Governmental Activities |
|---|--|---|--|----------------------|---------------------------------------|
| | Water Pollution Control Authority | Old Town Hall Redevelopment Agency | Nonmajor E.G. Brennan Golf Course | Total | Internal Service Funds |
| Operating Revenues: | | | | | |
| Charges for services | \$ 24,665,768 | \$ 736,253 | \$ 1,159,209 | \$ 26,561,230 | \$ 84,047,541 |
| Miscellaneous | 2,884,283 | 200,361 | | 3,084,644 | 2,922,602 |
| Total operating revenues | <u>27,550,051</u> | <u>936,614</u> | <u>1,159,209</u> | <u>29,645,874</u> | <u>86,970,143</u> |
| Operating Expenses: | | | | | |
| Salaries | 4,204,634 | | 663,312 | 4,867,946 | 308,401 |
| Employee benefits | 1,977,481 | | 218,295 | 2,195,776 | 87,129,744 |
| Operation and supplies | 7,543,299 | 937,575 | 376,918 | 8,857,792 | 232,566 |
| Insurance | | | | - | 2,389,126 |
| Judgment and claims | | | | - | 1,147,471 |
| Depreciation | 6,149,285 | 597,893 | 54,839 | 6,802,017 | |
| Total operating expenses | <u>19,874,699</u> | <u>1,535,468</u> | <u>1,313,364</u> | <u>22,723,531</u> | <u>91,207,308</u> |
| Operating Income (Loss) | <u>7,675,352</u> | <u>(598,854)</u> | <u>(154,155)</u> | <u>6,922,343</u> | <u>(4,237,165)</u> |
| Nonoperating Revenues (Expenses): | | | | | |
| Special assessments, connection charges, and other | 3,624,079 | | | 3,624,079 | |
| Interest income | 721,592 | 1,474 | 8,487 | 731,553 | 625,683 |
| Interest expense | (3,522,162) | (177,623) | (4,080) | (3,703,865) | |
| Total nonoperating revenues (expenses) | <u>823,509</u> | <u>(176,149)</u> | <u>4,407</u> | <u>651,767</u> | <u>625,683</u> |
| Income (Loss) Before Capital Contributions and Transfers | 8,498,861 | (775,003) | (149,748) | 7,574,110 | (3,611,482) |
| Capital contributions - grants | 76,832 | | | 76,832 | |
| Transfers in | | | | | 250,000 |
| Transfers out | (421,081) | | (59,502) | (480,583) | (129,283) |
| Change in Net Position | 8,154,612 | (775,003) | (209,250) | 7,170,359 | (3,490,765) |
| Net Position at Beginning of Year | <u>83,346,284</u> | <u>2,314,805</u> | <u>1,315,205</u> | <u>86,976,294</u> | <u>(4,964,119)</u> |
| Net Position at End of Year | <u>\$ 91,500,896</u> | <u>\$ 1,539,802</u> | <u>\$ 1,105,955</u> | <u>\$ 94,146,653</u> | <u>\$ (8,454,884)</u> |

The accompanying notes are an integral part of the financial statements

**CITY OF STAMFORD, CONNECTICUT
STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2019**

| | Business-Type Activities - Enterprise Funds | | | | Governmental |
|--|---|---|--|----------------------|------------------------------|
| | Water Pollution Control Authority | Old Town Hall Redevelopment Agency | Nonmajor E.G. Brennan Golf Course | Total | Internal Service Funds |
| Cash Flows from Operating Activities: | | | | | |
| Receipts from customers and users | \$ 25,741,750 | \$ 904,634 | \$ 1,157,251 | \$ 27,803,635 | \$ 87,436,397 |
| Payments to suppliers | (6,780,572) | (978,902) | (331,151) | (8,090,625) | (2,530,922) |
| Payments to employees | (4,209,582) | | (663,312) | (4,872,894) | (234,175) |
| Payments for benefits and claims | (2,076,609) | | (218,295) | (2,294,904) | (83,964,186) |
| Payments for interfund services used | | 171,982 | | 171,982 | |
| Net cash provided by (used in) operating activities | <u>12,674,987</u> | <u>97,714</u> | <u>(55,507)</u> | <u>12,717,194</u> | <u>707,114</u> |
| Cash Flows from Noncapital Financing Activities: | | | | | |
| Transfers from other funds | | | | - | 250,000 |
| Transfers to other funds | (421,081) | | (59,502) | (480,583) | (129,283) |
| Net cash provided by noncapital financing activities | <u>(421,081)</u> | <u>-</u> | <u>(59,502)</u> | <u>(480,583)</u> | <u>120,717</u> |
| Cash Flows from Capital and Related Financing Activities: | | | | | |
| Proceeds from capital grants | 76,832 | | | 76,832 | |
| Proceeds from debt | 15,700,000 | | | 15,700,000 | |
| Principal paid on debt | (6,705,352) | | (23,304) | (6,728,656) | |
| Premium on bonds | 2,486,628 | | | 2,486,628 | |
| Interest paid on debt and other sources and uses | (3,400,575) | (149,079) | (4,080) | (3,553,734) | |
| Special assessments, connection charges, and other | 2,292,523 | | | 2,292,523 | |
| Purchase of capital assets | (2,875,163) | | | (2,875,163) | |
| Net cash provided by (used in) capital and related financing activities | <u>7,574,893</u> | <u>(149,079)</u> | <u>(27,384)</u> | <u>7,398,430</u> | <u>-</u> |
| Cash Flows from Investing Activities: | | | | | |
| Sale (purchase) of investments | (1,155,622) | | | (1,155,622) | |
| Interest on investments | 721,592 | 1,474 | 8,487 | 731,553 | 625,683 |
| Net cash provided by (used in) investing activities | <u>(434,030)</u> | <u>1,474</u> | <u>8,487</u> | <u>(424,069)</u> | <u>625,683</u> |
| Net Increase (Decrease) in Cash and Cash Equivalents | 19,394,769 | (49,891) | (133,906) | 19,210,972 | 1,453,514 |
| Cash and Cash Equivalents at Beginning of Year | <u>29,586,774</u> | <u>249,531</u> | <u>449,871</u> | <u>30,286,176</u> | <u>30,788,396</u> |
| Cash and Cash Equivalents at End of Year | <u>\$ 48,981,543</u> | <u>\$ 199,640</u> | <u>\$ 315,965</u> | <u>\$ 49,497,148</u> | <u>\$ 32,241,910</u> |
| Reconciliation of Operating Income (Loss) to Net Cash Provided by (Used in) Operating Activities: | | | | | |
| Operating income (loss) | \$ 7,675,352 | \$ (598,854) | \$ (154,155) | \$ 6,922,343 | \$ (4,237,165) |
| Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities: | | | | | |
| Depreciation | 6,149,285 | 597,893 | 54,839 | 6,802,017 | |
| Change in assets and liabilities: | | | | | |
| (Increase) decrease in accounts receivable | (1,831,325) | (33,916) | (6,958) | (1,872,199) | 466,254 |
| (Increase) decrease in deferred outflows of resources | (354,381) | | | (354,381) | |
| Increase (decrease) in accounts payable | 651,266 | (41,327) | 5,082 | 615,021 | 87,325 |
| Increase (decrease) in accrued liabilities | 111,461 | | 40,685 | 152,146 | 64,317 |
| Increase (decrease) in net pension liability | (1,175,909) | | | (1,175,909) | |
| Increase (decrease) in net OPEB liability | 336,142 | | | 336,142 | |
| Increase (decrease) in advances from other funds | | 171,982 | | 171,982 | |
| Increase (decrease) in unearned revenue | 23,024 | 1,936 | 5,000 | 29,960 | |
| Increase (decrease) in compensated absences payable | (4,948) | | | (4,948) | |
| Increase (decrease) in deferred inflows of resources | 1,095,020 | | | 1,095,020 | |
| Increase (decrease) in claims payable | | | | - | 4,326,383 |
| Total adjustments | <u>4,999,635</u> | <u>696,568</u> | <u>98,648</u> | <u>5,794,851</u> | <u>4,944,279</u> |
| Net Cash Provided by (Used in) Operating Activities | <u>\$ 12,674,987</u> | <u>\$ 97,714</u> | <u>\$ (55,507)</u> | <u>\$ 12,717,194</u> | <u>\$ 707,114</u> |

The accompanying notes are an integral part of the financial statements

CITY OF STAMFORD, CONNECTICUT
STATEMENT OF NET POSITION - FIDUCIARY FUNDS
JUNE 30, 2019

| | Pension and OPEB Trust Funds | Agency Funds |
|--|---|-----------------------------|
| | <u> </u> | <u> </u> |
| Assets: | | |
| Cash and cash equivalents | \$ 9,688,676 | \$ 1,253,303 |
| Investments, at fair value: | | |
| U.S. government securities | 2,614,327 | |
| Corporate bonds | 3,115,196 | |
| Common and preferred equities | 64,579,180 | |
| Mutual funds | 572,627,462 | |
| Alternative investments | 148,122,866 | |
| | <u>791,059,031</u> | <u>-</u> |
| Receivables: | | |
| Accounts | <u>776,193</u> | |
| Accrued interest and dividends | <u>87,188</u> | |
| Total assets | <u>801,611,088</u> | <u>\$ 1,253,303</u> |
| Liabilities: | | |
| Due to student groups | | \$ 1,253,303 |
| Accounts payable | 770,305 | |
| Claims payable | <u>648,544</u> | |
| Total liabilities | <u>1,418,849</u> | <u>\$ 1,253,303</u> |
| Net Position: | | |
| Restricted for Pension and OPEB Benefits | <u>\$ 800,192,239</u> | |

The accompanying notes are an integral part of the financial statements

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Stamford, Connecticut (the City) was incorporated as a City in 1893 and operates in accordance with its Charter, adopted in 1949 and revised on an ongoing basis, and the various other applicable laws of the State of Connecticut. The legislative function is performed by an elected forty-member Board of Representatives. The Mayor serves as the chief executive officer and the Director of Administration serves as the chief financial officer. The Mayor, a six-member elected Board of Finance and the Board of Representatives must approve all appropriations (except that the Mayor does not approve Board of Education (BOE) appropriations). The City provides the following services to its residents: education, public safety, public works, parks and recreation, health and welfare, community services and general administrative support.

The accounting policies of the City conform to generally accepted accounting principles as applicable to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the City's more significant accounting policies:

A. Financial Reporting Entity

The financial reporting entity consists of: (a) the primary government, which is the City; (b) organizations for which the City is financially accountable, and (c) other organizations for which the nature and significance of their relationship with the City are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete as set forth by GASB.

In evaluating how to define the City, for financial reporting purposes, management has considered all potential component units. The decision to include a potential component unit in the City's reporting entity was made by applying the criteria set forth by GASB, including legal standing, fiscal dependency and financial accountability. Based upon the application of these criteria, the following individual component unit is included in the City's reporting entity because of its operational or financial relationship with the City.

Discretely Presented Component Unit

The Urban Redevelopment Commission (URC) is an agency created by the City in 1954 in accordance with Section 8-124 to 8-1289 of the General Statutes of Connecticut to handle municipal development projects. The URC has all of the powers and duties of a redevelopment agency as set forth in the General Statutes. Members are appointed by the Mayor, with the approval of the Board of Representatives, for five-year terms. All plans prepared and/or approved by the URC for urban redevelopment and renewal projects must be approved by the City's Board of Representatives and Board of Finance in order to become effective and, therefore, the City is able to impose its will on the URC. Since the URC does not provide services entirely or almost entirely to the City, the financial statements of the URC have been reflected as a discretely presented component unit. URC activities are reported in one single fund. Separate financial statements have not been prepared for the URC.

Blended Component Unit

The Old Town Hall Redevelopment Agency (OTHRA) is an agency created by the City in 2005 in accordance with Chapter 130 of the General Statutes of Connecticut for the purpose of the redevelopment of the Old Town Hall. Included within OTHRA are two entities, Old Town Hall QALICB, LLC (QALICB) and Old Town Hall Manager, Inc., which were established as financial mechanisms for earning Federal historical and new market tax credits to help fund the rehabilitation. The OTHRA board consists of seven members appointed by the Mayor, with the approval of the Board of Representatives,

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

for five-year terms. The members include the Mayor (for his designee), two members of the Board of Representatives, one member of the Board of Finance, one member from the URC, one member from the Downtown Special Services District and one community representative. Since the activities of OTHRA provide services entirely or almost entirely to the City, OTHRA has been reflected as a blended component unit in the financial statements as a proprietary fund. As of the report date, separate financial statements have not been prepared for OTHRA.

B. Government-Wide Financial Statements

The government wide financial statements (i.e., the statement of net position and the statement of activities) report information on all nonfiduciary activities of the primary government as a whole and its component units. For the most part, the effect of interfund activity has been removed from these statements, except for interfund services provided and used. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of net position presents the financial position of the City at the end of its fiscal year. The statement of activities demonstrates the degree to which direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use or directly benefit from goods or services, or privileges provided by a given function or segment, 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment, and 3) interest earned on grants that is required to be used to support a particular program. Taxes and other items not identified as program revenues are reported as general revenues. The City does not allocate indirect expenses to functions in the statement of activities.

Separate financial statements are provided for governmental funds, proprietary funds and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as current financial resources (current assets less current liabilities) or economic resources (all assets and liabilities). The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary funds. The Agency Fund has no measurement focus but utilizes the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. Property taxes and certain other revenues are considered to be available if collected within sixty days of the fiscal year end.

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

Property taxes associated with the current fiscal period, as well as charges for services and intergovernmental revenues are considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. Fees and other similar revenues are not susceptible to accrual because generally they are not measurable until received in cash. If expenditures are the prime factor for determining eligibility, revenues from federal and state grants are accrued when the expenditure is made. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to early retirement incentives, compensated absences, pollution remediation obligations, other post-employment benefit obligations, pension obligations and certain claims payable are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

The accounts of the City are organized and operated on the basis of funds. A fund is an independent fiscal and accounting entity with a self-balancing set of accounts which comprise its assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund balances/net position, revenues and expenditures/expenses. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with finance related legal and contractual provisions. The City maintains the minimum number of funds consistent with legal and managerial requirements. The focus of governmental fund financial statements is on major funds as that term is defined in professional pronouncements. Each major fund is to be presented in a separate column, with nonmajor funds, if any, aggregated and presented in a single column. The City maintains proprietary and fiduciary funds, which are reported by type. Since the governmental fund statements are presented on a different measurement focus and basis of accounting than the government-wide statements' governmental activities column, a reconciliation is presented on the pages following, which briefly explains the adjustments necessary to transform the fund based financial statements into the governmental activities column of the government-wide presentation.

The City reports the following major governmental funds:

General Fund

The General Fund constitutes the primary fund of the City and is used to account for and report all financial resources not accounted for and reported in another fund.

Capital Projects Fund

The Capital Projects Fund is used to account for and report financial resources that are restricted, committed or assigned to expenditures for capital outlays, including the acquisition or construction of major capital facilities and other capital assets, other than those financed by proprietary funds.

Mill River Capital Projects Fund

The Mill River Capital Projects Fund was created to be a financing mechanism, whereby a portion of property taxes in the Mill River Corridor tax increment financing district are set aside to fund improvements in the district.

Debt Service Fund

The Debt Service Fund is used to account for and report financial resources that are restricted, committed or assigned to expenditures for principal and interest, and for financial resources that are being accumulated for principal and interest maturing in future years. The City reports the following major proprietary funds.

Water Pollution Control Authority (SWPCA) Fund

SWPCA Fund is used to account for the operations of the Stamford Water Pollution Control Authority.

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

Old Town Hall Redevelopment Agency (OTHRA) Fund

OTHRA Fund is used to account for the operations of the Old Town Hall QALICB, LLC, and the Old Town Hall Manager, Inc.

Additionally, the City reports the following fund types:

Internal Service Funds

The Internal Service Funds are used to account for the risk management activities related to City Medical, Board of Education Medical, Risk Management and Disputed Assessments funds.

Fiduciary Funds

The Trust Fund accounts for the activities of the City's four defined benefit pension plans and the Other Post Employment Benefit (OPEB) Trust Fund, which accumulate resources for pension and health benefit payments to qualified employees upon retirement.

The Agency Funds are primarily utilized to account for monies held as custodian for outside student groups. These funds are custodial in nature (assets equal liabilities) and do not involve measurement of results of operations. The Agency Funds include Student Activity Fund and Scholarship Fund.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services in connection with a proprietary fund's principal ongoing operation. The principal operating revenues of the enterprise funds and the internal service funds are charges to customers for services. Operating expenses for the Enterprise funds and the internal service funds include the cost of services, administrative expenses, depreciation costs and benefit costs. All revenues and expenses not meeting the definition are reported as nonoperating revenues and expenses.

D. Deposits, Investments and Risk Disclosure

Cash and Cash Equivalents

Cash and cash equivalents consist of funds deposited in demand deposit accounts, time deposit accounts, certificates of deposit, money market funds, State of Connecticut Treasurer's Short-Term Investment Fund, Tax Exempt Proceeds Funds and treasury bills with original maturities of less than three months.

Investments

The investment policies of the City conform to the policies as set forth by the State of Connecticut. The City's policy is to only allow prequalified financial institution broker/dealers and advisors. The City policy allows investments in the following: 1) obligations of the United States and its agencies; 2) highly rated obligations of any state of the United States or of any political subdivision, authority or agency thereof; and 3) shares or other interests in custodial arrangements or pools maintaining constant net asset values and in highly rated no-load open end money market and mutual funds (with constant or fluctuating net asset values) whose portfolios are limited to obligations of the United States and its agencies, and repurchase agreements fully collateralized by such obligations. The Statutes (Sections 3-24f and 3-27f) also provide for investment in shares of the Connecticut Short-Term Investment Fund.

Investments are stated at fair value, based on quoted market prices.

The pension funds allow for investments in certain alternative investments. Alternative investments may include private equity partnerships; infrastructure limited partnerships, hedge and absolute return funds for which there may be no ready market to determine fair value. These investments are valued using the most recent valuation available from the external fund manager. These estimated values do not necessarily represent the amounts that will ultimately be realized upon the disposition of those assets, which may be materially higher or lower than values determined if a ready market for the securities existed.

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

Other provisions of the Statutes cover specific municipal pension funds with particular investment authority and do not specify permitted investments. Therefore, investment of such funds is generally controlled by the laws applicable to fiduciaries (i.e., prudent person rule) and the provisions of the applicable plan. Their approved policies target an asset mix to provide the probability of meeting or exceeding the return objectives at the lowest possible risk. The set asset allocation parameters are as follows:

| | |
|------------------------|---------------|
| Large Cap Equities | 30.0% - 50.0% |
| Small Cap Equities | 7.5% - 15.0% |
| Fixed Income | 35.0% - 45.0% |
| International Equities | 5.0% - 17.5% |

The Connecticut State Treasurer’s Short-Term Investment Fund is a money market fund managed by the Cash Management Division of the State Treasurer’s Office, created by Section 3-27 of the General Statutes of Connecticut. Investments must be made in instruments authorized by Connecticut General Statutes 3-27c through 3-27e. Investment guidelines are adopted by the State Treasurer. The fair value of the position in the pool is the same as the value of the pool shares. Investments in 2a-7 like pools are stated at amortized cost.

Restricted Cash, Cash Equivalents and Investments

Certain assets are classified as restricted because their use is limited. Restricted cash and cash equivalents in the Nonmajor Governmental Funds (Debt Service) along with the Enterprise funds and Capital Project funds are to be used for construction and debt service purposes. Restricted investments in capital projects are to be used for construction purposes.

E. Receivables and Payables

Taxes Receivable

Property taxes are assessed as of October 1, levied on the following July 1, and billed and due in two installments, July 1 and January 1 and are used to finance the operations for the City’s fiscal year from the first billing on July 1 to June 30th of the following year. Motor vehicle taxes are due in one installment on July 1, and supplemental motor vehicle taxes are due in full January 1. Taxes become delinquent thirty days after the installment is due. Liens are filed by the last day of the fiscal year. Under State statute, the City has the right to impose a lien on a taxpayer if any personal property tax, other than a motor vehicle tax, due the City is not paid within the timeframe limited by any local charter or ordinance. The lien shall be effective for a period of fifteen years from the date of filing unless discharged. A notice of tax lien shall not be effective if filed more than two years from the date of assessment for the taxes claimed to be due.

Other Receivables

Other receivables include amounts due from other governments and individuals for services provided by the City. Receivables are recorded and revenues recognized as earned or as specific program expenditures/expenses are incurred. Allowances are recorded when appropriate.

Loans Receivable

Loans receivable in the Capital Projects Fund are due, directly or indirectly, from OTHRA. Loans receivable in the URC are due from a developer pursuant to the sale of land by the URC. Loans receivable in governmental activities are related to community development improvements. Loans receivable are recorded and revenues recognized as earned. The loans have various interest rates and maturities.

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

Advances from/to Other Funds

Advances from/to other funds represent loans to other funds, which are not expected to be repaid within the subsequent annual operating cycle. The advances are offset by nonspendable fund balance in the general fund, which indicates that the funds are not “available” for appropriation and are not expendable available financial resources. For all other governmental funds the advances are included within restricted, committed or assigned fund balance as appropriate.

Due from/to Other Funds

During the course of its operations, the City has numerous transactions between funds to finance operations, provide services and construct assets. To the extent that certain transactions between funds had not been paid or received as of June 30, 2019, balances of interfund amounts receivable or payable have been recorded in the fund financial statements. Any residual balances outstanding between the governmental activities and the business-type activities are reported in the government-wide financial statements as internal balances.

F. Prepaid Items and Inventories

Prepaid Expenses/Expenditures

Certain payments to vendors reflect costs applicable to future accounting periods, and are recorded as prepaid items using the consumption method in both the government-wide and fund financial statements. Prepaid expenses/expenditures consist of certain costs related to the food service program at the BOE which have been satisfied prior to the end of the fiscal year, but represent items which have been provided for in the subsequent year’s budget and/or will benefit such periods. Reported amounts are equally offset by nonspendable fund balance, in the fund financial statements, which indicates that these amounts do not constitute “available spendable resources” even though they are a component of current assets.

Inventories

Inventories in the governmental funds are valued at cost on a first-in, first-out basis, and consist of certain expendable supplies held for consumption. The cost is recorded as inventory at the time individual items are purchased. The City uses the consumption method to relieve inventory. In the fund financial statements, reported amounts are equally offset by nonspendable fund balance in governmental funds, which indicates that they do not constitute “available spendable resources” even though they are a component of current assets. Purchases of other inventoriable items are recorded as expenditures/expenses at the time of purchase and year-end balances are not material.

G. Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements and enterprise fund financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Purchased and constructed assets are recorded at historical cost or estimated historical cost. Donated capital assets are recorded at estimated acquisition value at the date of donation.

In the case of the initial capitalization of general infrastructure assets (i.e., those reported by governmental activities), the City chose to include all such items regardless of their acquisition date or amount. The City was able to estimate the historical cost for the initial reporting of these assets through back trending (i.e., estimating the current replacement cost of the infrastructure to be capitalized and used an appropriate price-level index to deflate the cost to the acquisition year or estimated acquisition year).

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred, net of interest earned on specific project related debt, during the construction phase of capital assets of enterprise funds is included as part of the capitalized value of the assets constructed.

Land and construction-in-progress are not depreciated. Property, plant, equipment and infrastructure of the City are depreciated using the straight line method over the following estimated useful lives.

| Assets | Years |
|-------------------------------------|--------------|
| Buildings and improvements | 25-50 |
| Land improvements | 20-40 |
| Distribution and collection systems | 50-100 |
| Public domain infrastructure | 50 |
| System infrastructure | 30 |
| Machinery and equipment | 5-20 |

The costs associated with the acquisition or construction of capital assets are shown as capital outlay expenditures on the governmental fund financial statements. Capital assets are not shown on the governmental fund balance sheet.

H. Land Held for Resale

The URC was created to promote development within certain geographic areas of the City. To further its objectives, URC purchases and holds land for resale. As such, this land is presented as an asset of the component unit at the lower of cost or net realizable value.

I. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position or fund balance that applies to a future period or periods and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City reports a deferred charge on refunding in the government-wide statement of net position and deferred outflows related to changes of assumptions for pensions and OPEB and difference between projected and actual earnings on pension and OPEB investments. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. A deferred outflow of resources related to pension and OPEB results from differences between expected and actual experience, changes in assumptions or other inputs and difference between projected and actual earnings on investments. These amounts are deferred and included in pension and OPEB expense in a systematic and rational manner over a period equal to the average of the expected remaining service lives of all employees that are provided with benefits through the pension and OPEB plans (active employees and inactive employees).

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position or fund balance that applies to a future period or periods and so will not be recognized as an inflow of resources (revenue) until that time. The City reports advance property tax collections in the government-wide statement of net position and in the governmental funds balance sheet and deferred inflows of resources related to differences between expected and actual

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

experience for pensions and OPEB in the government-wide statement of net position. Advance property tax collections represent taxes inherently associated with a future period. This amount is recognized during the period in which the revenue is associated. A deferred inflow of resources related to pension and OPEB results from differences between expected and actual experience, changes in assumptions or other inputs and difference between projected and actual earnings on investments. These amounts are deferred and included in pension and OPEB expense in a systematic and rational manner over a period equal to the average of the expected remaining service lives of all employees that are provided with benefits through the pension and OPEB plans (active employees and inactive employees). Also, for governmental funds, the City reports unavailable revenue, which arises only under the modified accrual basis of accounting. The governmental funds report unavailable revenues from several sources: property taxes, police extra duty, parking and other departmental revenues. These amounts are deferred and recognized as an inflow of resources (revenue) in the period that the amounts become available.

J. Compensated Absences

City employees accumulate vacation and sick leave hours for subsequent use or for payment upon termination or retirement. Vacation and sick leave expenses to be paid in future periods are accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in the governmental funds only if the liability has matured through employee resignation or retirement. In addition, certain vacation and sick leave expenses will be paid out of the pension funds upon retirement.

K. Long-Term Obligations

In the government-wide and proprietary fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, and debt payments, are reported as debt service expenditures.

L. Net Pension Liability

The net pension liability is measured as the portion of the actuarial present value of projected benefits that is attributed to past periods of employee service (total pension liability), net of the pension plan's fiduciary net position. The pension plan's fiduciary net position is determined using the same valuation methods that are used by the pension plan for purposes of preparing its statement of fiduciary net position. The net pension liability is measured as of a date (measurement date) no earlier than the end of the employer's prior fiscal year, consistently applied from period to period.

M. Net OPEB Liability

The net OPEB liability is measured as the portion of the present value of projected benefit payments to be provided to current active and inactive employees that is attributed to those employees' past periods of service (total OPEB liability), less the amount of the OPEB plan's fiduciary net position. The OPEB plan's fiduciary net position is determined using the same valuation methods that are used by the OPEB plan for purposes of preparing its statement of fiduciary net position. The net OPEB liability is measured as of a date (measurement date) no earlier than the end of the employer's prior fiscal year, consistently applied from period to period.

N. Fund Equity

Equity in the government-wide financial statements is defined as "net position." Net position represents the difference between assets, deferred outflows of resources, liabilities and deferred inflows of resources. Net position is reported as restricted when there are limitations imposed on its use either through the enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments. The components of net position are detailed below:

Net Investment in Capital Assets

The component of net position that reports the difference between capital assets less both the accumulated depreciation and the outstanding balance of debt, excluding unexpended proceeds, that is directly attributable to the acquisition, construction or improvement of those assets.

Restricted for Debt Service

The component of net position that reflects funds set aside in accordance with indenture agreements with bondholders.

Unrestricted

All other amounts that do not meet the definition of "restricted" or "net investment in capital assets."

The equity of the fund financial statements is defined as "fund balance" and is classified in the following categories:

Nonspendable Fund Balance

Includes amounts that cannot be spent because they are either not in spendable form (inventories, prepaid amounts, long-term receivables) or they are legally or contractually required to be maintained intact (the corpus of a permanent fund).

Restricted Fund Balance

Is to be reported when constraints placed on the use of the resources are imposed by grantors, contributors, laws or regulations of other governments or imposed by law through enabling legislation. Enabling legislation includes a legally enforceable requirement that these resources be used only for the specific purposes as provided in the legislation. This fund balance classification will be used to report funds that are restricted for capital projects and debt service obligations and for other items contained in the Connecticut statutes.

Committed Fund Balance

Will be reported for amounts that can only be used for specific purposes pursuant to formal action of the City's highest level of decision making authority. The Board of Finance and Board of Representatives are the highest level of decision making authority for the City that can, by the adoption of a resolution prior to the end of the fiscal year, commit fund balance. Once adopted, these funds may

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

only be used for the purpose specified unless the Board of Finance and Board of Representatives removes or changes the purpose by taking the same action that was used to establish the commitment. This classification includes certain amounts established and approved by the Board of Finance and Board of Representatives.

Assigned Fund Balance

In the General Fund, will represent amounts constrained by the Board of Finance and Board of Representatives for amounts assigned for balancing the subsequent year's budget or the Director of Administration for amounts assigned for encumbrances. An assignment cannot result in a deficit in the unassigned fund balance in the General Fund.

Unassigned Fund Balance

In the General Fund, represents amounts not classified as nonspendable, restricted, committed or assigned. The General Fund is the only fund that would report a positive amount in unassigned fund balance. For all governmental funds other than the General Fund, unassigned fund balance would necessarily be negative, since the fund's liabilities and deferred inflows of resources, together with amounts already classified as nonspendable, restricted and committed would exceed the fund's assets and deferred outflows of resources.

When both restricted and unrestricted amounts of fund balance are available for use for expenditures incurred, it is the City's policy to use restricted amounts first and then unrestricted amounts as they are needed. For unrestricted amounts of fund balance, the City considers that committed amounts would be reduced first, followed by assigned amounts, and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of these unrestricted fund balance classifications could be used.

O. Encumbrances

In governmental funds, encumbrance accounting, under which purchase orders, contracts and other commitments for the expenditure of monies are recorded in order to reserve applicable appropriations, is generally employed as an extension of formal budgetary integration in the General Fund. Encumbrances outstanding at year-end are reported as assigned fund balance since they do not constitute expenditures or liabilities. Encumbrances in total by each major fund and for nonmajor funds in the aggregate are presented in Note 10 - Fund Balance.

P. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows of resources, liabilities and deferred inflows of resources and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

Q. Subsequent Events Evaluation by Management

Management has evaluated subsequent events for disclosure and/or recognition in the financial statements through the date that the financial statements were available to be issued, which date is December 30, 2019.

R. Adoption of New Accounting Pronouncements

GASB Statement 83, Certain Asset Retirement Obligations. This Statement addresses accounting and financial reporting for certain asset retirement obligations (AROs). An ARO is a legally enforceable liability associated with the retirement of a tangible capital asset. A government that has legal obligations to perform future asset retirement activities related to its tangible capital assets should recognize a liability based on the guidance in this Statement. The dismantling and removal of a sewage plant and the decommissioning of a nuclear reactor are example of where capital assets might need to be retired. The implementation of this Statement had no impact on the City's financial statements.

GASB Statement 88, Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements. The standard redefines the word "debt" for purposes of disclosures. This Statement requires to disclose summarized information on unused lines of credit, assets pledged as collateral for debt and terms specified in debt agreements related to significant events of default with finance-related consequences, termination events with finance-related consequences and subjective acceleration clauses. Disclosure information is separated between direct borrowings and direct placements of debt from other forms of debt. The implementation of this Statement had no impact on the City's financial statements.

2. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

A. Budgetary Information

The City's general budget policies are as follows:

An annual budget is legally adopted for the General Fund. Budgetary control within the General Fund is exercised at the operating department level. Consistent with State statutes, the Board of Education is budgeted as a single operating department. Unless encumbered, General Fund appropriations lapse at the end of the fiscal year.

The City's Charter establishes the following process for adopting the annual General Fund budget:

- By March 8th, the BOE's and the Mayor's operating budgets are submitted to the Board of Finance and the Board of Representatives.
- By April 8th, joint public hearings on the budgets are held before the Board of Finance and the Board of Representatives.
- By April 20th, the budgets are approved by the Board of Finance and are submitted to the Board of Representatives. The Board of Finance may not increase amounts requested by the Mayor and the BOE.
- By May 15th, the Board of Representatives adopts the final budgets and files a report with the City Clerk. The Board of Representatives may not increase amounts approved by the Board of Finance.
- By May 25th, the Board of Finance sets the tax rate, which rate also allows for anticipated supplemental General Fund appropriations. During the year ended June 30, 2019, there was \$12,547,612 in additional appropriations.
- Additional appropriations during the fiscal year require approval of the Mayor, the Board of Finance and the Board of Representatives.

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

- The General Fund budget is legally adopted annually on a basis consistent with generally accepted accounting principles. Budgets for the various special revenue funds that are utilized to account for specific grant programs are established in accordance with the requirements of the grantor agencies. Such budgets are nonlapsing and may comprise more than one fiscal year. The Capital Projects Fund is budgeted on a project basis. Annual budgets are also adopted for the Proprietary funds.
- Per City Ordinance Sec. C8-30-11, transfers may be made in proper cases from one line item to another, with the approval of the Director of Administration and the Board of Finance. A transfer or transfers between nonsalary line item accounts within a department may not exceed, in the case of any single transfer, the greater of \$50,000 or 5% of the budget of said department and, in the case of all such transfers during any fiscal year, the greater of \$100,000 or 10% of the budget of said department. Transfers may be made up to 10% of the annual appropriation from salary accounts to overtime accounts and/or from overtime accounts to salary accounts.
- Encumbrances are recognized as a valid and proper charge against a budget appropriation in the year in which the purchase order, contract or other commitment is issued and, accordingly, encumbrances outstanding at year end are reflected in budgetary reports as expenditures of the current year.

B. Fund Deficits

At June 30, 2019, the City reported deficit fund balance/net position for the following funds:

| | |
|-----------------------------|--------------|
| Mill River Capital Projects | \$ 2,847,479 |
| Internal Service Fund: | |
| Risk Management | 20,254,110 |

The City plans to address these deficits in subsequent years.

C. Expenditures Exceeding Appropriations

During the year ended June 30, 2019, the transfer out to Marina fund exceeded its authorized appropriations by \$18,970.

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

3. CASH, CASH EQUIVALENTS AND INVESTMENTS

Deposits and Investments

Cash and investments of the City, including fiduciary funds, consist of the following at June 30, 2019:

| | |
|---|-------------------------|
| Cash, Restricted Cash and Equivalents: | |
| Deposits with financial institutions | \$ 48,061,858 |
| Cash equivalents | <u>83,796,131</u> |
| Total Cash, Restricted Cash and Equivalents | <u>131,857,989</u> |
| Investments: | |
| General Fund: | |
| U.S. Government Agencies | <u>67,222,655</u> * |
| Capital Project Fund: | |
| U.S. Government Agencies | 425,012 * |
| U.S. Government Securities | 33,230,288 * |
| U.S. Government Agencies - Restricted | <u>2,595,343</u> * |
| Total Capital Project Fund Investments | <u>36,250,643</u> |
| Nonmajor Funds: | |
| U.S. Government Agencies | <u>6,914,620</u> * |
| Enterprise Fund: | |
| U.S. Government Agencies | <u>7,737,934</u> * |
| Pension and OPEB Trust Funds: | |
| U.S. Government Securities | 2,614,327 * |
| Corporate bonds | 3,115,196 * |
| Common and preferred equities | 64,579,180 * |
| Mutual funds | 572,627,462 * |
| Alternative investments | <u>148,122,866</u> * |
| Total Pension and OPEB Investments | <u>791,059,031</u> |
| Total Investments | <u>909,184,883</u> |
| Total Cash and Equivalents and Investments | <u>\$ 1,041,042,872</u> |

*These investments are uninsured and unregistered, with securities held by the counterparty, but not in the City's or the Pension and OPEB Trust Fund's name.

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

Cash and investments of the URC consist of the following at June 30, 2019:

| | |
|---|------------------------------|
| Cash, Restricted Cash and Equivalents: | |
| Deposits with financial institutions | \$ 125,152 |
| Cash equivalents | <u>5,439</u> |
| Total Cash, Restricted Cash and Equivalents | <u>130,591</u> |
| Investments: | |
| Urban Redevelopment Commission | |
| Certificate of Deposit | 100,000 |
| Corporate bonds | 150,593 |
| Common and preferred equities | 209,518 |
| Mutual funds | <u>386,736 *</u> |
| Total Investments | <u>846,847</u> |
| Total Cash and Equivalents and Investments | \$ <u><u>977,438</u></u> |

*These investments are uninsured and unregistered, with securities held by the counterparty, but not in the City's name.

Cash and investments of the primary government are classified in the accompanying financial statements as follows:

| | |
|---------------------------------|------------------------------------|
| Statement of Net Position: | |
| Cash and equivalents | \$ 59,963,144 |
| Restricted cash and equivalents | 60,952,866 |
| Investments | 115,530,509 |
| Restricted investments | <u>2,595,343</u> |
| | <u>239,041,862</u> |
| Fiduciary Funds: | |
| Cash and equivalents | 10,941,979 |
| Investments | <u>791,059,031</u> |
| | <u>802,001,010</u> |
| Total Cash and Investments | \$ <u><u>1,041,042,872</u></u> |

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

Cash and investments for the URC are classified in the accompanying financial statements as follows:

| | |
|--------------------------------|------------------------------|
| Statement of Net Position: | |
| Cash and equivalents | \$ 130,591 |
| Investments | <u>846,847</u> |
| Total Cash and Investments | \$ <u><u>977,438</u></u> |

Deposits

Deposit Custodial Credit Risk

Custodial credit risk is the risk that in the event of a bank failure, the City's deposits may not be returned to it. The City's custodial credit risk policy is to only allow the City to use banks that operate in the State of Connecticut. The State of Connecticut requires that each depository maintain segregated collateral in an amount equal to a defined percentage of its public deposits based upon the bank's risk-based capital ratio.

As of June 30, 2019, \$48,035,579 of the City's bank balance of \$50,189,865 was exposed to custodial credit risk as follows:

| | |
|---|---------------------------------|
| Uninsured and uncollateralized | \$ 43,061,209 |
| Uninsured and collateral held by the pledging bank's trust department, not in the City's name | <u>4,974,370</u> |
| Total Amount Subject to Custodial Credit Risk | \$ <u><u>48,035,579</u></u> |

At June 30, 2019, the URC's bank balance of \$125,008 was not exposed to any custodial credit risk.

Cash Equivalents

Cash equivalents are short-term, highly liquid investments that are both readily convertible to known amounts of cash and purchased within 90 days of maturity. As of June 30, 2019, the cash equivalent amounted to \$83,796,131. The following table provides summary of the City's cash equivalents (excluding U.S. government guaranteed obligations) as rated by nationally recognized statistical rating organizations.

| | <u>Standard & Poor's</u> |
|---|----------------------------------|
| State Short-Term Investment Fund (STIF) | AAAm |
| US Bank * | |
| Wells Fargo* | |
| Oppenheimer* | |

* Not rated

As of June 30, 2019, the cash equivalent for the URC amounted to \$5,439, which was held in the State Short-Term Investment Fund (STIF).

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

Investments

Interest Rate Risk

This is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates.

The City has a formal investment policy that limits its investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. The City's and the pension funds' policy is to limit its exposure to fair value losses arising from changes in interest rates by structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity, and investing operating funds primarily in shorter-term securities, money market mutual funds, or similar investment pools. The maximum average weighted maturity of investments exceeding 2 years shall not be more than 5 years and no more than 25% of the dollar value of those investments may exceed 5 years in duration. Information about the primary government's interest-bearing investments at June 30, 2019 is as follows:

City:

| Investment Type | Fair Value | Investment Maturities (in Years) | | |
|-------------------------------|-----------------------|----------------------------------|----------------------|---------------------|
| | | Less Than 1 Year | 1-10 Years | Over 10 Years |
| Interest-bearing investments: | | | | |
| U.S. Government Securities | \$ 35,844,615 | \$ 33,230,288 | \$ 1,763,507 | \$ 850,820 |
| U.S. Government Agencies | 84,895,564 | 49,874,220 | 35,021,344 | |
| Corporate bonds | 3,115,196 | 690,345 | 1,775,221 | 649,630 |
| | <u>\$ 123,855,375</u> | <u>\$ 83,794,853</u> | <u>\$ 38,560,072</u> | <u>\$ 1,500,450</u> |

*Subject to coverage by federal depository insurance and collateralization.

Component Unit - URC:

| Investment Type | Fair Value | Investment Maturities (in Years) | | |
|-------------------------------|-------------------|----------------------------------|-------------|---------------|
| | | Less Than 1 Year | 1-10 Years | Over 10 Years |
| Interest-bearing investments: | | | | |
| Certificate of deposit * | \$ 100,000 | \$ 100,000 | | \$ |
| Corporate bonds | 150,593 | 150,593 | | |
| | <u>\$ 250,593</u> | <u>\$ 250,593</u> | <u>\$ -</u> | <u>\$ -</u> |

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

Credit Risk

Generally, credit risk is the risk that an issuer of a debt type investment will not fulfill its obligation to the holder of the investment. This is measured by assignment of a rating by a nationally recognized rating organization. U.S. government obligations explicitly guaranteed by the U.S. government are not considered to have credit risk exposure. Presented below is the average rating of investments in debt securities.

| <u>Average Rating</u> | <u>Corporate Bonds</u> | <u>U.S. Government Securities</u> | <u>U.S. Government Agencies</u> | <u>Total</u> |
|-----------------------|------------------------|-----------------------------------|---------------------------------|-----------------------|
| Aaa | \$ 351,138 | \$ 35,844,615 | \$ 84,895,564 | \$ 121,091,317 |
| Aa1 | 132,547 | | | 132,547 |
| Aa2 | 107,917 | | | 107,917 |
| Aa3 | 153,519 | | | 153,519 |
| A1 | 105,948 | | | 105,948 |
| A2 | 533,653 | | | 533,653 |
| A3 | 416,817 | | | 416,817 |
| Baa1 | 780,825 | | | 780,825 |
| Baa2 | 166,883 | | | 166,883 |
| C | 261,980 | | | 261,980 |
| Unrated | 103,969 | | | 103,969 |
| | <u>\$ 3,115,196</u> | <u>\$ 35,844,615</u> | <u>\$ 84,895,564</u> | <u>\$ 123,855,375</u> |

Credit risk for the URC related to their \$100,000 in unrated certificates of deposit and \$150,593 in unrated corporate bonds.

Concentration of Credit Risk

The City's and the City's OPEB and Pension Funds' policy is to maintain a diversified portfolio to minimize the risk of loss resulting from over concentration of assets in a specific maturity. Information regarding concentration of the investments that represent more than 5% of the investments in each of the respective Plans is detailed in Note 8.

Fair Value

The City and its fiduciary funds categorize their fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements); followed by quoted prices in inactive markets or for similar assets or with observable inputs (Level 2 measurements); and the lowest priority to unobservable inputs (Level 3 measurements).

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

The primary government and the City's fiduciary funds have the following recurring fair value measurements as of June 30, 2019:

| | June 30, 2019 | Fair Value Measurements Using | | |
|--|------------------|-------------------------------|--------------|---------------|
| | | Level 1 | Level 2 | Level 3 |
| Investments by fair value level: | | | | |
| U.S. Government Securities | \$ 35,844,615 | \$ 35,844,615 | \$ | \$ |
| U.S. Government Agencies | 84,895,564 | 84,895,564 | | |
| Corporate Bonds | 3,115,196 | 3,115,196 | | |
| Common and Preferred Equities | 64,579,180 | 63,018,391 | 1,560,789 | |
| Mutual Funds | 572,627,462 | 572,627,462 | | |
| Alternative Investments | 78,405,142 | | 5,365,631 | 73,039,511 |
| Total Investments by fair value level | 839,467,159 | \$ 759,501,228 | \$ 6,926,420 | \$ 73,039,511 |
| Investments Measured at Net Asset Value (NAV): | | | | |
| Other Alternative Investments | 69,717,724 | | | |
| Total Investments | \$ 909,184,883 | | | |

The URC has the following recurring fair value measurements as of June 30, 2019:

| | June 30, 2019 | Fair Value Measurements Using | | |
|---------------------------------------|------------------|-------------------------------|---------|---------|
| | | Level 1 | Level 2 | Level 3 |
| Investments by fair value level: | | | | |
| Corporate Bonds | \$ 150,593 | \$ 150,593 | \$ | \$ |
| Common and Preferred Equities | 209,518 | 209,518 | | |
| Mutual Funds | 386,736 | 386,736 | | |
| Total Investments by fair value level | 746,847 | \$ 746,847 | \$ - | \$ - |
| Certificate of Deposit | 100,000 | | | |
| Total Investments | \$ 846,847 | | | |

Debt and equity securities classified in Level 1 of the fair value hierarchy are valued using prices quoted in active markets for those securities. Debt securities classified in Level 2 of the fair value hierarchy are valued using a matrix pricing technique. Matrix pricing is used to value securities based on the securities' relationship to benchmark quoted prices. The alternative investments classified in Level 2 and Level 3 are not actively traded and significant observable inputs are not available; therefore, a degree of judgment is necessary to estimate fair value. The valuation process for alternative investments takes into consideration factors such as interest rate changes, movement in credit spreads, default rate assumptions, prepayment assumptions, type and quality of collateral and market dislocation.

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

The valuation method for investments measured at the net asset value (NAV) per share (or its equivalent) is presented on the following table.

| | <u>Fair Value</u> | <u>Unfunded Commitments</u> | <u>Redemption Frequency (If Currently Eligible)</u> | <u>Redemption Notice Period</u> |
|-----------------------------------|----------------------|-----------------------------|---|---------------------------------|
| Alternative Investments | \$ 37,418,708 | \$ 7,897,371 | N/A | N/A |
| Alternative Investments | 29,188,778 | | Quarterly | 60-90 days |
| Alternative Investments | <u>3,110,238</u> | | Monthly | 185 days |
| Total Investments Measured at NAV | <u>\$ 69,717,724</u> | | | |

The above include investments in 20 alternative investments. The fair values of the investments in this type have been determined using the NAV per share of the investments.

4. RECEIVABLES

Receivables at June 30, 2019 for the City's individual major funds and nonmajor, internal service funds and fiduciary funds in the aggregate, including the applicable allowances for doubtful accounts, are as follows:

| | <u>General Fund</u> | <u>Capital Projects</u> | <u>Water Pollution Control Authority</u> | <u>Old Town Hall Redevelopment Agency</u> | <u>Nonmajor and Other Funds</u> | <u>Total</u> |
|---|----------------------|-------------------------|--|---|---------------------------------|----------------------|
| Property taxes | \$ 22,883,824 | | | | | \$ 22,883,824 |
| Accounts | 1,193,034 | 334,772 | | 52,238 | 4,924,952 | 6,504,996 |
| Loans * | | 7,936,606 | | | | 7,936,606 |
| Intergovernmental | 934,543 | 14,248,666 | | | 4,629,658 | 19,812,867 |
| Usage | | | 3,467,770 | | | 3,467,770 |
| Special assessment and connection charges | | | 12,071,671 | | | 12,071,671 |
| Non-usage | | | <u>2,792,180</u> | | | <u>2,792,180</u> |
| Gross receivables | <u>25,011,401</u> | <u>22,520,044</u> | <u>18,331,621</u> | <u>52,238</u> | <u>9,554,610</u> | <u>75,469,914</u> |
| Less allowance for doubtful accounts | <u>14,095,503</u> | | <u>3,000,000</u> | | | <u>17,095,503</u> |
| Accounts Receivable, Net | <u>\$ 10,915,898</u> | <u>\$ 22,520,044</u> | <u>\$ 15,331,621</u> | <u>\$ 52,238</u> | <u>\$ 9,554,610</u> | <u>\$ 58,374,411</u> |

*Does not include \$27,919,482 of long-term loans outstanding reported in governmental activities.

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

Taxes receivable at June 30, 2019 consisted of the following:

| | |
|-------------------------------------|--------------------------------|
| Property taxes - current | \$ 3,874,652 |
| Property taxes - delinquent | 4,839,289 |
| Total property tax - principal | <u>8,713,941</u> |
| Property taxes - interest | 4,378,265 |
| Property taxes - collection agency | 9,791,618 |
| | <u>22,883,824</u> |
| Allowance for uncollectible amounts | <u>(14,095,503)</u> |
| Net Taxes Receivable | <u><u>\$ 8,788,321</u></u> |

5. CAPITAL ASSETS

Changes in the City's capital assets are as follows:

| | <u>Beginning Balance</u> | <u>Increases</u> | <u>Decreases</u> | <u>Ending Balance</u> |
|---|------------------------------|----------------------|------------------|---------------------------|
| Governmental activities: | | | | |
| Capital assets not being depreciated: | | | | |
| Land | \$ 85,928,626 | \$ | \$ | \$ 85,928,626 |
| Construction in progress | 188,803,777 | 46,041,728 | | 234,845,505 |
| Works of art | 767,000 | | | 767,000 |
| Total capital assets not being depreciated | <u>275,499,403</u> | <u>46,041,728</u> | <u>-</u> | <u>321,541,131</u> |
| Capital assets being depreciated: | | | | |
| Land improvements | 239,038,106 | 17,277,580 | | 256,315,686 |
| Building and improvements | 539,559,057 | | | 539,559,057 |
| Machinery and equipment | 140,216,177 | 4,642,351 | 297,700 | 144,560,828 |
| Infrastructure | 304,451,444 | 13,316,767 | | 317,768,211 |
| Total capital assets being depreciated | <u>1,223,264,784</u> | <u>35,236,698</u> | <u>297,700</u> | <u>1,258,203,782</u> |
| Less accumulated depreciation for: | | | | |
| Land improvements | 78,169,041 | 10,981,556 | | 89,150,597 |
| Building and improvements | 309,848,715 | 10,420,274 | | 320,268,989 |
| Machinery and equipment | 111,228,258 | 8,258,769 | 297,700 | 119,189,327 |
| Infrastructure | 178,831,183 | 7,351,561 | | 186,182,744 |
| Total accumulated depreciation | <u>678,077,197</u> | <u>37,012,160</u> | <u>297,700</u> | <u>714,791,657</u> |
| Total capital assets being depreciated, net | <u>545,187,587</u> | <u>(1,775,462)</u> | <u>-</u> | <u>543,412,125</u> |
| Governmental Activities Capital Assets, Net | <u>\$ 820,686,990</u> | <u>\$ 44,266,266</u> | <u>\$ -</u> | <u>\$ 864,953,256</u> |

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

| | <u>Beginning Balance</u> | <u>Increases</u> | <u>Decreases</u> | <u>Ending Balance</u> |
|--|------------------------------|-----------------------|------------------|---------------------------|
| Business-type activities: | | | | |
| Capital assets not being depreciated: | | | | |
| Land | \$ 4,863,529 | \$ | \$ | \$ 4,863,529 |
| Construction in progress | 492,177 | 34,446 | | 526,623 |
| Total capital assets not being depreciated | <u>5,355,706</u> | <u>34,446</u> | <u>-</u> | <u>5,390,152</u> |
| Capital assets being depreciated: | | | | |
| Land improvements | 6,701,086 | | | 6,701,086 |
| Building and improvements | 145,975,751 | 2,379,191 | | 148,354,942 |
| Machinery and equipment | 38,111,604 | | | 38,111,604 |
| Infrastructure | 72,528,518 | 461,526 | | 72,990,044 |
| Total capital assets being depreciated | <u>263,316,959</u> | <u>2,840,717</u> | <u>-</u> | <u>266,157,676</u> |
| Less accumulated depreciation for: | | | | |
| Land improvements | 5,870,306 | 114,014 | | 5,984,320 |
| Building and improvements | 53,439,200 | 3,538,324 | | 56,977,524 |
| Machinery and equipment | 29,717,733 | 865,287 | | 30,583,020 |
| Infrastructure | 26,175,977 | 2,284,392 | | 28,460,369 |
| Total accumulated depreciation | <u>115,203,216</u> | <u>6,802,017</u> | <u>-</u> | <u>122,005,233</u> |
| Total capital assets being depreciated, net | <u>148,113,743</u> | <u>(3,961,300)</u> | <u>-</u> | <u>144,152,443</u> |
| Business-Type Activities Capital Assets, Net | <u>\$ 153,469,449</u> | <u>\$ (3,926,854)</u> | <u>\$ -</u> | <u>\$ 149,542,595</u> |

Depreciation expense was charged to functions/programs of the primary government as follows:

| | |
|---|----------------------|
| Governmental activities: | |
| Governmental services | \$ 2,089,917 |
| Administration | 1,424,604 |
| Public safety | 3,411,546 |
| Operations | 16,296,808 |
| Education | <u>13,789,285</u> |
| Total Depreciation Expense - Governmental Activities | <u>\$ 37,012,160</u> |
| Business-type activities: | |
| Water Pollution Control Authority | \$ 6,149,285 |
| Old Town Hall Redevelopment Agency | 597,893 |
| E.G. Brennan Golf Course | <u>54,839</u> |
| Total Depreciation Expense - Business-Type Activities | <u>\$ 6,802,017</u> |

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

Construction Commitments

The City has active construction projects as of June 30, 2019 that includes building construction and renovations, infrastructure upgrades, road construction and a variety of projects. At June 30, 2019, the City had \$75,577,153 in construction commitments in the following funds.

| <u>Fund</u> | <u>Amount</u> |
|-----------------------------|----------------------|
| Capital Projects | \$ 75,283,233 |
| Mill River Capital Projects | 293,920 |
| | <u>\$ 75,577,153</u> |

6. INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

The balances reflected as due from/to other funds at June 30, 2019 were as follows:

| <u>Receivable Fund</u> | <u>Payable Fund</u> | <u>Amount</u> |
|------------------------|-----------------------------|----------------------|
| General Fund | Capital Projects Fund | \$ 6,642,281 |
| | Mill River Capital Projects | 1,059,159 |
| | Nonmajor Governmental Funds | 474,400 |
| SWPCA | Debt Service Fund | <u>6,181,603</u> |
| Total | | <u>\$ 14,357,443</u> |

The balances reflected as advances to/from other funds at June 30, 2019 were as follows:

| <u>Receivable Fund</u> | <u>Payable Fund</u> | <u>Amount</u> |
|------------------------|------------------------------------|---------------------|
| General Fund | Old Town Hall Redevelopment Agency | \$ 4,506,349 |
| Capital Projects Fund | Old Town Hall Redevelopment Agency | 571,841 |
| | Mill River Capital Projects | <u>1,788,320</u> |
| Total | | <u>\$ 6,866,510</u> |

The outstanding balances between funds result mainly from the time lag between the dates that: 1) interfund goods and services are provided or reimbursable expenditures occur; 2) transactions are recorded in the accounting system; and 3) payments between funds are made.

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

Interfund Transfers

Interfund transfers are defined as the flow of assets, such as cash or goods and services, without equivalent flows of assets in return. The interfund transfers reflected below have been reported as transfers.

| | Transfers In | | | | | Total Transfers Out |
|-----------------------------------|---------------------|----------------------|-------------------------|------------------------------------|-----------------------------|---------------------------|
| | General Fund | Capital Projects | Debt Service Fund | Non-Major Governmental Funds | Internal Service Fund | |
| Transfers Out: | | | | | | |
| General Fund | \$ | \$ 278,474 | \$ 51,267,004 | \$ 11,735,603 | \$ 250,000 | \$ 63,531,081 |
| Capital projects | | | | 1,171,818 | | 1,171,818 |
| Mill River Capital projects | 1,059,159 | 2,945,318 | 1,135,606 | | | 5,140,083 |
| Non-Major Governmental Funds | 2,238,975 | 10,458,043 | 1,277,933 | | | 13,974,951 |
| Water Pollution Control Authority | 421,081 | | | | | 421,081 |
| E.G. Brennan Golf Course | 59,502 | | | | | 59,502 |
| Internal Service Funds | 129,283 | | | | | 129,283 |
| Total Transfers In | <u>\$ 3,908,000</u> | <u>\$ 13,681,835</u> | <u>\$ 53,680,543</u> | <u>\$ 12,907,421</u> | <u>\$ 250,000</u> | <u>\$ 84,427,799</u> |

Transfers are used to 1) move funds from the fund with collection authorization to the Debt Service Fund as debt service principal and interest payments become due, and 2) move funds from the General Fund to the other funds in accordance with budget authorizations.

7. LONG-TERM LIABILITIES

The following table summarizes changes in the City's long-term liabilities for the year ended June 30, 2019:

| | Beginning Balance | Additions | Reductions | Ending Balance | Due Within One Year |
|--|-----------------------|-----------------------|-----------------------|-------------------------|------------------------|
| Governmental Activities: | | | | | |
| Bonds payable: | | | | | |
| General obligation bonds | \$ 433,685,568 | \$ 25,000,000 | \$ 39,388,209 | \$ 419,297,359 | \$ 57,313,193 |
| Premium | 28,000,492 | 1,056,288 | 3,563,998 | 25,492,782 | |
| Total bonds payable | 461,686,060 | 26,056,288 | 42,952,207 | 444,790,141 | 57,313,193 |
| Early retirement incentive | 696,425 | 513,050 | 459,318 | 750,157 | 368,185 |
| Compensated absences | 21,205,483 | 1,236,654 | 2,148,175 | 20,293,962 | 3,044,094 |
| Pollution remediation obligations | 2,913,320 | 1,504,991 | 1,024,350 | 3,393,961 | |
| Mold remediation | - | 82,743,583 | | 82,743,583 | |
| Net OPEB liability | 244,050,792 | 37,916,238 | | 281,967,030 | |
| Net pension liability | 184,793,273 | 6,043,671 | | 190,836,944 | |
| Claims payable | 42,377,869 | 88,684,949 | 85,767,294 | 45,295,524 | 18,653,289 |
| Total Governmental Activities Long-Term Liabilities | <u>\$ 957,723,222</u> | <u>\$ 244,699,424</u> | <u>\$ 132,351,344</u> | <u>\$ 1,070,071,302</u> | <u>\$ 79,378,761</u> |

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

| | <u>Beginning Balance</u> | <u>Additions</u> | <u>Reductions</u> | <u>Ending Balance</u> | <u>Due Within One Year</u> |
|-------------------------------------|------------------------------|----------------------|---------------------|---------------------------|--------------------------------|
| Business-Type Activities | | | | | |
| Bonds payable: | | | | | |
| General obligation bonds | \$ 14,565,011 | \$ | \$ 1,321,101 | \$ 13,243,910 | \$ 6,948,036 |
| Premium on general obligation bonds | 1,137,538 | | 149,953 | 987,585 | |
| Revenue bonds | 49,240,000 | 15,700,000 | 1,330,000 | 63,610,000 | 1,905,000 |
| Premium on revenue bonds | 3,911,787 | 2,486,628 | 201,365 | 6,197,050 | |
| Total bonds payable | <u>68,854,336</u> | <u>18,186,628</u> | <u>3,002,419</u> | <u>84,038,545</u> | <u>8,853,036</u> |
| Notes payable | 40,119,086 | | 4,077,555 | 36,041,531 | 4,159,858 |
| Compensated absences | 403,479 | 225,360 | 230,308 | 398,531 | 229,829 |
| Net OPEB liability | 3,789,497 | 336,142 | | 4,125,639 | |
| Net pension liability | <u>3,028,099</u> | | <u>1,175,909</u> | <u>1,852,190</u> | |
| Total Business-Type Activities | | | | | |
| Long-Term Liabilities | <u>\$ 116,194,497</u> | <u>\$ 18,748,130</u> | <u>\$ 8,486,191</u> | <u>\$ 126,456,436</u> | <u>\$ 13,242,723</u> |

Governmental activities liabilities for bonds and notes are liquidated by the Debt Service Fund, which is funded primarily by the General Fund. Early retirement incentives, compensated absences, pollution remediation obligations, net OPEB liability, net pension liability of the governmental activities are liquidated primarily from the General Fund. Claims are liquidated primarily by the Internal Service Funds, except for heart and hypertension claims which are primarily funded by the General Fund.

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

General Obligation Bonds

General obligation bonds outstanding as of June 30, 2019 consisted of the following:

| <u>Description</u> | <u>Date of Issue</u> | <u>Date of Maturity</u> | <u>Interest Rate (%)</u> | <u>Amount of Original Issue</u> | <u>Balance Outstanding June 30, 2019</u> |
|---|----------------------|-------------------------|--------------------------|---------------------------------|--|
| Qualified zone academy bonds | 2006 | 2022 | 2.00 | \$ 1,337,000 | \$ 299,601 |
| Qualified zone academy bonds | 2008 | 2023 | | 3,750,000 | 1,000,000 |
| Taxable bonds | 2009 | 2020 | 3.25-5.00 | 54,405,000 | 30,540,000 |
| Clean renewable energy | 2009 | 2024 | | 2,000,000 | 666,668 |
| Public Improvements | 2009 | 2030 | 2.80-5.45 | 50,000,000 | 9,210,000 |
| Public Improvements | 2010 | 2023 | 4.00-5.00 | 26,580,000 | 25,155,000 |
| Public Improvements | 2010 | 2028 | 2.70-5.00 | 21,600,000 | 16,200,000 |
| Public Improvements | 2010 | 2031 | 5.25-5.35 | 4,425,000 | 4,425,000 |
| Public Improvements | 2011 | 2026 | 2.00-4.00 | 23,960,000 | 22,445,000 |
| Public Improvements | 2011 | 2032 | 3.00-5.00 | 45,000,000 | 10,000,000 |
| Public Improvements | 2013 | 2033 | 2.00-4.00 | 50,000,000 | 33,050,000 |
| Refunding bonds | 2015 | 2024 | 2.00-5.00 | 33,670,000 | 17,250,000 |
| Refunding bonds | 2015 | 2033 | 2.00-4.00 | 16,550,000 | 14,105,000 |
| Public Improvements | 2015 | 2035 | 2.00-5.00 | 50,000,000 | 40,500,000 |
| Public Improvements | 2016 | 2035 | 3.00-5.00 | 65,000,000 | 55,250,000 |
| Refunding bonds | 2016 | 2027 | 2.25-5.00 | 21,170,000 | 21,170,000 |
| Public Improvements | 2017 | 2037 | 2.00-4.00 | 45,000,000 | 40,000,000 |
| Public Improvements | 2018 | 2038 | 2.00-5.00 | 25,000,000 | 23,750,000 |
| Public Improvements | 2018 | 2028 | 2.00-3.00 | 5,000,000 | 4,500,000 |
| Refunding bonds | 2018 | 2027 | 1.00-5.00 | 18,210,000 | 14,755,000 |
| Refunding bonds | 2018 | 2030 | 4.00-5.00 | 23,270,000 | 23,270,000 |
| Public Improvements | 2019 | 2038 | 3.00-5.00 | 25,000,000 | 25,000,000 |
| Total | | | | | 432,541,269 |
| Less amount representing business-type activities | | | | | (13,243,910) |
| Total Outstanding Governmental Activities | | | | | \$ <u>419,297,359</u> |

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

Revenue Bonds

SWPCA revenue bonds outstanding as of June 30, 2019 consisted of the following:

| <u>Purpose</u> | <u>Year of Issue</u> | <u>Original Issue Amount</u> | <u>Final Maturity</u> | <u>Interest Rates</u> | <u>Amount Outstanding at June 30, 2019</u> |
|--|----------------------|------------------------------|-----------------------|-----------------------|--|
| Stamford Water Pollution Control System and Facility Revenue and Revenue Refunding Bonds | 2014 | \$ 22,095,000 | August 2044 | 3.0-6.0 % | \$ 19,670,000 |
| Stamford Water Pollution Control System and Facility Revenue and Revenue Refunding Bonds | 2016 | 31,070,000 | August 2044 | 3.0-5.0 | 28,240,000 |
| Stamford Water Pollution Control System and Facility Revenue and Revenue Refunding Bonds | 2019 | 15,700,000 | April 2039 | 4.0-5.0 | <u>15,700,000</u> |
| | | | | | <u>\$ 63,610,000</u> |

The City issued bonds pursuant to a 2001 and 2006 indenture of trust by and among the City, the SWPCA and the Bank (the Indenture), supplemented through 2019. This Indenture requires the SWPCA to establish and maintain restricted accounts and follow certain procedures for bond issuance and payments.

After each fiscal year, the SWPCA is required to review its fees to ensure anticipated revenues are sufficient to meet the above requirements. If this review discloses any risk of future noncompliance, the SWPCA must engage an independent industry specialist to undertake a study of its fee schedules. Within 90 days after the beginning of the fiscal year, the specialist’s recommended fees must be implemented at a level adequate to meet the above requirements.

The City has pledged future SWPCA customer revenues, net of specified operating expenses, to repay \$63,610,000 in outstanding SWPCA revenue bonds. Proceeds from the bonds provided financing for the construction of capital assets or refunded other revenue bonds issued for that purpose. The bonds are payable solely from SWPCA customer net revenues and are payable through 2045. The net revenues pledged for the year ended June 30, 2019 was \$18,148,012 of which \$1,330,000 in principal and \$2,264,819 in interest was paid.

Notes Payable

The SWPCA has loans from the State of Connecticut for various sewer projects. The loans bear interest at 2%. The loans are payable in monthly installments ranging from \$17,913 to \$368,674, including interest through August 2025. As of June 30, 2019, the combined loan balance is \$25,859,155.

OTHRA has a loan from the City for funding of the Old Town Hall redevelopment. The loan bears interest at 4.32%, with monthly interest payments of approximately \$8,000 through December 2017. At that time, monthly interest only payments ranging from approximately \$22,000 to \$24,000 through February 2029 would be made, based on available cash flow as defined in the operating agreement. At June 30, 2019, the outstanding loan balance is \$2,254,380.

OTHRA has a mortgage payable that bears interest at 0.5%, with monthly interest only payments of approximately \$3,000 through February 2029. At that time, monthly interest only payments ranging from approximately \$24,000 to \$26,000 through June 2043 would be made, based on available cash flow as defined in the operating agreement. As of June 30, 2019, the outstanding loan balance is \$7,927,996.

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

Payments to Maturity

The annual requirements to amortize all general obligation bonds, special obligation revenue bonds, revenues bonds and notes outstanding as of June 30, 2019, including interest payments, were as follows:

General Obligation Bonds:

| Year Ending June 30, | Governmental Activities | | Business-Type Activities | | Total | |
|-------------------------|-------------------------|----------------------|--------------------------|---------------------|-----------------------|----------------------|
| | Principal | Interest | Principal | Interest | Principal | Interest |
| 2020 * | \$ 57,313,193 | \$ 14,556,134 | \$ 6,948,036 | \$ 627,228 | \$ 64,261,229 | \$ 15,183,362 |
| 2021 | 36,488,198 | 12,584,057 | 854,989 | 277,308 | 37,343,187 | 12,861,365 |
| 2022 | 33,856,301 | 11,002,834 | 608,884 | 241,122 | 34,465,185 | 11,243,956 |
| 2023 | 31,908,149 | 9,557,361 | 625,185 | 210,482 | 32,533,334 | 9,767,843 |
| 2024 | 31,642,108 | 8,267,874 | 596,226 | 180,595 | 32,238,334 | 8,448,469 |
| 2025-2029 | 124,052,410 | 25,880,061 | 2,972,590 | 468,423 | 127,025,000 | 26,348,484 |
| 2030-2034 | 77,037,000 | 9,298,141 | 638,000 | 12,760 | 77,675,000 | 9,310,901 |
| 2035-2039 | 27,000,000 | 1,303,591 | | | 27,000,000 | 1,303,591 |
| | <u>\$ 419,297,359</u> | <u>\$ 92,450,053</u> | <u>\$ 13,243,910</u> | <u>\$ 2,017,918</u> | <u>\$ 432,541,269</u> | <u>\$ 94,467,971</u> |

* Includes payments on a crossover refunding in the amount of \$20,838,000 for Governmental Activities and \$5,312,000 for Business-Type Activities.

Special Obligation Revenue Bonds:

Notes Payable:

| Year Ending June 30, | Business-Type Activities | | Year Ending June 30, | Business-Type Activities | |
|-------------------------|--------------------------|----------------------|-------------------------|--------------------------|---------------------|
| | Principal | Interest | | Principal | Interest |
| 2020 | \$ 1,905,000 | \$ 2,712,941 | 2020 | \$ 4,159,858 | \$ 617,953 |
| 2021 | 1,845,000 | 2,775,869 | 2021 | 4,026,883 | 535,591 |
| 2022 | 1,945,000 | 2,678,444 | 2022 | 4,108,163 | 454,311 |
| 2023 | 2,050,000 | 2,575,619 | 2023 | 4,191,084 | 371,391 |
| 2024 | 2,155,000 | 2,469,194 | 2024 | 4,275,678 | 287,177 |
| 2025-2029 | 12,525,000 | 10,607,719 | 2025-2029 | 5,097,489 | 756,268 |
| 2030-2034 | 15,130,000 | 7,209,828 | 2030-2034 | | 692,332 |
| 2035-2039 | 12,890,000 | 4,159,319 | 2035-2039 | | 692,345 |
| 2040-2044 | 12,280,000 | 1,623,413 | 2040-2044 | 10,182,376 | 604,446 |
| 2045 | 885,000 | 16,594 | | | |
| | <u>\$ 63,610,000</u> | <u>\$ 36,828,940</u> | | <u>\$ 36,041,531</u> | <u>\$ 5,011,814</u> |

The above general obligation bonds, revenue bonds and notes are direct obligations of the City, for which its full faith and credit are pledged and are payable from taxes levied on all taxable property located within the City.

Upon completion or cancellation of a bonded capital project, any unexpended general obligation bond funds will be used for any other authorized capital project after approval by the City's Board of Finance and Board of Representatives.

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

Legal Debt Limit

The City’s indebtedness (including authorized but unissued bonds), net of principal reimbursements expected from the state, does not exceed the legal debt limitation as required by the Connecticut General Statutes as reflected in the following schedule:

| | <u>Debt Limit</u> | <u>Indebtedness</u> | <u>Balance</u> |
|-------------------------------------|-------------------|---------------------|----------------|
| General purpose | \$ 1,181,779,895 | \$ 367,471,724 | \$ 814,308,171 |
| Schools | 2,363,559,791 | 91,759,572 | 2,271,800,219 |
| Sewers | 1,969,633,159 | 38,806,580 | 1,930,826,579 |
| Urban renewal | 1,707,015,404 | | 1,707,015,404 |
| Unfunded pension benefit obligation | 1,575,706,527 | | 1,575,706,527 |

The total overall statutory debt limit for the City is equal to seven times annual receipts from taxation, or \$3.7 billion.

The definition of indebtedness includes bonds outstanding in addition to the amount of bonds authorized and unissued against which debt is issued and outstanding. The City has \$29,455,076 of authorized and unissued bonds at June 30, 2019.

Prior Year Defeasance of Debt

In prior years, the City defeased certain bonds by placing the proceeds of new bonds in an irrevocable trust to provide for all future debt service payments on the old bonds. Accordingly, the trust account assets and the liability for the defeased bonds are not included in the City’s financial statements. At June 30, 2019, \$32,245,000 of prior bonds outstanding is considered defeased and escrow balance is \$33,894,944.

Early Retirement Incentive

In prior years, an early retirement incentive plan was offered to members of the Stamford Education Association (SEA) whose age and years of teaching total at least 70 and who have been employed by the BOE for at least 15 years. Those who were eligible and elected early retirement received \$16,550 over the first two or three years after retirement. During the fiscal year ended June 30, 2019, the City paid \$459,318 in early retirement benefits and this amount was charged to the General Fund. At June 30, 2019, the balance due of \$750,157 has been reflected in the government-wide financial statements for governmental activities.

Compensated Absences

Vacation time earned during the fiscal year can be carried over to the succeeding year, subject to limitations as provided in the respective collective bargaining agreements. Employees are entitled to accumulate sick leave up to a maximum amount stipulated in each contract. Payment for accumulated sick leave is dependent upon the length of service and accumulated days. Additionally, certain vacation and sick leave expenses will be paid out of the pension funds upon retirement. The value of all compensated absences has been reflected in the government-wide financial statements.

Pollution Remediation Obligation

GASB Statement No. 49, *Accounting and Financial Reporting for Pollution Remediation Obligations*, requires the reporting of pollution remediation obligations as a general long-term obligation of the City. The pollution remediation obligation represents contractual commitments of the City with either vendor to clean up hazardous waste contaminated sites or the administrative authorization to proceed to clean up identified hazardous waste contaminated sites. Pollution remediation activities include the engagement of contractors to define the extent of the hazardous waste contamination through a remedial investigative contract; outline the method of clean up/remediation through a feasibility study contract; implement the required/recommended remediation action through construction contractors; and maintain and monitor the operations of the cleanup remedy at the site.

The pollution remediation obligation estimates that appear in this report are subject to change over time. Costs may vary due to price fluctuations, changes in technology, changes in potential responsible parties, results of environmental studies, changes to statutes or regulations and other factors that could result in revisions to these estimates. Prospective recoveries from responsible parties may reduce the City's obligation.

On September 10, 2010, the City entered into a Consent Order with the State of Connecticut Department of Environmental Protection regarding the Scofieldtown Landfill, whereby the City agreed to: 1) complete an expedited assessment of any potential current off-site impact emanating from the landfill, and subsequent corrective action as needed to address any such impacts; and 2) prepare and implement a Closure Plan to ensure that the landfill is fully assessed and properly closed, including capping and long-term groundwater monitoring. The estimated cost of completing these actions is included in the total pollution remediation obligation liability shown as of June 30, 2019.

The estimated liability as of June 30, 2019 is \$3,393,961. The reported amount represents the unexpended balances of those cleanup actions in which the City has obligated itself to commence remediation. The reported amounts represent the prospective outlays for existing remediation activities and not anticipated remediation work that may be addressed by the site's responsible parties at some future time or date.

Mold Remediation Obligation

Mold has been found in 11 of Stamford's 21 public schools. Mold problems were first discovered in 2018 when custodial personnel returned from the summer break after unusually humid and rainy weather. The City formed a task force to assess the full extent of the problem, coordinate mold remediation activities, and find alternate facilities as may be needed during the remediation. Subsequent to June 30, 2018, the City has entered into a lease agreement, with an initial term of less than one year, for approximately 24,000 square feet of space, and incurred costs for leasehold improvements to that space as the timeline for remediating the problems found in one particular school building would not be able to be addressed until very late in the school year. The City will recognize remediation related costs as they are incurred and will record any remaining liabilities once they are reasonably estimable. Estimated mold remediation of \$82,743,583 have been accounted for in the governmental wide financial statements as long-term liabilities.

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

Claims Payable

The Internal Service funds reflect medical benefits for City and BOE employees, risk management, disputed assessments that are based upon estimates of the ultimate cost of claims (including future claim adjustment expenses) that have been reported, but not settled, and of claims that have been incurred but not reported. Heart and hypertension claims liabilities are accounted for in the government wide financial statements. The length of time for which such costs must be estimated varies depending on the coverage involved. Because actual claim costs depend on such complex factors as inflation, changes in doctrines of legal liability and damage awards, the process used in computing claim liabilities does not necessarily result in an exact amount. Claim liabilities are recomputed periodically using a variety of actuarial and statistical techniques to produce current estimates that reflect recent settlements, claim frequency and other economic and social factors. A provision for inflation in the calculation of estimated future claims costs is implicit in the calculation because reliance is placed both on actual historical data that reflects past inflation and other factors that are considered to be appropriate modifiers of past experience. An analysis of the activity of unpaid claim liabilities is as follows:

| | Year Ended June 30, 2019 | | | | |
|--|--|---------------------------------------|----------------------------|---------------------------------|-----------------------------------|
| | Medical Benefits - City | Medical Benefits - BOE | Risk Management | Disputed Assessments | Heart and Hypertension |
| Balance - beginning of year | \$ 2,512,717 | \$ 60,421 | \$ 32,627,000 | \$ 414,554 | \$ 6,763,177 |
| Provision for claims and claims adjustment expense | 36,955,930 | 38,987,374 | 11,186,440 | | 1,555,205 |
| Claims and claims adjustment expenses paid | <u>(37,210,675)</u> | <u>(39,047,795)</u> | <u>(7,714,440)</u> | <u>1,169,549</u> | <u>(2,963,933)</u> |
| Balance - End of Year | <u>\$ 2,257,972</u> | <u>\$ -</u> | <u>\$ 36,099,000</u> | <u>\$ 1,584,103</u> | <u>\$ 5,354,449</u> |
| Current Portion | <u>\$ 2,257,972</u> | <u>\$ -</u> | <u>\$ 12,181,217</u> | <u>\$ 1,584,103</u> | <u>\$ 2,629,997</u> |
| | Year Ended June 30, 2018 | | | | |
| | Medical Benefits - City | Medical Benefits - BOE | Risk Management | Disputed Assessments | Heart and Hypertension |
| Balance - beginning of year | \$ 2,281,346 | \$ 2,166,421 | \$ 33,370,500 | \$ 14,554 | \$ 9,844,047 |
| Provision for claims and claims adjustment expense | 35,385,609 | 41,653,289 | 8,918,999 | | 1,494,058 |
| Claims and claims adjustment expenses paid | <u>(35,154,238)</u> | <u>(43,759,289)</u> | <u>(9,662,499)</u> | <u>400,000</u> | <u>(4,574,928)</u> |
| Balance - End of Year | <u>\$ 2,512,717</u> | <u>\$ 60,421</u> | <u>\$ 32,627,000</u> | <u>\$ 414,554</u> | <u>\$ 6,763,177</u> |
| Current Portion | <u>\$ 2,512,717</u> | <u>\$ 60,421</u> | <u>\$ 10,647,891</u> | <u>\$ 414,554</u> | <u>\$ 2,963,933</u> |

8. EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS

A. Defined Benefit Pension Plans

Description of Plans

As required by collective bargaining agreements with the City's labor unions, the City has established four separate, contributory, single employer defined benefit pension plans. Substantially all full-time City employees (except teachers and administrators who are covered by the Connecticut State Teachers' Retirement System) are covered by one of these plans. City and employee contributions are made pursuant to City Charter and union contracts. Administrative fees are paid by either the City or the Pension Plan depending on the type of the fees. Each of the four defined benefit pension plans operated by the City submits stand-alone financial reports, which can be obtained from the City's website (www.stamfordct.gov).

Management of the City's Pension Funds

The City's Charter mandates that the Classified Employees' Retirement Fund be managed by a Board of Trustees (six (6) in total), consisting of the Mayor (as chairperson), the chairperson of the Board of Finance, the president of the Board of Representatives, and three (3) representatives of the Classified employees (elected to noncurrent three (3) year terms). The trustee positions assigned to the Mayor, the Board of Finance and the Board of Representatives can be other board members as designated by the Mayor, chairperson and president, respectively.

A Board of Trustees manages the Police Pension Trust Fund. The board consists of five (5), two appointed by the Mayor's Office, two agreed to by the union, and one independent member as agreed to by the Mayor's Office appointees and the union.

A Board of Trustees manages the Firefighters' Pension Trust Fund. The board consists of five (5), two appointed by the Mayor's Office, two agreed to by the union, and one independent member as agreed to by the Mayor's Office appointees and the union.

The City's Charter mandates that the Custodians' and Mechanics' Retirement Fund be managed by a Board of Trustees (seven (7) in total), consisting of the Mayor, the Director of Administration, the Superintendent of Schools, three (3) representatives elected by the Custodian and Mechanics employees, and one (1) representatives of the Board of Education employees. The trustee positions assigned to the Mayor and the Director of Administration can be other cabinet or city employees as designated by the Mayor and the Director of Administration, respectively.

Benefits Provided

Classified Employees' Retirement Fund

Eligibility begins at date of hire and vesting occurs in full after five years of service. Benefits are payable to an employee who retires at age 60 with a minimum of 10 years of service or an employee who has reached age 58 with at least 15 years of credited service. Certain contracts allow employees with 25 years of service to retire. Annual benefits equal 2% per year of service with maximums up to 70% of final salary for each year of credited service except for UAW employees whose annual benefits have been reduced in some cases to 1.75% per year, and for new hires after January 1, 2015, 1.5% per year. Employees contribute between 3.0% and 6.0% of their annual salary, based on their bargaining units, until they have attained 33 years of credited service. Some union contracts allow employees to exchange sick or vacation leave for up to 4% additional pension credit (1% for each 25 days exchanged). Interest of 5% is credited to the employees' contribution.

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

Policemen's Pension Trust Fund

Eligibility begins at date of hire and vesting in the City's contributions occurs in full after completing 10 years of service. Benefits are payable to employees with 20 years of credited service. Upon retirement, annual benefits are paid equal to 50% of final salary plus 3% for each year of service between 20 and 25 years. Employees hired July 2016 will receive 50% of final salary plus 2.25% for each year of service between 20 and 25 years. Beyond 25 years of service, employees receive an additional 2.33% per year of service, up to a maximum of 76.65% of final salary at 30 years. Police contribute 7% of their annual salary. Individuals employed 30 years or more are not required to contribute to the fund. The fund allows employees to exchange vacation leave for up to 7.5% additional pension credit (1.5% for each 20 days exchanged). Interest is not credited to the employees' contribution for this fund.

Firefighters' Pension Trust Fund

Eligibility begins at date of hire and vesting in the City's contributions occurs in full after completing 15 years of service. Benefits are payable to employees with 20 years of credited service and for firefighters hired in 1981 or later, after attainment of age 48. Upon retirement, annual benefits are paid equal to 50% of final salary plus 2% for each year of service over 20 years, up to a maximum pension of 74% of final salary. Firefighters contribute 6.25% of their annual salary. Individuals employed 32 years or more are not required to contribute to the fund. The fund allows employees to exchange vacation leave for up to 7.5% additional pension credit (1.5% for each 20 days exchanged). Interest is not credited to the employees' contribution for this fund.

Custodians' and Mechanics' Retirement Fund

Eligibility begins at date of hire and vesting occurs in full after 10 years of service. Benefits are payable to an employee who retires at age 60 or upon completion of 25 years of credited service regardless of age. Annual benefits are paid equal to 2.25% of final salary for each year of service, up to a maximum pension of 74.25% of final salary. The employees contribute 5.0% (custodians contribute 7.0%) of their salary until they have reached 33 years of credited service. The fund allows employees to exchange sick and vacation leave for up to 7.5% additional pension credit (1.5% for each 25 days exchanged). The education assistants, security workers and school liaisons are included in this fund. They receive eligibility and vesting from their date of hire. Annual benefits equal to 1.5% of final salary for each year of service, up to a maximum pension of 49.5% of final salary. Employees' contributions are credited with interest at the rate of 4% per year.

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

Current membership in these programs is comprised of the following at July 1, 2018:

| | Classified Employees' Retirement Fund | Policemen's Pension Trust Fund | Firefighters' Pension Trust Fund | Custodians' and Mechanics' Retirement Fund |
|--|--|---|---|---|
| Active members | 590 | 281 | 256 | 566 |
| Retirees and beneficiaries currently receiving benefits | 708 | 331 | 226 | 178 |
| Vested in employee contribution only | 14 | | | 67 |
| Inactive plan members entitled to but not yet receiving benefits | 141 | | 2 | 7 |
| Total | 1,453 | 612 | 484 | 818 |

Summary of Significant Accounting Policies

Basis of Accounting

Financial statements are prepared using the accrual basis of accounting for the four defined benefit pension funds. Fund member contributions are recognized in the period in which the contributions are due. Employer contributions are recognized when due and a formal commitment to provide the contributions has been made. Benefits and refunds are recognized when due and payable in accordance with the terms of the plan.

Method Used to Value Investments

Investments are reported at fair value. Securities traded on a national exchange are valued at the last reported sales price. Investment income is recognized as earned.

Investments

Investment Policy

Each of the City's Pension Fund Board of Trustees has established an Investment Policy for their respective funds that it has made available to the outside investment advisors for that fund. Each policy includes asset allocation targets, performance measures and other criteria for manager or fund selection, rebalancing provisions, overall expected return targets, and maintaining sufficient liquidity to meet benefit payout requirements. Amendments to each fund's investment policy can be made by majority vote of the relevant board.

Concentrations: The following represents the investments in each respective Fund that represents more than 5% of the respective Fund's net position as of June 30, 2019:

| | | |
|---|----|------------|
| Firefighters' Pension Trust Fund: | | |
| Boyd Watterson GSA Fund LP | \$ | 13,564,527 |
| Beach Point Total Return Offshore Fund II | | 7,690,787 |
| Policemen's Pension Trust Fund: | | |
| UBS CDIS Core Fund, LLC | \$ | 20,697,761 |
| Hildene Opportunities Offshore Fund, Ltd | | 14,901,132 |

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

Rate of Return

For the year ended June 30, 2019, the annual money-weighted rate of return on pension plan investments, net of pension plan investment expense, was as follows:

| | |
|--|-------|
| Classified Employees' Retirement Fund | 4.50% |
| Policemen's Pension Fund | 1.92% |
| Firefighters' Pension Fund | 6.28% |
| Custodians' and Mechanics' Retirement Fund | 5.18% |

The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for changes in amounts actually invested.

Net Pension Liability of the City

The components of the net pension liability of the City at June 30, 2019, were as follows:

| | Classified Employee's Retirement Fund | Policemen's Pension Trust Fund | Firefighters' Pension Trust Fund | Custodians' and Mechanics' Retirement Fund | Total |
|--|--|---|---|---|-----------------------|
| Total pension liability | \$ 277,700,136 | \$ 277,431,615 | \$ 213,396,016 | \$ 84,866,801 | \$ 853,394,568 |
| Fund fiduciary net position | <u>226,353,660</u> | <u>214,745,827</u> | <u>146,068,668</u> | <u>73,537,279</u> | <u>660,705,434</u> |
| Net Pension Liability | <u>\$ 51,346,476</u> | <u>\$ 62,685,788</u> | <u>\$ 67,327,348</u> | <u>\$ 11,329,522</u> | <u>\$ 192,689,134</u> |
| Fund fiduciary net position as a percentage of the total pension liability | 81.51% | 77.40% | 68.45% | 86.65% | 77.42% |

For governmental activities the net pension liability of \$190,836,944 for the City is recorded on the government-wide statement of net position. SWPCA's portion of net pension liability of \$1,852,190 is recorded in the statement of net position of the business-type activities/enterprise funds.

Actuarial Assumptions

The total pension liability was determined by an actuarial valuation date July 1, 2018, using the following actuarial assumptions, applied to all periods included in the measurement:

| | Classified Employee's Retirement Fund | Policemen's Pension Trust Fund | Firefighters' Pension Trust Fund | Custodians' and Mechanics' Retirement Fund |
|---------------------------|--|---|---|---|
| Inflation rate | 2.60% | 2.60% | 2.60% | 2.60% |
| Salary increase | Graded Scale | Graded Scale | Graded Scale | Graded Scale |
| Investment rate of return | 7.10% | 7.10% | 7.10% | 7.10% |
| Actuarial cost method | Projected Unit Credit | Projected Unit Credit | Projected Unit Credit | Projected Unit Credit |

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

Mortality rates were based on the following:

| | |
|---|---|
| Classified Employee's Retirement Fund | 50/50 Blend of RP-2000 No Collar Combined Table and RP-2000 Blue Collar Combined Table, projected to date of decrement using Scale BB (generational). |
| Policemen's Pension Trust Fund | RP-2000 Mortality Table with separate male and female rates, with blue collar adjustment, separate tables for non-annuitants and annuitants, projected to the valuation date with Scale BB. |
| Firefighters' Pension Trust Fund | RP-2000 Mortality Table with separate male and female rates, with blue collar adjustment, combined table for non-annuitants and annuitants, projected to the valuation date with Scale BB. |
| Custodians' and Mechanics' Retirement Fund | RP-2000 Mortality Table with separate male and female rates, with blue collar adjustment, combined table for non-annuitants and annuitants, projected to the valuation date with Scale BB. |

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target asset allocation and the best estimates of arithmetic real rates of return for each major asset class as of June 30, 2019 are summarized in the following tables:

| Classified Employee's Retirement Fund | | | Policemen's Pension Trust Fund | | |
|--|--------------------------|---|---------------------------------------|--------------------------|---|
| Asset Class | Target Allocation | Long-Term Expected Real Rate of Return | Asset Class | Target Allocation | Long-Term Expected Real Rate of Return |
| Core Fixed Income | 22.30 % | 2.40 % | US Cash | 2.00 % | 0.36 % |
| Global Fixed Income | 5.50 | 0.75 | US Core Fixed Income | 20.00 | 2.40 |
| Domestic Large Cap | 31.00 | 4.33 | US Bank / Leveraged Loans | 8.20 | 2.76 |
| Domestic Small Cap | 6.90 | 5.56 | US Equity Market | 25.00 | 4.61 |
| International | | | Non-US Equity | 14.00 | 5.81 |
| Developed Equity | 27.50 | 5.55 | US REITs | 14.00 | 5.07 |
| International Emerging Markets Equity | 6.80 | 7.88 | Hedge FOF Conservative | 8.20 | 1.69 |
| | | | Hedge Funds - MultiStrategy | 4.40 | 3.45 |
| | | | Hedge Funds - Equity Hedge | 3.20 | 4.06 |
| Total Allocation | <u>100.00 %</u> | | Hedge Funds - Macro | <u>1.00</u> | 3.09 |
| | | | Total Allocation | <u>100.00 %</u> | |

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

| Firefighters' Pension Trust Fund | | | Custodians' and Mechanics' Retirement Fund | | |
|---|--------------------------|---|---|--------------------------|---|
| Asset Class | Target Allocation | Long-Term Expected Real Rate of Return | Asset Class | Target Allocation | Long-Term Expected Real Rate of Return |
| Large Cap Equities | 35.00 % | 4.33 % | Core Fixed Income | 23.70 % | 2.40 % |
| International Equities | 20.00 | 5.55 | Global Fixed Income | 5.50 | 0.75 |
| Core Fixed Income | 20.00 | 2.40 | Domestic Large Cap | 29.90 | 4.33 |
| Small Cap Equities | 15.00 | 5.56 | Domestic Small Cap | 7.50 | 5.56 |
| Hedge Funds - MultiStrategy | 10.00 | 3.45 | International | | |
| | | | Developed Equity | 26.70 | 5.55 |
| Total Allocation | <u>100.00 %</u> | | International Emerging | | |
| | | | Markets Equity | <u>6.70</u> | 7.88 |
| | | | Total Allocation | <u>100.00 %</u> | |

Discount Rate

The discount rate used to measure the total pension liability for each of the following pension funds is as follows:

| | Classified Employee's Retirement Fund | Policemen's Pension Trust Fund | Firefighters' Pension Trust Fund | Custodians' and Mechanics' Retirement Fund |
|---------------|--|---------------------------------------|---|---|
| Discount Rate | 7.10% | 7.10% | 7.10% | 7.10% |

The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that City contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on those assumptions, the pension plans' fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

Changes in Net Pension Liability

| | Classified Employees' Retirement Fund | | |
|--|--|--|--|
| | Increase (Decrease) | | |
| | Total Pension Liability (a) | Plan Fiduciary Net Position (b) | Net Pension Liability (a)-(b) |
| Balances as of July 1, 2018 | \$ 280,600,216 | \$ 223,064,471 | \$ 57,535,745 |
| Changes for the year: | | | |
| Service cost | 4,299,921 | | 4,299,921 |
| Interest on total pension liability | 19,928,898 | | 19,928,898 |
| Effect of plan changes | (12,577,002) | | (12,577,002) |
| Effect of economic/demographic gains or losses | 238,074 | | 238,074 |
| Effect of assumptions changes or inputs | 1,716,698 | | 1,716,698 |
| Employer contributions | | 7,864,000 | (7,864,000) |
| Member contributions | | 2,065,476 | (2,065,476) |
| Net investment income (loss) | | 10,047,409 | (10,047,409) |
| Benefit payments, including refund to employee contributions | (16,506,669) | (16,506,669) | - |
| Administrative expenses | | (181,027) | 181,027 |
| Net Changes | <u>(2,900,080)</u> | <u>3,289,189</u> | <u>(6,189,269)</u> |
| Balances as of June 30, 2019 | \$ <u>277,700,136</u> | \$ <u>226,353,660</u> | \$ <u>51,346,476</u> |

| | Policemen's Pension Trust Fund | | |
|--|--|--|--|
| | Increase (Decrease) | | |
| | Total Pension Liability (a) | Plan Fiduciary Net Position (b) | Net Pension Liability (a)-(b) |
| Balances as of July 1, 2018 | \$ 266,877,604 | \$ 216,109,348 | \$ 50,768,256 |
| Changes for the year: | | | |
| Service cost | 5,304,605 | | 5,304,605 |
| Interest on total pension liability | 19,054,378 | | 19,054,378 |
| Effect of plan changes | (5,257,605) | | (5,257,605) |
| Effect of economic/demographic gains or losses | 3,950,577 | | 3,950,577 |
| Effect of assumptions changes or inputs | 2,844,851 | | 2,844,851 |
| Employer contributions | | 8,711,000 | (8,711,000) |
| Member contributions | | 1,405,434 | (1,405,434) |
| Net investment income (loss) | | 4,166,104 | (4,166,104) |
| Benefit payments, including refund to employee contributions | (15,342,795) | (15,342,795) | - |
| Administrative expenses | | (303,264) | 303,264 |
| Net Changes | <u>10,554,011</u> | <u>(1,363,521)</u> | <u>11,917,532</u> |
| Balances as of June 30, 2019 | \$ <u>277,431,615</u> | \$ <u>214,745,827</u> | \$ <u>62,685,788</u> |

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

Firefighters' Pension Trust Fund

| | Increase (Decrease) | | |
|--|----------------------------|--------------------------------|--------------------------|
| | Total Pension Liability | Plan Fiduciary Net Position | Net Pension Liability |
| | (a) | (b) | (a)-(b) |
| Balances as of July 1, 2018 | \$ 203,733,235 | \$ 138,705,654 | \$ 65,027,581 |
| Changes for the year: | | | |
| Service cost | 4,027,918 | | 4,027,918 |
| Interest on total pension liability | 14,576,235 | | 14,576,235 |
| Effect of plan changes | (4,077,272) | | (4,077,272) |
| Effect of economic/demographic gains or losses | 3,543,640 | | 3,543,640 |
| Effect of assumptions changes or inputs | 2,407,116 | | 2,407,116 |
| Employer contributions | | 8,069,000 | (8,069,000) |
| Member contributions | | 1,335,348 | (1,335,348) |
| Net investment income (loss) | | 8,901,866 | (8,901,866) |
| Benefit payments, including refund to employee contributions | (10,814,856) | (10,814,856) | - |
| Administrative expenses | | (128,344) | 128,344 |
| Net Changes | <u>9,662,781</u> | <u>7,363,014</u> | <u>2,299,767</u> |
| Balances as of June 30, 2019 | \$ <u>213,396,016</u> | \$ <u>146,068,668</u> | \$ <u>67,327,348</u> |

Custodians' and Mechanics' Retirement Fund

| | Increase (Decrease) | | |
|--|----------------------------|--------------------------------|--------------------------|
| | Total Pension Liability | Plan Fiduciary Net Position | Net Pension Liability |
| | (a) | (b) | (a)-(b) |
| Balances as of July 1, 2018 | \$ 83,782,071 | \$ 69,292,281 | \$ 14,489,790 |
| Changes for the year: | | | |
| Service cost | 2,827,135 | | 2,827,135 |
| Interest on total pension liability | 6,123,754 | | 6,123,754 |
| Effect of plan changes | (5,124,042) | | (5,124,042) |
| Effect of economic/demographic gains or losses | 3,794 | | 3,794 |
| Effect of assumptions changes or inputs | 423,302 | | 423,302 |
| Employer contributions | | 2,661,593 | (2,661,593) |
| Member contributions | | 1,168,445 | (1,168,445) |
| Net investment income (loss) | | 3,665,503 | (3,665,503) |
| Benefit payments, including refund to employee contributions | (3,169,213) | (3,169,213) | - |
| Administrative expenses | | (81,330) | 81,330 |
| Net Changes | <u>1,084,730</u> | <u>4,244,998</u> | <u>(3,160,268)</u> |
| Balances as of June 30, 2019 | \$ <u>84,866,801</u> | \$ <u>73,537,279</u> | \$ <u>11,329,522</u> |

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability of the City, calculated using the current discount rate, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower or 1 percentage point higher than the current rate, as noted below:

| | <u>1% Decrease to 6.10%</u> | <u>Current Discount Rate 7.10%</u> | <u>1% Increase to 8.10%</u> |
|---------------------------------------|---------------------------------|--|---------------------------------|
| Classified Employees' Retirement | \$ <u>79,320,998</u> | \$ <u>51,346,476</u> | \$ <u>27,509,121</u> |
| | <u>1% Decrease to 6.10%</u> | <u>Current Discount Rate 7.10%</u> | <u>1% Increase to 8.10%</u> |
| Policemen's Pension | \$ <u>94,139,762</u> | \$ <u>62,685,788</u> | \$ <u>36,342,079</u> |
| | <u>1% Decrease to 6.10%</u> | <u>Current Discount Rate 7.10%</u> | <u>1% Increase to 8.10%</u> |
| Firefighters' Pension | \$ <u>93,974,330</u> | \$ <u>67,327,348</u> | \$ <u>45,067,840</u> |
| | <u>1% Decrease to 6.10%</u> | <u>Current Discount Rate 7.10%</u> | <u>1% Increase to 8.10%</u> |
| Custodians' and Mechanics' Retirement | \$ <u>21,193,712</u> | \$ <u>11,329,522</u> | \$ <u>3,002,831</u> |

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2019, the City reported deferred outflows of resources and deferred inflows of resources related to pension from the following sources:

| | Classified Employees' Retirement Fund | Policemen's Pension Trust Fund | Firefighters' Pension Trust Fund | Custodians' and Mechanics' Retirement Fund | Total |
|---|--|---|---|---|-----------------------------|
| Deferred Outflows of Resources | | | | | |
| Differences between expected and actual experience | \$ 2,226,793 | \$ 3,577,155 | \$ 8,513,535 | \$ 3,308 | \$ 14,320,791 |
| Changes of assumptions | 4,247,896 | 2,491,100 | 6,085,290 | 5,150,330 | 17,974,616 |
| Net difference between projected and actual earning on pension plan investments | <u>1,160,319</u> | <u>7,567,440</u> | <u> </u> | <u>201,846</u> | <u>8,929,605</u> |
| Total | <u>\$ 7,635,008</u> | <u>\$ 13,635,695</u> | <u>\$ 14,598,825</u> | <u>\$ 5,355,484</u> | <u>\$ 41,225,012</u> |
| | | | | | |
| | Classified Employees' Retirement Fund | Policemen's Pension Trust Fund | Firefighters' Pension Trust Fund | Custodians' and Mechanics' Retirement Fund | Total |
| Deferred Inflows of Resources | | | | | |
| Differences between expected and actual experience | \$ 681,246 | \$ | \$ 1,664,528 | \$ 4,449,359 | \$ 6,795,133 |
| Changes of assumptions | | 1,533,347 | | | 1,533,347 |
| Net difference between projected and actual earning on pension plan investments | <u> </u> | <u> </u> | <u>1,081,654</u> | <u> </u> | <u>1,081,654</u> |
| Total | <u>\$ 681,246</u> | <u>\$ 1,533,347</u> | <u>\$ 2,746,182</u> | <u>\$ 4,449,359</u> | <u>\$ 9,410,134</u> |

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

| <u>Year Ending June 30,</u> | Classified Employees' Retirement Fund | Policemen's Pension Trust Fund | Firefighters' Pension Trust Fund | Custodians' and Mechanics' Retirement Fund | Total |
|------------------------------------|--|---|---|---|---------------|
| 2020 | \$ 6,319,070 | \$ 4,781,698 | \$ 3,089,996 | \$ 631,451 | \$ 14,822,215 |
| 2021 | (863,415) | 919,439 | 457,362 | (627,922) | (114,536) |
| 2022 | 343,274 | 2,802,489 | 2,126,441 | 147,963 | 5,420,167 |
| 2023 | 1,154,833 | 3,598,722 | 2,699,544 | 341,626 | 7,794,725 |
| 2024 | | | 2,304,291 | 128,577 | 2,432,868 |
| Thereafter | | | 1,175,009 | 284,430 | 1,459,439 |

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

For the year ended June 30, 2019, the City recognized pension expense of \$18,430,673, including (\$129,126) reported for SWPCA, as follows:

| | Pension Expense |
|--|----------------------------|
| Classified Employees' Retirement Fund | \$ 1,345,952 |
| Policemen's Pension Fund | 9,438,022 |
| Firefighters' Pension Fund | 8,491,529 |
| Custodians' and Mechanics' Retirement Fund | <u>(844,830)</u> |
| Total | <u>\$ 18,430,673</u> |

The following schedule presents the net position held in trust for pension benefits at June 30, 2019 and the changes in net position for the year then ended.

| | Pension Trust Funds | | | | Total |
|------------------------------------|--|---|---|---|-----------------------|
| | Classified Employees' Retirement Fund | Policemen's Pension Trust Fund | Firefighters' Pension Trust Fund | Custodians' and Mechanics' Retirement Fund | |
| Assets: | | | | | |
| Cash and cash equivalents | \$ 1,853,474 | \$ 1,749,999 | \$ 1,221,939 | \$ 763,625 | \$ 5,589,037 |
| Investments, at fair value: | | | | | |
| U.S. government securities | | | 2,614,327 | | 2,614,327 |
| Corporate bonds | | | 3,115,196 | | 3,115,196 |
| Common and preferred equities | | | 64,579,180 | | 64,579,180 |
| Mutual funds | 224,409,928 | 124,962,074 | 14,465,471 | 72,771,877 | 436,609,350 |
| Alternative investment/Hedge funds | | 88,063,165 | 60,059,701 | | 148,122,866 |
| Total investments | <u>224,409,928</u> | <u>213,025,239</u> | <u>144,833,875</u> | <u>72,771,877</u> | <u>655,040,919</u> |
| Receivables | | | | | |
| Accounts | 84,629 | 38,321 | 29,314 | | 152,264 |
| Accrued interest and dividends | 5,629 | | 79,782 | 1,777 | 87,188 |
| Total assets | <u>226,353,660</u> | <u>214,813,559</u> | <u>146,164,910</u> | <u>73,537,279</u> | <u>660,869,408</u> |
| Liabilities: | | | | | |
| Accounts payable | | 67,732 | 96,242 | | 163,974 |
| Net Position: | | | | | |
| Restricted for Pension Benefits | <u>\$ 226,353,660</u> | <u>\$ 214,745,827</u> | <u>\$ 146,068,668</u> | <u>\$ 73,537,279</u> | <u>\$ 660,705,434</u> |

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

| | Pension Trust Funds | | | | Total |
|--|--|---|---|---|-----------------------|
| | Classified Employees' Retirement Fund | Policemen's Pension Trust Fund | Firefighters' Pension Trust Fund | Custodians' and Mechanics' Retirement Fund | |
| | | | | | |
| Additions: | | | | | |
| Contributions: | | | | | |
| Employer | \$ 7,864,000 | \$ 8,711,000 | \$ 8,069,000 | \$ 2,661,593 | \$ 27,305,593 |
| Plan members | <u>2,065,476</u> | <u>1,405,434</u> | <u>1,335,348</u> | <u>1,168,445</u> | <u>5,974,703</u> |
| Total contributions | <u>9,929,476</u> | <u>10,116,434</u> | <u>9,404,348</u> | <u>3,830,038</u> | <u>33,280,296</u> |
| Investment earnings: | | | | | |
| Net increase (decrease) in fair value of investments | 5,293,372 | | 8,150,823 | 2,143,784 | 15,587,979 |
| Interest and dividends | <u>4,852,828</u> | <u>4,735,448</u> | <u>1,967,451</u> | <u>1,548,840</u> | <u>13,104,567</u> |
| Total investment earnings | 10,146,200 | 4,735,448 | 10,118,274 | 3,692,624 | 28,692,546 |
| Less investment expenses: | | | | | |
| Investment management fees | <u>98,791</u> | <u>569,344</u> | <u>1,216,408</u> | <u>27,121</u> | <u>1,911,664</u> |
| Net investment income (loss) | <u>10,047,409</u> | <u>4,166,104</u> | <u>8,901,866</u> | <u>3,665,503</u> | <u>26,780,882</u> |
| Total additions | <u>19,976,885</u> | <u>14,282,538</u> | <u>18,306,214</u> | <u>7,495,541</u> | <u>60,061,178</u> |
| Deductions: | | | | | |
| Benefits | 16,506,669 | 15,342,795 | 10,814,856 | 3,169,213 | 45,833,533 |
| Administration | <u>181,027</u> | <u>303,264</u> | <u>128,344</u> | <u>81,330</u> | <u>693,965</u> |
| Total deductions | <u>16,687,696</u> | <u>15,646,059</u> | <u>10,943,200</u> | <u>3,250,543</u> | <u>46,527,498</u> |
| Change in net position | 3,289,189 | (1,363,521) | 7,363,014 | 4,244,998 | 13,533,680 |
| Net Position at Beginning of Year | <u>223,064,471</u> | <u>216,109,348</u> | <u>138,705,654</u> | <u>69,292,281</u> | <u>647,171,754</u> |
| Net Position at End of Year | <u>\$ 226,353,660</u> | <u>\$ 214,745,827</u> | <u>\$ 146,068,668</u> | <u>\$ 73,537,279</u> | <u>\$ 660,705,434</u> |

B. Defined Contribution Retirement Plans

Plan Description

The City has established defined contribution retirement plans for employees hired after certain specified dates in 2012 for all unions except Police, Fire, UAW and IUOE/Operations.

Pay Plan Employees

Per the Charter Section 47-1.2 certain elected, appointed and unclassified employees who hold a position in the City are considered Pay Plan Employees. These employees, who include the Mayor and his Cabinet members, shall be eligible for pension compensation in the form of a City match to the Pay Plan employees' Internal Revenue Service Section 457 plan account, pursuant to the terms of the Pay Plan. The cost of this program was approximately \$253,382 for fiscal year 2019.

C. Connecticut Teachers' Retirement System - Pension

Plan Description

Teachers, principals, superintendents or supervisors engaged in service of public schools are provided with pensions through the Connecticut State Teachers' Retirement System, a cost sharing multiple-employer defined benefit pension plan administered by the Teachers Retirement Board. Chapter 167a of the State Statutes grants authority to establish and amend the benefit terms to the Teachers Retirement Board. The Teachers Retirement Board issues a publicly available financial report that can be obtained at www.ct.gov.

Benefit Provisions

The plan provides retirement, disability and death benefits. Employees are eligible to retire at age 60 with 20 years of credited service in Connecticut, or 35 years of credited service including at least 25 years of service in Connecticut.

Normal Retirement

Retirement benefits for employees are calculated as 2% of the average annual salary times the years of credited service (maximum benefit is 75% of average annual salary during the 3 years of highest salary).

Early Retirement

Employees are eligible after 25 years of credited service including 20 years of Connecticut service, or age 55 with 20 years of credited service including 15 years of Connecticut service with reduced benefit amounts.

Disability Retirement

Employees are eligible for service-related disability benefits regardless of length of service. Five years of credited service is required for nonservice-related disability eligibility. Disability benefits are calculated as 2% of average annual salary times credited service to date of disability, but not less than 15% of average annual salary, nor more than 50% of average annual salary.

Contributions

Per Connecticut General Statutes Section 10-183z (which reflects Public Act 79-436 as amended), contribution requirements of active employees and the State of Connecticut are approved, amended and certified by the State Teachers Retirement Board and appropriated by the General Assembly.

Employer (School Districts)

School District employers are not required to make contributions to the plan.

The statutes require the State of Connecticut to contribute 100% of each school districts' required contributions, which are actuarially determined as an amount that, when combined with employee contributions, is expected to finance the costs of the benefits earned by employees during the year, with any additional amount to finance any unfunded accrued liability.

Employees

Effective July 1, 1992, each teacher is required to contribute 6% of salary for the pension benefit.

Effective January 1, 2018, the required contribution increased to 7% of pensionable salary.

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2019, the City reports no amounts for its proportionate share of the net pension liability, and related deferred outflows and inflows, due to the statutory requirement that the State pay 100% of the required contribution. The amount recognized by the City as its proportionate share of the net pension liability, the related state support, and the total portion of the net pension liability that was associated with the City were as follows:

| | | |
|---|----|---------------------------|
| City's proportionate share of the net pension liability | \$ | - |
| State's proportionate share of the net pension liability associated with the City | | <u>446,863,667</u> |
| Total | \$ | <u><u>446,863,667</u></u> |

The net pension liability was measured as of June 30, 2018, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2018. At June 30, 2019, the City has no proportionate share of the net pension liability.

For the year ended June 30, 2019, the City recognized pension expense and revenue of \$50,152,550 in Exhibit II.

Actuarial Assumptions

The total pension liability was determined by an actuarial valuation as of June 30, 2018, using the following actuarial assumptions, applied to all periods included in the measurement:

| | |
|---------------------------|--|
| Inflation | 2.75% |
| Salary increase | 3.25-6.50%, including inflation |
| Investment rate of return | 8.00%, net of pension plan investment expense, including inflation |

Mortality rates were based on the RPH-2014 White Collar table with employee and annuitant rates blended from ages 50 to 80, projected to the year 2020 using the BB improvement scale, and further adjusted to grade in increased rates (5% for females and 8% for males) over age 80 for the period after service retirement and for dependent beneficiaries as well as for active members. The RPH-2014 Disabled Mortality Table projected to 2017 with Scale BB is used for the period after disability retirement.

The actuarial assumptions used in the June 30, 2018 valuation were based on the results of an actuarial experience study for the period July 1, 2010 - June 30, 2015.

For teachers who retired prior to September 1, 1992, pension benefit adjustments are made in accordance with increases in the Consumer Price Index, with a minimum of 3% and a maximum of 5% per annum.

For teachers who were members of the Teachers' Retirement System before July 1, 2007 and retire on or after September 1, 1992, pension benefit adjustments are made that are consistent with those provided for Social Security benefits on January 1 of the year granted, with a maximum of 6% per annum. If the return on assets in the previous year was less than 8.5%, the maximum increase is 1.5%.

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

For teachers who were members of the Teachers' Retirement System after July 1, 2007, pension benefit adjustments are made that are consistent with those provided for Social Security benefits on January 1 of the year granted, with a maximum of 5% per annum. If the return on assets in the previous year was less than 11.5%, the maximum increase is 3%, and if the return on the assets in the previous year was less than 8.5%, the maximum increase is 1.0%.

The long-term expected rate of return on pension plan investments was determined using a log-normal distribution analysis in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target asset allocation and best estimates of arithmetic real rates of return for each major class are summarized in the following table:

| <u>Asset Class</u> | <u>Target Allocation</u> | <u>Long-Term Expected Real Rate of Return</u> |
|-----------------------------|--------------------------|---|
| Large cap U.S. equities | 21.0 % | 5.8 % |
| Developed non-U.S. equities | 18.0 | 6.6 |
| Emerging markets (non-U.S.) | 9.0 | 8.3 |
| Core fixed income | 7.0 | 1.3 |
| Inflation linked bond fund | 3.0 | 1.0 |
| Emerging market bond | 5.0 | 3.7 |
| High yield bonds | 5.0 | 3.9 |
| Real estate | 7.0 | 5.1 |
| Private equity | 11.0 | 7.6 |
| Alternative investments | 8.0 | 4.1 |
| Liquidity fund | 6.0 | 0.4 |
| Total | <u>100.0 %</u> | |

Discount Rate

The discount rate used by the State of Connecticut to measure the total pension liability was 8.00%. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that State contributions will be made at the actuarially determined contribution rates in the future years. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The City's proportionate share of the net pension liability is \$-0- and, therefore, the change in the discount rate would only impact the amount recorded by the State of Connecticut.

Other Information

Additional information is included in the required supplementary information section of the financial statements. A schedule of contributions is not presented as the City has no obligation to contribute to the plan.

9. OTHER POST-EMPLOYMENT BENEFITS

A. OPEB Trust

In addition to providing pension benefits, the City provides certain health care benefits for retired employees through a single employer defined benefit plan. The various collective bargaining agreements stipulate the employees' covered and the percentage of contribution, if any, to the cost of health care benefits. Contributions by the City may vary according to length of service. The cost of providing post-employment health care benefits is shared between the City and the retired employee. Substantially all of the City's employees may become eligible for these benefits if they reach normal retirement age while working for the City. The cost of retiree health care benefits is recognized as an expenditure as claims are paid.

Actuarial valuations for the OPEB Trust involve estimates of the value of reported amounts and assumptions about the probability of events far into the future. These amounts are subject to continual revision as results are compared to past expectations and new estimates are made about the future. Calculations are based on the OPEB benefits provided under the terms of the substantive plan in effect at the time of each valuation and on the pattern of sharing of costs between the employer and plan members to that point. In addition, the assumptions and projections utilized do not explicitly incorporate the potential effects of legal or contractual funding limitations on the pattern of cost sharing between the employer and plan members in the future. The actuarial calculations of the OPEB Trust reflect a long-term perspective.

City ordinances require the OPEB Trust be managed by a board of trustees (fifteen (15) in total) consisting of the Mayor, Director of Human Resources, Director of Administration, Controller, President of the Board of Education (or his/her designee), Superintendent of Schools, Chief Operating Officer of the Board of Education, representatives of the each of the City's four (4) pension plans, and two (2) designees each from the City's Board of Finance and Board of Representatives, respectively.

The number of participants as of June 30, 2019 was as follows:

| | Governmental Activities | Business- Type Activities | Total Primary Government |
|-------------------|------------------------------------|--|---|
| Retired Employees | 1,066 | 13 | 1,079 |
| Active Employees | 3,252 | 28 | 3,280 |
| | <u>4,318</u> | <u>41</u> | <u>4,359</u> |

Investments

Investment Policy

The OPEB Trust has established an investment policy that it has made available to the outside investment advisor for the trust. The policy includes asset allocation targets, performance measures and other criteria for manager or fund selection, rebalancing provisions, overall expected return targets, and maintaining sufficient liquidity to meet benefit payout requirements. Amendments to the trust investment policy can be made by majority vote of the board.

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

Employee Contributions

Effective July 1, 2016, all active police employees shall contribute one percent (1%) of the Top step patrol rate for each payroll period into the OPEB Trust to fund retiree health benefit costs. These contributions will be discontinued after reaching thirty (30) years of service.

Rate of Return

For the year ended June 30, 2019, the annual money-weighted rate of return on investments, net of investment expense, was 4.84%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Net OPEB Liability of the City

The City’s net OPEB liability was measured as of June 30, 2019. The components of the net OPEB liability of the City at June 30, 2019 were as follows:

| | |
|--|-----------------------|
| Total OPEB liability | \$ 425,579,474 |
| Plan fiduciary net position | <u>139,486,805</u> |
| Net OPEB Liability | <u>\$ 286,092,669</u> |
| Plan fiduciary net position as a percentage of the total OPEB liability | 32.78% |

Actuarial Assumptions

The total OPEB liability was determined by an actuarial valuation as of July 1, 2018, using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

| | |
|-----------------------------|---|
| Inflation | 2.60% |
| Salary increases | 2.60% |
| Investment rate of return | 7.1% |
| Healthcare cost trend rates | Pre-65: 4.4% - 4.2% over 67 years Post-65: 5.9% - 4.2% over 55 years |

| | |
|------------------------------|--|
| Mortality | |
| Classified Employees': | RP-2000 Mortality Table with separate male and female rates, with 50% blue collar adjustment and 50% no collar adjustment, combined table for non-annuitants and annuitants, projected to the valuation date with Scale BB |
| Police, Fire and Custodians: | RP-2000 Mortality Table with separate male and female rates, with blue collar adjustment, combined table for non-annuitants and annuitants, projected to the valuation date with Scale BB |

Full actuarial experience studies have not been completed.

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

The long-term expected rate of return on OPEB plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset as of June 30, 2019 are summarized in the following table:

| <u>Asset Class</u> | <u>Target Allocation</u> | <u>Long-Term Expected Real Rate of Return</u> |
|---------------------------------------|------------------------------|---|
| Domestic Large Cap | 32.60 % | 4.33 % |
| International Developed Equity | 27.50 | 5.55 |
| Core Fixed income | 16.70 | 2.40 |
| International Emerging Markets Equity | 7.00 | 7.88 |
| High Yield Fixed income | 5.50 | 4.29 |
| Global Fixed income | 5.50 | 0.75 |
| Domestic Small Cap | <u>5.20</u> | 5.56 |
| Total Allocation | <u><u>100.00 %</u></u> | |

Discount Rate

The discount rate used to measure the total OPEB liability was 7.10%. The projection of cash flows used to determine the discount rate assumed that City contributions will be made at rates equal to the actuarially determined contribution rates. Based on those assumptions, the OPEB plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on OPEB plan investments was applied to all periods of projected benefit payments to determine the total OPEB liability.

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

Changes in the Net OPEB Liability

| | Increase (Decrease) | | |
|--|---|--|---|
| | Total OPEB Liability (a) | Plan Fiduciary Net Position (b) | Net OPEB Liability (a)-(b) |
| Balances as of July 1, 2018 | \$ 364,157,076 | \$ 116,316,787 | \$ 247,840,289 |
| Changes for the year: | | | |
| Service cost | 8,509,945 | | 8,509,945 |
| Interest on total OPEB liability | 26,541,391 | | 26,541,391 |
| Effect of plan changes | 27,035,922 | | 27,035,922 |
| Effect of economic/demographic gains or losses | (17,844,234) | | (17,844,234) |
| Effect of assumptions changes or inputs | 28,643,561 | | 28,643,561 |
| Employer contributions | | 27,665,000 | (27,665,000) |
| Member contributions | | 188,609 | (188,609) |
| TRB Subsidy | | 110,978 | (110,978) |
| Net investment income (loss) | | 6,693,568 | (6,693,568) |
| Benefit payments | (11,464,187) | (11,464,187) | - |
| Administrative expenses | | (23,950) | 23,950 |
| Net Changes | <u>61,422,398</u> | <u>23,170,018</u> | <u>38,252,380</u> |
| Balances as of June 30, 2019 | <u>\$ 425,579,474</u> | <u>\$ 139,486,805</u> | <u>\$ 286,092,669</u> |

Sensitivity of the Net OPEB Liability to Changes in the Discount Rate

The following presents the net OPEB liability of the City, as well as what the City's net OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower or 1 percentage point higher than the current discount rate:

| | 1% Decrease to 6.10% | Current Discount Rate 7.10% | 1% Increase to 8.10% |
|--------------------|---------------------------------|--|---------------------------------|
| Net OPEB Liability | \$ <u>348,861,716</u> | \$ <u>286,092,669</u> | \$ <u>235,347,061</u> |

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

Sensitivity of the Net OPEB Liability to Changes in the Healthcare Cost Trend Rates

The OPEB liability of the City was calculated using the following healthcare trend rates:

- Pre-65: 4.40% - 4.20% over 67 years
- Post-65: 5.90% - 4.20% over 55 years
- Rate of increase for Part B reimbursements: 2.60%

The following presents the net OPEB liability of the City, as well as what the City's net OPEB liability would be if it were calculated using healthcare cost trend rates that are 1 percentage point lower or 1 percentage point higher than the current healthcare cost trend rates:

| | <u>1% Decrease</u> | <u>Healthcare Cost Trend Rates</u> | <u>1% Increase</u> |
|--------------------|-----------------------|--|-----------------------|
| Net OPEB Liability | \$ <u>227,579,916</u> | \$ <u>286,092,669</u> | \$ <u>359,661,119</u> |

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended June 30, 2019, the City recognized OPEB expense of \$53,279,755 (including \$908,999 reported for WPCA). At June 30, 2019, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

| | <u>Deferred Outflows of Resources</u> | <u>Deferred Inflows of Resources</u> |
|--|---|--|
| Differences between expected and actual experience | \$ | \$ 41,744,742 |
| Changes of assumptions | 42,601,862 | |
| Net difference between projected and actual earnings | <u>1,811,267</u> | <u>1,130,708</u> |
| Total | <u>\$ 44,413,129</u> | <u>\$ 42,875,450</u> |

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year Ending June 30,

| | | |
|------------|----|-----------|
| 2020 | \$ | 425,786 |
| 2021 | | 425,786 |
| 2022 | | 425,787 |
| 2023 | | 802,688 |
| 2024 | | 349,872 |
| Thereafter | | (892,240) |

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

The following schedules present the net position held in trust for OPEB benefits at June 30, 2019 and the changes in net position for the year ended:

OPEB Trust Fund

Statement of Net Position

| | |
|------------------------------|------------------------|
| Assets: | |
| Cash and cash equivalents | \$ 4,099,639 |
| Investments, at fair value: | |
| Mutual funds | 136,018,112 |
| Receivables: | |
| Accounts | <u>623,929</u> |
| Total assets | <u>140,741,680</u> |
| Liabilities: | |
| Accounts payable | 606,331 |
| Claims payable | <u>648,544</u> |
| Total Liabilities | <u>1,254,875</u> |
| Net Position: | |
| Restricted for OPEB Benefits | <u>\$ 139,486,805</u> |

Statement of Changes in Net Position

| | |
|--|-----------------------|
| Additions: | |
| Contributions: | |
| Employer | \$ 27,665,000 |
| Plan members | 188,609 |
| Other revenue | <u>110,978</u> |
| Total contributions | <u>27,964,587</u> |
| Investment earnings: | |
| Net increase (decrease) in fair value of investments | 3,120,565 |
| Interest and dividends | <u>3,590,586</u> |
| Total investment earnings | 6,711,151 |
| Less investment expenses: | |
| Investment management fees | <u>17,583</u> |
| Net investment income (loss) | <u>6,693,568</u> |
| Total additions | <u>34,658,155</u> |
| Deductions: | |
| Benefits | 11,464,187 |
| Administration | <u>23,950</u> |
| Total deductions | <u>11,488,137</u> |
| Change in net position | 23,170,018 |
| Net Position at Beginning of Year | <u>116,316,787</u> |
| Net Position at End of Year | <u>\$ 139,486,805</u> |

B. Other Post-Employment Benefit - Connecticut State Teachers Retirement Plan

Plan Description

Teachers, principals, superintendents or supervisors engaged in service of public schools plus professional employees at State Schools of higher education are eligible to participate in the Connecticut State Teachers' Retirement System Retiree Health Insurance Plan (TRS-RHIP), a cost sharing multiple-employer defined benefit other post employment benefit plan administered by the Teachers' Retirement Board (TRB), if they choose to be covered.

Chapter 167a of the State Statutes grants authority to establish and amend the benefit terms to the TRB. TRS-RHIP issues a publicly available financial report that can be obtained at www.ct.gov/trb.

Benefit Provisions

There are two types of the health care benefits offered through the system. Subsidized Local School District Coverage provides a subsidy paid to members still receiving coverage through their former employer and the CTRB Sponsored Medicare Supplement Plans provide coverage for those participating in Medicare but not receiving Subsidized Local School District Coverage.

Any member who is not currently participating in Medicare Parts A & B is eligible to continue health care coverage with their former employer. A subsidy of up to \$110 per month for a retired member plus an additional \$110 per month for a spouse enrolled in a local school district plan is provided to the school district to first offset the retiree's share of the cost of coverage, and any remaining portion is used to offset the district's cost. The subsidy amount is set by statute and has not increased since July 1996. A subsidy amount of \$220 per month may be paid for a retired member, spouse or the surviving spouse of a member who has attained the normal retirement age to participate in Medicare, is not eligible for Part A of Medicare without cost and contributes at least \$220 per month towards coverage under a local school district plan.

Any member who is currently participating in Medicare Parts A & B is eligible to either continue health care coverage with their former employer, if offered, or enroll in the plan sponsored by the System. If they elect to remain in the plan with their former employer, the same subsidies as above will be paid to offset the cost of coverage.

If a member participating in Medicare Parts A & B so elects, they may enroll in one of the CTRB Sponsored Medicare Supplement Plans. Effective July 1, 2018, the System added a Medicare Advantage Plan option. Active members, retirees and the State pay equally toward the cost of the basic coverage (medical and prescription drug benefits) under the Medicare Advantage Plan. Retired members who choose to enroll in the Medicare Supplement Plan are responsible for the full difference in the premium cost between the two plans. Additionally, effective July 1, 2018, retired members who cancel their health care coverage or elect to not enroll in a CTRB sponsored health care coverage option must wait two years to re-enroll.

Survivor Health Care Coverage

Survivors of former employees or retirees remain eligible to participate in the plan and continue to be eligible to receive either the \$110 monthly subsidy or participate in the TRB-Sponsored Medicare Supplement Plans, as long as they do not remarry.

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

Eligibility

Any member who is currently receiving a retirement or disability benefit is eligible to participate in the plan.

Credited Service

One month for each month of service as a teacher in Connecticut public schools, maximum 10 months for each school year. Ten months of credited service constitutes one year of Credited Service. Certain other types of teaching services, State employment, or wartime military service may be purchased prior to retirement if the member pays one-half the cost.

Normal Retirement

Age 60 with 20 years of Credited Service in Connecticut, or 35 years of Credited Service including at least 25 years of service in Connecticut.

Early Retirement

Age 55 with 20 years of Credited Service including 15 years of Connecticut service, or 25 years of Credited Service including 20 years of Connecticut service.

Proratable Retirement

Age 60 with 10 years of Credited Service.

Disability Retirement

No service requirement if incurred in the performance of duty, and 5 years of Credited Service in Connecticut if not incurred in the performance of duty.

Termination of Employment

Ten or more years of Credited Service.

Contributions

State of Connecticut

Per Connecticut General Statutes Section 10-183z, contribution requirements of active employees and the State of Connecticut are approved, amended and certified by the State Teachers' Retirement Board and appropriated by the General Assembly. The State contributions are not currently actuarially funded. The State appropriates from the General Fund one third of the annual costs of the Plan. Administrative costs of the Plan are financed by the State. Based upon Chapter 167a, Subsection D of Section 10-183t of the Connecticut statutes, it is assumed the State will pay for any long-term shortfall arising from insufficient active member contributions.

Employer (School Districts)

School District employers are not required to make contributions to the plan.

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

Employees

Each member is required to contribute 1.25% of their annual salary up to \$500,000. Contributions in excess of \$500,000 will be credited to the Retiree Health Insurance Plan.

OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

At June 30, 2019, the City reports no amounts for its proportionate share of the net OPEB liability, and related deferred outflows and inflows, due to the statutory requirement that the State pay 100% of the required contribution. The amount recognized by the City as its proportionate share of the net OPEB liability, the related State support and the total portion of the net OPEB liability that was associated with the City was as follows:

| | |
|--|----------------------|
| City's proportionate share of the net OPEB liability | \$ - |
| State's proportionate share of the net OPEB liability associated with the City | <u>89,330,847</u> |
| Total | <u>\$ 89,330,847</u> |

The net OPEB liability was measured as of June 30, 2018, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as June 30, 2018. At June 30, 2019, the City has no proportionate share of the net OPEB liability.

For the year ended June 30, 2019, the City experienced a reduction in OPEB expense and revenue of \$29,675,655 in Exhibit II.

Actuarial Assumptions

The total OPEB liability was determined by an actuarial valuation as of June 30, 2018, using the following actuarial assumptions, applied to all periods included in the measurement:

| | |
|---|---|
| Inflation | 2.75% |
| Healthcare costs trend rate | |
| Pre-Medicare | 5.95% decreasing to 4.75% by 2025 |
| Medicare | 5.00% decreasing to 4.75% by 2028 |
| Salary increases | 3.25-6.50%, including inflation |
| Investment rate of return | 3.00%, net of OPEB plan investment expense, including inflation |
| Year fund net position will be depleted | 2019 |

Mortality rates were based on the RPH-2014 White Collar table with employee and annuitant rates blended from ages 50 to 80, projected to the year 2020 using the BB improvement scale, and further adjusted to grade in increases (5% for females and 8% for males) over age 80. For disabled retirees, mortality rates were based on the RPH-2014 Disabled Mortality Table projected to 2020 using the BB improvement scale.

The actuarial assumptions used in the June 30, 2018 valuation were based on the results of an actuarial experience study for the period July 1, 2010 - June 30, 2015.

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

The long-term expected rate of return on plan assets is reviewed as part of the GASB 75 valuation process. Several factors are considered in evaluating the long-term rate of return assumption, including the plan's current asset allocations and a log-normal distribution analysis using the best-estimate ranges of expected future real rates of return (expected return, net investment expense and inflation) for each major asset class. The long-term expected rate of return was determined by weighting the expected future real rates of return by the target asset allocation percentage and then adding expected inflation. The assumption is not expected to change absent a significant change in the asset allocation, a change in the inflation assumption, or a fundamental change in the market that alters expected returns in future years. The plan is 100% invested in U.S. Treasuries (Cash Equivalents) for which the expected 10-Year Geometric Real Rate of Return is (0.27%).

Discount Rate

The discount rate used to measure the total OPEB liability was 3.87%. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current member contribution rate and that contributions for future plan members were used to reduce the estimated amount of total service costs for future plan members. No future State contributions were assumed to be made. Based on those assumptions, the OPEB plan's fiduciary net position was projected to be depleted in 2019 and, as a result, the Municipal Bond Index Rate was used in the determination.

Sensitivity of the Net OPEB Liability to Changes in the Health Care Cost Trend Rate and the Discount Rate

The City's proportionate share of the net OPEB liability is \$-0- and, therefore, the change in the health care cost trend rate or the discount rate would only impact the amount recorded by the State of Connecticut.

Other Information

Additional information is included in the required supplementary information section of the financial statements. A schedule of contributions is not presented as the City has no obligation to contribute to the plan. Detailed information about the Connecticut State Teachers OPEB Plan fiduciary net position is available in the separately issued State of Connecticut Comprehensive Annual Financial Report at www.ct.gov.

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

10. FUND BALANCE

The components of fund balance for the governmental funds as of June 30, 2019 are as follows:

| | <u>General Fund</u> | <u>Capital Projects Fund</u> | <u>Mill River Capital Projects Fund</u> | <u>Debt Service Fund</u> | <u>Nonmajor Governmental Funds</u> | <u>Total</u> |
|---|-------------------------|--------------------------------------|---|----------------------------------|--|-----------------------|
| Nonspendable: | | | | | | |
| Prepaid expenditures | \$ | \$ | \$ | \$ | \$ 2,090 | \$ 2,090 |
| Inventories | | 17,138 | | | 53,361 | 70,499 |
| Advances | | 4,506,349 | | | | 4,506,349 |
| Total nonspendable | | <u>4,523,487</u> | <u>-</u> | <u>-</u> | <u>55,451</u> | <u>4,578,938</u> |
| Restricted for: | | | | | | |
| Long-term loans and accounts receivable | | 7,936,606 | | | | 7,936,606 |
| Capital projects | | 25,900,864 | | | 9,028,217 | 34,929,081 |
| Advances | | 2,360,161 | | | | 2,360,161 |
| Debt service | | | | 20,979,430 | | 20,979,430 |
| Stamford Community Development Program | | | | | 206,793 | 206,793 |
| Town aid highway | | | | | 268,133 | 268,133 |
| Drug asset forfeiture | | | | | 323,969 | 323,969 |
| Educational grants program | | | | | 139,024 | 139,024 |
| BOE Food service program | | | | | 82,043 | 82,043 |
| Other grants program | | | | | 1,498,889 | 1,498,889 |
| Total restricted | | <u>-</u> | <u>-</u> | <u>20,979,430</u> | <u>11,547,068</u> | <u>68,724,129</u> |
| Committed to: | | | | | | |
| Rainy Day purposes | | 500,000 | | | | 500,000 |
| Capital nonrecurring - City | | 12,250,000 | | | | 12,250,000 |
| Short-term capital - BOE | | 3,000 | | | | 3,000 |
| Risk management fund for H&H | | 1,500,000 | | | | 1,500,000 |
| Storm loss reimbursement | | 1,612,449 | | | | 1,612,449 |
| Compliance with Federal mandates | | 105,000 | | | | 105,000 |
| Total committed | | <u>15,970,449</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>15,970,449</u> |
| Assigned to: | | | | | | |
| Governmental services encumbrances | | 27,061 | | | | 27,061 |
| Administration encumbrances | | 180,872 | | | | 180,872 |
| Legal affairs encumbrances | | 154,834 | | | | 154,834 |
| Public safety encumbrances | | 685,727 | | | | 685,727 |
| Health and welfare encumbrances | | 34,745 | | | | 34,745 |
| Community services encumbrances | | 24,711 | | | | 24,711 |
| Operations encumbrances | | 419,053 | | | | 419,053 |
| Board of Education encumbrances | | 276,301 | | | | 276,301 |
| Future obligations of the City | | 2,098,118 | | | | 2,098,118 |
| Rainy Day purposes | | 25,878,225 | | | | 25,878,225 |
| Dog license | | | | | 378,203 | 378,203 |
| Police extra duty | | | | | 657,145 | 657,145 |
| School building use | | | | | 22,527 | 22,527 |
| Continuing education | | | | | 121,583 | 121,583 |
| Parking | | | | | 2,813,147 | 2,813,147 |
| Greater Stamford transit district | | | | | 109,996 | 109,996 |
| Anti-Blight | | | | | 781,047 | 781,047 |
| Total assigned | | <u>29,779,647</u> | <u>-</u> | <u>-</u> | <u>4,883,648</u> | <u>34,663,295</u> |
| Unassigned | | <u>1,310,718</u> | <u>(2,847,479)</u> | | | <u>(1,536,761)</u> |
| Total Fund Balances | \$ | <u>\$ 51,584,301</u> | \$ <u>(2,847,479)</u> | \$ <u>20,979,430</u> | \$ <u>16,486,167</u> | \$ <u>122,400,050</u> |

Certain elements of fund balance are described above. Those additional elements which are not reflected in the statement of net position but are reported in the governmental funds balance sheet are described below:

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

Prepaid expenditures have been provided to account for certain payments made in advance. The amount is classified as nonspendable to indicate that funds are not available for appropriation or expenditure even though they are a component of current assets.

Inventories in the BOE Food Service Program and the Continuing Education funds have been classified as nonspendable to indicate that a portion of fund balance is not available for expenditure because the asset is in the form of commodities and the City anticipates utilizing them in the normal course of operations.

Advances have been established to indicate the long-term nature of funds advanced to the OTHRA enterprise fund. These funds do not represent available spendable resources even though they are a component of current assets.

Long-term loans and accounts receivable represent funds set aside to indicate the long-term nature of amounts due from the OTHRA enterprise fund.

Encumbrances are assigned and represent the City’s intention to honor the contracts in process at year-end. The subsequent year’s appropriation will be amended to provide authority to complete the transactions.

Unassigned fund balance in the General Fund represents amounts not classified as nonspendable, restricted, committed or assigned.

Committed

The City Charter provides that a current year surplus or deficit must be applied to or funded in subsequent operating budgets or an operating reserve fund (Rainy Day purposes). In fiscal 2019, revenues and transfers in exceeded expenditures and transfers out by \$14,833,431. In addition, \$901,041 of unexpended prior year encumbrances were also returned to the fund balance. These were offset by the increase in fund balance assigned for future obligations of the City of \$1,319,291. The anticipated use of the amount available from current year’s operations of \$14,415,181 is as follows:

| | |
|------------------------------|----------------------|
| Rainy Day purposes | \$ 500,000 |
| Capital Nonrecurring - City | 11,500,000 |
| Short-term capital - BOE | 3,000 |
| Risk management fund for H&H | 1,500,000 |
| Unassigned fund balance | <u>912,181</u> |
| | <u>\$ 14,415,181</u> |

11. SIGNIFICANT CONTINGENCIES

A. Litigation

The City is a defendant in numerous pending disputed tax assessment proceedings, the results of which cannot be determined at this time. Any future refunds resulting from adverse settlements will be funded in the year in which the payments are made. The City has accrued \$1,584,103 for tax appeals associated with the latest property revaluations in the Disputed Assessments Internal Service Fund.

CITY OF STAMFORD, CONNECTICUT NOTES TO FINANCIAL STATEMENTS

The City is a defendant in various lawsuits including personal injury, property damage, civil rights violations and other miscellaneous claims. For certain of these cases, where it is probable that a liability has been incurred and the amount of the loss can be reasonably estimated, a loss contingency has been accrued for in the Risk Management Internal Service Fund of \$3,030,000. Based upon the advice of the City Corporation Counsel, management believes that the ultimate resolution of these matters will not have a material adverse effect on the financial statements of the City.

B. Contingencies

The City participates in various federal and state grant programs. These programs are subject to program compliance audits pursuant to the Federal and State Single Audit Acts. The amount of expenditures which may be disallowed by the granting agencies cannot be determined at this time, although the City anticipates such amounts, if any, to be immaterial.

C. Risk Management

The City is exposed to various risks of loss related to torts, theft or impairment to assets, errors and omissions, injury to employees, natural disasters, and tax appeals.

The City is self-insured per claim for up to \$1,000,000 for general and auto liability, \$1,000,000 for public officials' liability and \$100,000 for most property losses. The City also carries an umbrella policy with limits of \$15 million per occurrence. The City purchases commercial insurance for claims in excess of these retentions. The City records expenditures for heart and hypertension claims in the government-wide financial statements.

It is the City's policy to self-insure for employee health insurance coverage up to \$300,000 per individual for City employees. These amounts are recorded in the City Medical Internal Service funds. Heart and hypertension claims for police officers and firefighters are covered, as required by State Statute.

The Board of Education employees are fully-insured under the Connecticut Partnership 2.0 plan, which is administered through the State Comptroller to Connecticut municipalities. These amounts are recorded in the Board of Education Medical Internal Service Fund.

The City is self-insured for workers' compensation claims for up to \$1,500,000 per claim. For certain of these cases, where it is probable that a liability has been incurred and the amount of the loss can be reasonably estimated, a loss contingency has been accrued for in the Risk Management Internal Service Fund of \$33,069,000. Costs relating to the litigation of claims are charged to expenditures as incurred.

There have been no significant reductions in insurance coverage from coverage in prior years. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years.

D. Risks and Uncertainties

The City invests in various securities, including commercial paper, government-sponsored enterprises, and alternative investments. Investment securities, in general, are exposed to various risks, such as interest rate, credit and overall market volatility. The ongoing credit and liquidity crisis in the United States and throughout the global financial systems has resulted in substantial volatility in financial markets and the banking system. This and other economic events have had a significant adverse impact on investment portfolios. Due to the level of risks associated with certain investment securities, it is reasonably possible that changes in the values of investment securities will occur in the near term and that such change could materially affect the amounts reported in the statements of financial position and activities.

**CITY OF STAMFORD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS**

In the original financial plan for OTHRA, it was anticipated that the real property owned and developed by OTHRA would be leased to a minority owner of QALICB for \$348,000 per annum, who would sublease the real property to unrelated third-party tenants generating net rental income to support rental payments to OTHRA. During the year ended June 30, 2019, subtenants generated rental income of approximately \$736,253. As long as OTHRA is not generating sufficient rental income to cover its operating costs and debt service requirements, the City, through Old Town Hall Manager, Inc., is responsible for covering these costs. As of June 30, 2019, the City advanced OTHRA \$5,078,190 to support operations and capital improvements of the real property. No provision has been made in the accompanying financial statements for losses that might be incurred by the City, if any, in connection with OTHRA.

12. TAX ABATEMENTS


As of June 30, 2019, the City provides tax abatements through Connecticut Enterprise Zone Program. The Connecticut Enterprise Zone (EZ) Program provides real property tax abatements to encourage economic development in designated areas within a Targeted Investment Community of which the City has been designated, under Connecticut General Statutes Section 32-70. Eligible businesses include manufacturers, warehouse distributors and certain designated service-related business. An EZ business applicant must complete a preliminary application to determine if all eligibility criteria will be met. After the request of the preliminary application has been met, the business applicant is required to submit a formal application to the Department of Economic and Community Development. A five-year, 80% abatement of local property taxes on qualifying real and personal property, is subject to the property being new to the grand list of the municipality as a direct result of a business expansion or renovation project or, in the case of an existing building, having met the vacancy requirement. The property tax abatement is for a full five-year period and takes effect with the start of the first full assessment year following the issuance of a "Certificate of Eligibility." For the fiscal year ended June 30, 2019, taxes abated through this program total \$547636. There are no provisions to recapture abated taxes under this program. No other commitments have been made by the City to the abatement recipients under this program.

13. SUBSEQUENT EVENTS

On July 31, 2019, the City issued \$60,000,000 of General Obligation Bonds with a coupon rate between 1.7% and 5.0%. The proceeds of the bonds will be used to fund various general purpose projects and school construction projects authorized by the City.

On September 11, 2019 the City issued \$19,175,000 and \$8,360,000 of General Obligation Refunding Bonds (Series A and B) with a coupon rate between 3.0% and 4.0%. These bonds were issued to refund 2010 Series A - Taxable, 2010 Series B - Taxable and 2011 Series B bonds.

In August 2019, the SWPCA experienced an explosion resulting in the material destruction of equipment and damage to existing structures on the premises. Management intends to repair and upgrade the facility and equipment that was damaged during the event. Insurance proceeds in the amount of \$9 million are expected with \$1.0 million received in October 2019.



**REQUIRED
SUPPLEMENTARY
INFORMATION**

**CITY OF STAMFORD, CONNECTICUT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -
BUDGET AND ACTUAL - BUDGETARY BASIS - GENERAL FUND
FOR THE YEAR ENDED JUNE 30, 2019**

| | Budgeted Amounts | | Actual | Variance with Final Budget - Positive (Negative) |
|--|------------------|----------------|----------------|---|
| | Original | Final | | |
| Revenues: | | | | |
| Property taxes, interest, lien and contingencies \$ | 532,778,894 | \$ 532,778,894 | \$ 533,124,929 | \$ 346,035 |
| Intergovernmental | 14,414,255 | 14,414,255 | 17,220,959 | 2,806,704 |
| Charges for services | 17,799,688 | 25,049,688 | 28,666,569 | 3,616,881 |
| Interest and dividends | 1,000,000 | 1,000,000 | 1,772,468 | 772,468 |
| Change in fair market value | | | 506,078 | 506,078 |
| Other | 1,172,375 | 1,172,375 | 1,308,370 | 135,995 |
| Total revenues | 567,165,212 | 574,415,212 | 582,599,373 | 8,184,161 |
| Use of Fund Balance | | 4,371,161 | 4,371,161 | - |
| Total revenues and use of fund balance | 567,165,212 | 578,786,373 | 586,970,534 | 8,184,161 |
| Expenditures: | | | | |
| Current: | | | | |
| Governmental services | 4,925,095 | 5,000,889 | 4,753,355 | 247,534 |
| Administration | 10,221,532 | 10,196,532 | 9,781,026 | 415,506 |
| Legal affairs | 35,652,248 | 36,876,688 | 36,717,698 | 158,990 |
| Public safety | 120,040,353 | 119,819,196 | 117,469,572 | 2,349,624 |
| Health and welfare | 8,703,430 | 8,760,036 | 8,200,705 | 559,331 |
| Community services | 12,569,291 | 12,569,291 | 12,520,017 | 49,274 |
| Operations | 46,416,091 | 48,190,134 | 47,618,679 | 571,455 |
| Board of Education | 272,790,679 | 274,518,970 | 274,515,970 | 3,000 |
| Contingency | 6,500,000 | 2,693,176 | | 2,693,176 |
| Total expenditures | 517,818,719 | 518,624,912 | 511,577,022 | 7,047,890 |
| Excess of Revenues over Expenditures | 49,346,493 | 60,161,461 | 75,393,512 | 15,232,051 |
| Other Financing Sources (Uses): | | | | |
| Transfers in | 3,462,991 | 4,389,442 | 3,908,000 | (481,442) |
| Transfer out: | | | | |
| Debt Service Fund | (51,267,004) | (51,267,004) | (51,267,004) | - |
| Capital Projects Fund | | (278,474) | (278,474) | - |
| Capital Nonrecurring Fund | | (1,511,707) | (1,511,707) | - |
| Risk Management | | (250,000) | (250,000) | - |
| Grant Fund | (1,494,374) | (10,176,612) | (10,074,820) | 101,792 |
| Marinas Fund | (48,106) | (130,106) | (149,076) | (18,970) |
| Rainy Day Purposes | | (937,000) | (937,000) | - |
| Net other financing uses | (49,346,493) | (60,161,461) | (60,560,081) | (398,620) |
| Excess of Revenues and Other Sources over Expenditures and Other Uses | \$ - | \$ - | 14,833,431 | \$ 14,833,431 |
| Cancellation of prior year encumbrances | | | 901,041 | |
| Fund balance assigned for changes in: Future obligations of the City | | | (1,319,291) | |
| Amount available from current year operations | | | \$ 14,415,181 | |

(Continued on next page)

CITY OF STAMFORD, CONNECTICUT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -
BUDGET AND ACTUAL - BUDGETARY BASIS - GENERAL FUND (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2019

Reconciliation of Budgetary Revenues, Expenditures and Fund Balance to the
GAAP Revenues, Expenditures and Fund Balance:

| | Revenues and Other Financing Sources | Expenditures and Other Financing Uses | Fund Balance |
|---|---|--|-----------------------------|
| | <u> </u> | <u> </u> | <u> </u> |
| Balance, budgetary basis | \$ 591,779,575 | \$ 576,045,103 | \$ 23,700,932 |
| Encumbrances June 30, 2018 | | 1,452,619 | |
| Encumbrances June 30, 2019 | | (1,803,304) | 1,803,304 |
| Encumbrances cancelled | (901,041) | (901,041) | |
| Non budgetary items related to: | | | |
| Rainy Day Purposes: | | | |
| Beginning fund balance | | | 24,600,841 |
| Current year activities | 1,277,384 | | 1,277,384 |
| BOE Energy Reserve: | | | |
| Beginning fund balance | | | 201,840 |
| Current year activities | | | |
| Transfers in/out elimination | (937,000) | (937,000) | |
| Use of Fund Balance | (4,371,161) | | |
| On-behalf payments, paid by the State of Connecticut the Teachers' Retirement system | | | |
| Pension | 50,152,550 | 50,152,550 | |
| OPEB | (29,675,655) | (29,675,655) | |
| On-behalf payments, paid by the State of Connecticut to WIC and HIV recipients | <u>555,959</u> | <u>555,959</u> | |
| Balance, GAAP basis | <u>\$ 607,880,611</u> | <u>\$ 594,889,231</u> | <u>\$ 51,584,301</u> |

**CITY OF STAMFORD, CONNECTICUT
SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS
CLASSIFIED EMPLOYEES' RETIREMENT FUND
LAST SIX FISCAL YEARS ***

| | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 |
|--|---------------|---------------|---------------|---------------|---------------|---------------|
| Total pension liability: | | | | | | |
| Service cost | \$ 4,299,921 | \$ 4,568,292 | \$ 5,144,203 | \$ 5,018,705 | \$ 4,566,053 | \$ 4,433,061 |
| Interest | 19,928,898 | 19,322,395 | 19,364,883 | 18,876,464 | 18,755,559 | 18,090,605 |
| Effect of plan changes | (12,577,002) | (95,484) | (215,835) | | | |
| Effect of economic/demographic gains or losses | 238,074 | 4,366,782 | (5,450,130) | (2,027,851) | (8,199,467) | |
| Effect of assumptions changes or inputs | 1,716,698 | 7,532,767 | 1,343,336 | | 4,836,505 | |
| Benefit payments, including refunds of member contributions | (16,506,669) | (16,026,612) | (15,860,384) | (15,324,091) | (14,405,292) | (13,759,945) |
| Net change in total pension liability | (2,900,080) | 19,668,140 | 4,326,073 | 6,543,227 | 5,553,358 | 8,763,721 |
| Total pension liability - beginning | 280,600,216 | 260,932,076 | 256,606,003 | 250,062,776 | 244,509,418 | 235,745,697 |
| Total pension liability - ending | 277,700,136 | 280,600,216 | 260,932,076 | 256,606,003 | 250,062,776 | 244,509,418 |
| Plan fiduciary net position: | | | | | | |
| Contributions - employer | 7,864,000 | 6,348,000 | 5,923,000 | 6,388,000 | 6,799,000 | 6,504,000 |
| Contributions - member | 2,065,476 | 2,070,555 | 2,048,979 | 2,059,606 | 2,017,452 | 1,833,678 |
| Net investment income (loss) | 10,047,409 | 20,438,341 | 27,749,374 | (9,084,985) | 3,015,465 | 30,769,576 |
| Benefit payments, including refunds of member contributions | (16,506,669) | (16,026,612) | (15,860,384) | (15,324,091) | (14,405,292) | (13,759,945) |
| Administrative expense | (181,027) | (120,161) | (100,944) | (105,611) | (117,430) | (397,213) |
| Other | | | 39,054 | | | |
| Net change in plan fiduciary net position | 3,289,189 | 12,710,123 | 19,760,025 | (16,028,027) | (2,690,805) | 24,950,096 |
| Plan fiduciary net position - beginning | 223,064,471 | 210,354,348 | 190,594,323 | 206,622,350 | 209,313,155 | 184,363,059 |
| Plan fiduciary net position - ending | 226,353,660 | 223,064,471 | 210,354,348 | 190,594,323 | 206,622,350 | 209,313,155 |
| Net Pension Liability - Ending | \$ 51,346,476 | \$ 57,535,745 | \$ 50,577,728 | \$ 66,011,680 | \$ 43,440,426 | \$ 35,196,263 |
| Plan fiduciary net position as a percentage of the total pension liability | 81.51% | 79.50% | 80.62% | 74.28% | 82.63% | 85.61% |
| Covered payroll | \$ 42,277,750 | \$ 42,603,785 | \$ 40,776,678 | \$ 39,506,337 | \$ 44,213,643 | \$ 44,997,000 |
| Net pension liability as a percentage of covered payroll | 121.45% | 135.05% | 124.04% | 167.09% | 98.25% | 78.22% |
| Notes to Schedule | | | | | | |
| Assumption Changes: | | | | | | |
| Inflation | 2.60% | 2.75% | 2.75% | 3.00% | 3.00% | 3.00% |
| Investment rate of return | 7.10% | 7.20% | 7.50% | 7.63% | 7.63% | 7.75% |
| Salary increases - annually to project normal cost only | 2.60% | 2.75% | 2.75% | 3.00% | 3.00% | 3.00% |
| 2016: | | | | | | |
| <i>Difference between expected and actual experience:</i> In 2016, amounts reported as difference between expected and actual experience resulted primarily from census adjustment due to the closure of Smith House | | | | | | |

* Schedule is intended to show information for 10 years - additional years will be displayed as they become available

**CITY OF STAMFORD, CONNECTICUT
SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS
POLICEMEN'S PENSION TRUST
LAST SIX FISCAL YEARS ***

| | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 |
|--|---------------|---------------|---------------|---------------|---------------|---------------|
| Total pension liability: | | | | | | |
| Service cost | \$ 5,304,605 | \$ 5,176,399 | \$ 4,784,685 | \$ 4,539,800 | \$ 4,400,529 | \$ 4,272,359 |
| Interest | 19,054,378 | 18,392,422 | 18,693,625 | 18,039,262 | 17,449,743 | 16,709,145 |
| Effect of plan changes | (5,257,605) | (17,318) | (17,318) | | | |
| Effect of economic/demographic gains or losses | 3,950,577 | 368,828 | 537,450 | | (1,349,423) | |
| Effect of assumptions changes or inputs | 2,844,851 | | (4,088,924) | 3,084,827 | 2,952,505 | |
| Benefit payments, including refunds of member contributions | (15,342,795) | (14,417,321) | (13,782,624) | (12,714,828) | (11,641,732) | (11,468,644) |
| Net change in total pension liability | 10,554,011 | 9,520,328 | 6,126,894 | 12,949,061 | 11,811,622 | 9,512,860 |
| Total pension liability - beginning | 266,877,604 | 257,357,276 | 251,230,382 | 238,281,321 | 226,469,699 | 216,956,839 |
| Total pension liability - ending | 277,431,615 | 266,877,604 | 257,357,276 | 251,230,382 | 238,281,321 | 226,469,699 |
| Plan fiduciary net position: | | | | | | |
| Contributions - employer | 8,711,000 | 8,275,000 | 7,903,000 | 7,158,000 | 6,645,000 | 6,230,000 |
| Contributions - member | 1,405,434 | 1,369,773 | 1,302,140 | 1,479,977 | 1,210,332 | 1,250,143 |
| Net investment income (loss) | 4,166,104 | 18,688,574 | 20,375,655 | (4,249,153) | 8,404,116 | 25,799,439 |
| Benefit payments, including refunds of member contributions | (15,342,795) | (14,417,321) | (13,782,624) | (12,714,828) | (11,641,732) | (11,468,644) |
| Administrative expense | (303,264) | (300,014) | (249,825) | (303,738) | (228,492) | (82,936) |
| Net change in plan fiduciary net position | (1,363,521) | 13,616,012 | 15,548,346 | (8,629,742) | 4,389,224 | 21,728,002 |
| Plan fiduciary net position - beginning | 216,109,348 | 202,493,336 | 186,944,990 | 195,574,732 | 191,185,508 | 169,457,506 |
| Plan fiduciary net position - ending | 214,745,827 | 216,109,348 | 202,493,336 | 186,944,990 | 195,574,732 | 191,185,508 |
| Net Pension Liability - Ending | \$ 62,685,788 | \$ 50,768,256 | \$ 54,863,940 | \$ 64,285,392 | \$ 42,706,589 | \$ 35,284,191 |
| Plan fiduciary net position as a percentage of the total pension liability | 77.40% | 80.98% | 78.68% | 74.41% | 82.08% | 84.42% |
| Covered payroll | \$ 24,435,134 | \$ 22,968,568 | \$ 22,320,912 | \$ 23,328,220 | \$ 22,648,757 | \$ 21,994,000 |
| Net pension liability as a percentage of covered payroll | 256.54% | 221.13% | 245.80% | 275.57% | 188.56% | 160.43% |
| Notes to Schedule | | | | | | |
| Assumption Changes: | | | | | | |
| Inflation | 2.60% | 2.75% | 2.75% | 3.00% | 3.00% | 3.00% |
| Investment rate of return | 7.10% | 7.20% | 7.20% | 7.50% | 7.63% | 7.75% |
| Discount rate | 7.10% | 7.20% | 7.20% | 7.50% | 7.63% | 6.75% |
| Salary increases - annually to project normal cost only | 2.60% | 2.75% | 2.75% | 3.00% | 3.00% | 3.00% |
| Mortality: | | | | | | |
| RP-2000 Mortality Table with separate male and female rates, with blue collar adjustment, combined table for non-annuitants and annuitants, projected to the valuation date with Scale BB. | ** | ** | ** | ** | ** | ** |
| RP-2000 Mortality Table with separate male and female rates, with blue collar adjustment, combined table for non-annuitants and annuitants, projected to the valuation date with Scale AA. | | | | | | |
| RP-2000 Blue collar combined - Generational Mortality Table | | | | | | |

* Schedule is intended to show information for 10 years - additional years will be displayed as they become available

** Applicable for that particular year

**CITY OF STAMFORD, CONNECTICUT
SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS
FIREFIGHTERS' PENSION TRUST
LAST SIX FISCAL YEARS ***

| | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 |
|--|---------------|---------------|---------------|---------------|---------------|---------------|
| Total pension liability: | | | | | | |
| Service cost | \$ 4,027,918 | \$ 3,798,387 | \$ 3,555,727 | \$ 3,468,981 | \$ 3,053,426 | \$ 2,964,491 |
| Interest | 14,576,235 | 13,816,473 | 12,778,225 | 12,339,942 | 12,773,960 | 12,287,263 |
| Effect of plan changes | (4,077,272) | | | | (4,349,248) | |
| Effect of economic/demographic gains or losses | 3,543,640 | 3,543,971 | 4,684,643 | | 2,792,894 | |
| Effect of assumptions changes or inputs | 2,407,116 | 1,137,658 | 3,441,972 | | (9,168,689) | (8,956,725) |
| Benefit payments, including refunds of member contributions | (10,814,856) | (10,490,257) | (10,278,617) | (9,436,881) | | |
| Net change in total pension liability | 9,662,781 | 11,806,232 | 14,181,950 | 6,372,042 | 5,102,343 | 6,295,029 |
| Total pension liability - beginning | 203,733,235 | 191,927,003 | 177,745,053 | 171,373,011 | 166,270,668 | 159,975,639 |
| Total pension liability - ending | 213,396,016 | 203,733,235 | 191,927,003 | 177,745,053 | 171,373,011 | 166,270,668 |
| Plan fiduciary net position: | | | | | | |
| Contributions - employer | 8,069,000 | 6,980,000 | 5,140,000 | 4,342,000 | 3,515,000 | 3,119,000 |
| Contributions - member | 1,335,348 | 1,319,247 | 1,543,551 | 1,240,582 | 1,175,378 | 1,189,553 |
| Net investment income (loss) | 8,901,866 | 11,320,351 | 16,677,565 | (4,185,113) | (191,595) | 15,059,772 |
| Benefit payments, including refunds of member contributions | (10,814,856) | (10,490,257) | (10,278,617) | (9,436,881) | (9,168,689) | (8,956,725) |
| Administrative expense | (128,344) | (87,311) | (218,673) | (117,287) | (106,441) | (247,774) |
| Other | | | | 18,030 | | |
| Net change in plan fiduciary net position | 7,363,014 | 9,042,030 | 12,863,826 | (8,138,669) | (4,776,347) | 10,163,826 |
| Plan fiduciary net position - beginning | 138,705,654 | 129,663,624 | 116,799,798 | 124,938,467 | 129,714,814 | 119,550,988 |
| Plan fiduciary net position - ending | 146,068,668 | 138,705,654 | 129,663,624 | 116,799,798 | 124,938,467 | 129,714,814 |
| Net Pension Liability - Ending | \$ 67,327,348 | \$ 65,027,581 | \$ 62,263,379 | \$ 60,945,255 | \$ 46,434,544 | \$ 36,555,854 |
| Plan fiduciary net position as a percentage of the total pension liability | 68.45% | 68.08% | 67.56% | 65.71% | 72.90% | 78.01% |
| Covered payroll | \$ 24,035,714 | \$ 22,756,531 | \$ 23,382,336 | \$ 21,610,577 | \$ 20,981,143 | \$ 21,475,500 |
| Net pension liability as a percentage of covered payroll | 280.11% | 285.75% | 266.28% | 282.02% | 221.32% | 170.22% |
| Notes to Schedule | | | | | | |
| Assumption Changes: | | | | | | |
| Inflation | 2.60% | 2.75% | 2.75% | 3.00% | 3.00% | 3.00% |
| Investment rate of return | 7.10% | 7.20% | 7.25% | 7.25% | 7.25% | 7.75% |
| Salary increases - annually to project normal cost only | 2.60% | 2.75% | 2.75% | 3.00% | 3.00% | 3.00% |
| Mortality: | ** | ** | ** | ** | ** | ** |
| RP-2000 Mortality Table with separate male and female rates, with blue collar adjustment, combined table for non-annuitants and annuitants, projected to the valuation date with Scale BB. | | | | | | |
| RP-2000 Mortality Table with separate male and female rates, with blue collar adjustment, combined table for non-annuitants and annuitants, projected to the valuation date with Scale AA. | | | | | | |

* Schedule is intended to show information for 10 years - additional years will be displayed as they become available
 ** Applicable for that particular year

**CITY OF STAMFORD, CONNECTICUT
SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS
CUSTODIANS' AND MECHANICS' RETIREMENT FUND
LAST SIX FISCAL YEARS ***

| | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 |
|--|---------------|---------------|---------------|---------------|---------------|---------------|
| Total pension liability: | | | | | | |
| Service cost | \$ 2,827,135 | \$ 2,607,411 | \$ 2,769,361 | \$ 2,636,301 | \$ 2,447,371 | \$ 2,376,088 |
| Interest | 6,123,754 | 5,855,180 | 5,578,118 | 5,216,803 | 5,000,246 | 4,667,210 |
| Effect of plan changes | (5,124,042) | | | | | |
| Effect of economic/demographic gains or losses | 3,794 | (2,016,944) | (2,951,357) | | (2,221,286) | |
| Effect of assumptions changes or inputs | 423,302 | 3,498,430 | 1,539,867 | 923,580 | 1,347,685 | (2,832,023) |
| Benefit payments, including refunds of member contributions | (3,169,213) | (3,189,658) | (2,974,023) | (2,929,747) | (2,802,115) | |
| Net change in total pension liability | 1,084,730 | 6,754,419 | 3,961,966 | 5,846,937 | 3,771,901 | 4,211,275 |
| Total pension liability - beginning | 83,782,071 | 77,027,652 | 73,065,686 | 67,218,749 | 63,446,848 | 59,235,573 |
| Total pension liability - ending | 84,866,801 | 83,782,071 | 77,027,652 | 73,065,686 | 67,218,749 | 63,446,848 |
| Plan fiduciary net position: | | | | | | |
| Contributions - employer | 2,661,593 | 2,206,000 | 2,145,000 | 1,872,461 | 1,669,000 | 1,584,000 |
| Contributions - member | 1,168,445 | 1,174,054 | 1,149,755 | 1,200,202 | 1,146,675 | 1,097,591 |
| Net investment income (loss) | 3,665,503 | 5,730,009 | 8,023,789 | (1,949,305) | 415,987 | 8,053,016 |
| Benefit payments, including refunds of member contributions | (3,169,213) | (3,189,658) | (2,974,023) | (2,929,747) | (2,802,115) | (2,832,023) |
| Administrative expense | (81,330) | (47,063) | (51,349) | (33,778) | (47,045) | (71,917) |
| Other | | | | 4,076 | | (108) |
| Net change in plan fiduciary net position | 4,244,998 | 5,873,342 | 8,293,172 | (1,836,091) | 382,502 | 7,830,559 |
| Plan fiduciary net position - beginning | 69,292,281 | 63,418,939 | 55,125,767 | 56,961,858 | 56,579,356 | 48,748,797 |
| Plan fiduciary net position - ending | 73,537,279 | 69,292,281 | 63,418,939 | 55,125,767 | 56,961,858 | 56,579,356 |
| Net Pension Liability - Ending | \$ 11,329,522 | \$ 14,489,790 | \$ 13,608,713 | \$ 17,939,919 | \$ 10,256,891 | \$ 6,867,492 |
| Plan fiduciary net position as a percentage of the total pension liability | 86.65% | 82.71% | 82.33% | 75.45% | 84.74% | 89.18% |
| Covered payroll | \$ 22,066,298 | \$ 20,546,261 | \$ 20,466,257 | \$ 20,527,753 | \$ 19,929,857 | \$ 19,177,570 |
| Net pension liability as a percentage of covered payroll | 51.34% | 70.52% | 66.49% | 87.39% | 51.46% | 35.81% |
| Notes to Schedule | | | | | | |
| Assumption Changes: | | | | | | |
| Inflation | | | | | | |
| Investment rate of return | 2.60% | 2.75% | 2.75% | 3.00% | 3.00% | 3.00% |
| Discount rate | 7.10% | 7.20% | 7.50% | 7.50% | 7.63% | 7.75% |
| Salary increases - annually to project normal cost only | 7.10% | 7.20% | 6.50% | 6.50% | 7.63% | 6.75% |
| Mortality: | 2.60% | 2.75% | 2.75% | 3.00% | 3.00% | 3.00% |
| RP-2000 Mortality Table with separate male and female rates, with blue collar adjustment, combined table for non-annuitants and annuitants, projected to the valuation date with Scale BB. | ** | ** | ** | ** | ** | ** |
| RP-2000 Mortality Table with separate male and female rates, with blue collar adjustment, combined table for non-annuitants and annuitants, projected to the valuation date with Scale AA. | | | | | | |
| RP-2000 Blue collar combined - Generational Mortality Table | | | | | | |

* Schedule is intended to show information for 10 years - additional years will be displayed as they become available

** Applicable for that particular year

**CITY OF STAMFORD, CONNECTICUT
SCHEDULE OF EMPLOYER CONTRIBUTIONS
CLASSIFIED EMPLOYEES' RETIREMENT FUND
LAST TEN FISCAL YEARS**

| | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 | 2012 | 2011 | 2010 |
|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Actuarially determined contribution | \$ 7,864,000 | \$ 6,348,000 | \$ 5,923,000 | \$ 6,387,000 | \$ 6,799,000 | \$ 6,504,000 | \$ 5,902,000 | \$ 5,362,000 | \$ 4,175,000 | \$ 2,326,000 |
| Contributions in relation to the actuarially determined contribution | 7,864,000 | 6,348,000 | 5,923,000 | 6,388,000 | 6,799,000 | 6,504,000 | 5,897,100 | 5,390,000 | 4,175,000 | 2,363,000 |
| Contribution Deficiency (Excess) | \$ - | \$ - | \$ - | \$ (1,000) | \$ - | \$ - | \$ 4,900 | \$ (28,000) | \$ - | \$ (37,000) |
| Covered payroll | \$ 42,277,750 | \$ 42,603,785 | \$ 40,776,678 | \$ 39,506,337 | \$ 44,213,643 | \$ 44,997,000 | \$ 43,686,000 | \$ 48,396,000 | \$ 46,312,000 | \$ 45,981,000 |
| Contributions as a percentage of covered payroll | 18.60% | 14.90% | 14.53% | 16.17% | 15.38% | 14.45% | 13.50% | 11.14% | 9.01% | 5.14% |

Notes to Schedule

Valuation date: July 1, 2018
 Measurement date: June 30, 2019

Actuarially determined contribution rates are calculated as of June 30, two years prior to the end of the fiscal year in which contributions are reported

Methods and assumptions used to determine contribution rates:

- Actuarial cost method: Projected Unit Credit
- Remaining amortization period: 15 years, open
- Asset valuation method: 5-year smoothed market
- Inflation: 2.60%, Prior Valuation: 7.20%
- Salary increases: N/A, Prior Valuation: 2.75%
- Investment rate of return: 7.10%, net of investment-related and administrative expenses, Prior Valuation: 7.20%
- Retirement age: Assumed annual rates of retirement after the earliest of (1) 50 with 25 years of service, (2) 55 with 15 years of service, or (3) 60 with 10 years of service
- Mortality: 50/50 Blend of RP-2000 No Collar Combined Table and RP-2000 Blue Collar Combined Table, projected to date of decrement using Scale BB (generational)

**CITY OF STAMFORD, CONNECTICUT
SCHEDULE OF EMPLOYER CONTRIBUTIONS
POLICEMEN'S PENSION TRUST
LAST TEN FISCAL YEARS**

| | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 | 2012 | 2011 | 2010 |
|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Actuarially determined contribution | \$ 8,711,000 | \$ 8,275,000 | \$ 7,903,000 | \$ 7,158,000 | \$ 6,645,000 | \$ 6,230,000 | \$ 4,885,000 | \$ 4,885,000 | \$ 4,341,000 | \$ 4,007,000 |
| Contributions in relation to the actuarially determined contribution | 8,711,000 | 8,275,000 | 7,903,000 | 7,158,000 | 6,645,000 | 6,230,000 | 4,885,000 | 4,885,000 | 4,341,000 | 4,117,000 |
| Contribution Deficiency (Excess) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ (110,000) |
| Covered payroll | \$ 24,435,134 | \$ 22,958,568 | \$ 22,320,912 | \$ 23,328,220 | \$ 22,648,757 | \$ 21,994,000 | \$ 21,353,000 | \$ 22,340,000 | \$ 21,378,000 | \$ 20,861,000 |
| Contributions as a percentage of covered payroll | 35.65% | 36.04% | 35.41% | 30.68% | 29.34% | 28.33% | 22.88% | 21.87% | 20.31% | 19.74% |

Notes to Schedule

Valuation date: July 1, 2018
 Measurement date: June 30, 2019
 Actuarially determined contribution rates are calculated as of June 30, two years prior to the end of the fiscal year in which contributions are reported

Methods and assumptions used to determine contribution rates:
 Actuarial cost method: Projected Unit Credit
 Remaining amortization period: 15 years, open
 Asset valuation method: 5-year smoothed market
 Inflation: 2.60%, Prior Valuation: 7.20%
 Salary increases: N/A, Prior Valuation: 2.75%
 Investment rate of return: 7.10%, net of investment-related and administrative expenses, Prior Valuation: 7.20%
 Retirement age: Age-based table
 Mortality: RP-2000 Mortality Table with separate male and female rates, with blue collar adjustment, separate tables for non-annuitants and annuitants, projected to the valuation date with Scale BB.

**CITY OF STAMFORD, CONNECTICUT
SCHEDULE OF EMPLOYER CONTRIBUTIONS
FIREFIGHTERS' PENSION TRUST
LAST TEN FISCAL YEARS**

| | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 | 2012 | 2011 | 2010 |
|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Actuarially determined contribution | \$ 8,069,000 | \$ 6,980,000 | \$ 5,140,000 | \$ 4,342,000 | \$ 3,575,000 | \$ 3,119,000 | \$ 2,340,000 | \$ 2,080,000 | \$ 1,717,000 | \$ 406,000 |
| Contributions in relation to the actuarially determined contribution | 8,069,000 | 6,980,000 | 5,140,000 | 4,342,000 | 3,515,000 | 3,119,000 | 2,340,000 | 2,080,000 | 1,717,000 | 406,000 |
| Contribution Deficiency (Excess) | \$ - | \$ - | \$ - | \$ - | \$ 60,000 | \$ - | \$ - | \$ - | \$ - | \$ - |
| Covered payroll | \$ 24,035,714 | \$ 22,756,531 | \$ 23,382,336 | \$ 21,610,577 | \$ 20,981,143 | \$ 21,475,500 | \$ 20,850,000 | \$ 22,638,000 | \$ 21,663,000 | \$ 19,292,000 |
| Contributions as a percentage of covered payroll | 33.57% | 30.67% | 21.98% | 20.09% | 16.75% | 14.52% | 11.22% | 9.19% | 7.93% | 2.10% |

Notes to Schedule

Valuation date: July 1, 2018
 Measurement date: June 30, 2019
 Actuarially determined contribution rates are calculated as of June 30, two years prior to the end of the fiscal year in which contributions are reported

Methods and assumptions used to determine contribution rates:
 Actuarial cost method: Projected Unit Credit
 Remaining amortization period: 15 years, open, Prior Valuation: 15 years, closed
 Asset valuation method: 5-year smoothed market
 Inflation: 2.60%, Prior Valuation: 7.20%
 Salary increases: N/A, Prior Valuation: 2.75%
 Investment rate of return: 7.10%, net of investment-related and administrative expenses, Prior Valuation: 7.20%
 Retirement age: Age-based table
 Mortality: RP-2000 Mortality Table with separate male and female rates, with blue collar adjustment, combined table for non-annuitants and annuitants, projected to the valuation date with Scale BB.

**CITY OF STAMFORD, CONNECTICUT
SCHEDULE OF EMPLOYER CONTRIBUTIONS
CUSTODIANS' AND MECHANICS' RETIREMENT FUND
LAST TEN FISCAL YEARS**

| | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 | 2012 | 2011 | 2010 |
|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Actuarially determined contribution | \$ 2,645,000 | \$ 2,206,000 | \$ 2,145,000 | \$ 1,840,000 | \$ 1,669,000 | \$ 1,584,000 | \$ 1,497,000 | \$ 1,380,000 | \$ 1,221,000 | \$ 742,000 |
| Contributions in relation to the actuarially determined contribution | 2,661,593 | 2,206,000 | 2,145,000 | 1,872,461 | 1,669,000 | 1,584,000 | 1,497,000 | 1,913,000 | 1,221,000 | 711,000 |
| Contribution Deficiency (Excess) | \$ (16,593) | \$ - | \$ - | \$ (32,461) | \$ - | \$ - | \$ - | \$ (533,000) | \$ - | \$ 31,000 |
| Covered payroll | \$ 22,066,298 | \$ 20,546,261 | \$ 20,466,257 | \$ 20,527,753 | \$ 19,929,857 | \$ 19,177,570 | \$ 18,619,000 | \$ 19,247,000 | \$ 18,418,000 | \$ 16,063,000 |
| Contributions as a percentage of covered payroll | 12.06% | 10.74% | 10.48% | 9.12% | 8.37% | 8.26% | 8.04% | 9.94% | 6.63% | 4.43% |

Notes to Schedule

- Valuation date: July 1, 2018
- Measurement date: June 30, 2019
- Actuarially determined contribution rates are calculated as of June 30, two years prior to the end of the fiscal year in which contributions are reported
- Methods and assumptions used to determine contribution rates:
 - Actuarial cost method: Projected Unit Credit
 - Remaining amortization period: 15 years, open
 - Asset valuation method: 5-year smoothed market
 - Inflation: 2.60%, Prior Valuation: 7.20%
 - Salary increases: N/A, Prior Valuation: 2.75%
 - Investment rate of return: 7.10%, net of investment-related and administrative expenses. Prior Valuation: 7.20%
 - Retirement age: Age-based table
 - Mortality: RP-2000 Mortality Table with separate male and female rates, with blue collar adjustment, combined table for non-annuitants and annuitants, projected to the valuation date with Scale BB.

**CITY OF STAMFORD, CONNECTICUT
SCHEDULE OF INVESTMENT RETURNS
LAST SIX FISCAL YEARS***

| | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 |
|---|-------------|-------------|-------------|-------------|-------------|-------------|
| Annual money-weighted rate of return, net of investment expense | | | | | | |
| Classified Employees' Retirement Fund | 4.50% | 9.77% | 14.62% | (4.38)% | 1.44% | 16.65% |
| Policemen's Pension Trust | 1.92% | 9.18% | 10.81% | (2.15)% | 4.38% | 15.13% |
| Firefighters' Pension Trust | 6.28% | 8.60% | 14.22% | (3.38)% | (.15)% | 12.67% |
| Custodians' and Mechanics' Retirement Fund | 5.18% | 8.89% | 14.27% | (3.37)% | 0.73% | 16.34% |

* Schedule is intended to show information for 10 years - additional years will be displayed as they become available

CITY OF STAMFORD, CONNECTICUT
SCHEDULE OF THE CITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
TEACHERS RETIREMENT PLAN
LAST FIVE FISCAL YEARS*

| | <u>2019</u> | <u>2018</u> | <u>2017</u> | <u>2016</u> | <u>2015</u> |
|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| City's proportion of the net pension liability | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| City's proportionate share of the net pension liability | \$ - | \$ - | \$ - | \$ - | \$ - |
| State's proportionate share of the net pension liability associated with the City | <u>446,863,667</u> | <u>449,166,264</u> | <u>473,873,849</u> | <u>361,914,546</u> | <u>334,517,386</u> |
| Total | <u>\$ 446,863,667</u> | <u>\$ 449,166,264</u> | <u>\$ 473,873,849</u> | <u>\$ 361,914,546</u> | <u>\$ 334,517,386</u> |
| City's covered payroll | \$ 143,424,488 | \$ 137,861,060 | \$ 135,713,528 | \$ 132,304,905 | \$ 128,765,406 |
| City's proportionate share of the net pension liability as a percentage of its covered payroll | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Plan fiduciary net position as a percentage of the total pension liability | 57.69% | 55.93% | 52.26% | 59.50% | 61.51% |

* This schedule is intended to show information for ten years. Additional years' information will be displayed as it becomes available.

Plan Information

| | |
|---------------------------------------|---|
| Changes in benefit terms | Beginning January 1, 2018, member contributions increased from 6% to 7% of salary. |
| Changes of assumptions | During 2016, rates of withdrawal, disability, retirement, mortality and assumed rates of salary increase were adjusted to more closely reflect actual and anticipated experience. These assumptions were recommended as part of the Experience Study for the System for the five-year period ended June 30, 2015. |
| Actuarial cost method | Entry age |
| Amortization method | Level percent of salary, closed |
| Single equivalent amortization period | 17.6 years |
| Asset valuation method | 4-year smoothed market |
| Investment rate of return | 8.00%, net of investment-related expense |

**CITY OF STAMFORD, CONNECTICUT
SCHEDULE OF CHANGES IN NET OPEB LIABILITY AND RELATED RATIOS
OTHER POST-EMPLOYMENT BENEFITS TRUST FUNDS
LAST THREE FISCAL YEARS***

| | <u>2019</u> | <u>2018</u> | <u>2017</u> |
|---|-----------------------|-----------------------|-----------------------|
| Total OPEB liability: | | | |
| Service cost | \$ 8,509,945 | \$ 7,326,986 | \$ 7,475,304 |
| Interest | 26,541,391 | 26,750,948 | 25,271,089 |
| Effect of plan changes | 27,035,922 | | |
| Effect of economic/demographic gains or losses | (17,844,234) | (33,018,133) | (2,079,421) |
| Effect of assumptions changes or inputs | 28,643,561 | 22,335,760 | |
| Benefit payments, including refunds of member contributions | (11,464,187) | (13,918,009) | (12,731,664) |
| Net change in total OPEB liability | <u>61,422,398</u> | <u>9,477,552</u> | <u>17,935,308</u> |
| Total OPEB liability - beginning | 364,157,076 | 354,679,524 | 336,744,216 |
| Total OPEB liability - ending | <u>425,579,474</u> | <u>364,157,076</u> | <u>354,679,524</u> |
| Plan fiduciary net position: | | | |
| Contributions - employer | 27,665,000 | 28,439,000 | 26,617,000 |
| Contributions - member | 188,609 | 195,665 | 181,154 |
| TRB subsidy | 110,978 | 108,939 | 185,895 |
| Net investment income (loss) | 6,693,568 | 9,342,282 | 10,887,847 |
| Benefit payments, including refunds of member contributions | (11,464,187) | (13,918,009) | (12,731,664) |
| Administrative expense | (23,950) | (18,102) | (12,621) |
| Net change in plan fiduciary net position | <u>23,170,018</u> | <u>24,149,775</u> | <u>25,127,611</u> |
| Plan fiduciary net position - beginning | 116,316,787 | 92,167,012 | 67,039,401 |
| Plan fiduciary net position - ending | <u>139,486,805</u> | <u>116,316,787</u> | <u>92,167,012</u> |
| Net OPEB Liability - Ending | <u>\$ 286,092,669</u> | <u>\$ 247,840,289</u> | <u>\$ 262,512,512</u> |
| Plan fiduciary net position as a percentage of the total OPEB liability | 32.78% | 31.94% | 25.99% |
| Covered payroll | \$ 252,314,595 | \$ 246,682,206 | \$ 245,488,525 |
| Net OPEB liability as a percentage of covered payroll | 113.39% | 100.47% | 106.93% |

* Schedule is intended to show information for 10 years - additional years will be displayed as they become available

Notes to Schedule

Difference between expected and actual experience: In 2017, amounts reported as difference between expected and actual experience resulted primarily from changes to better reflect expected experience.

**CITY OF STAMFORD, CONNECTICUT
SCHEDULE OF EMPLOYER CONTRIBUTIONS
OTHER POST-EMPLOYMENT BENEFITS TRUST FUND
LAST NINE FISCAL YEARS ***

| | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 | 2012 | 2011 |
|--|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Actuarially determined contribution (1) | \$ 27,665,000 | \$ 28,439,000 | \$ 26,617,000 | \$ 27,078,000 | \$ 28,238,000 | \$ 27,723,000 | \$ 30,272,000 | \$ 28,543,000 | \$ 25,420,000 |
| Contributions in relation to the actuarially determined contribution | 27,665,000 | 28,439,000 | 26,617,000 | 21,633,000 | 19,026,000 | 20,844,000 | 19,335,000 | 20,053,000 | 18,797,000 |
| Contribution Deficiency (Excess) | \$ - | \$ - | \$ - | \$ 5,445,000 | \$ 9,212,000 | \$ 6,879,000 | \$ 10,937,000 | \$ 8,490,000 | \$ 6,623,000 |
| Covered payroll | \$ 252,314,595 | \$ 246,682,206 | \$ 245,488,525 | \$ 234,472,000 | \$ 233,590,000 | \$ 242,852,000 | \$ 235,779,000 | \$ 225,626,000 | \$ 215,910,000 |
| Contributions as a percentage of covered payroll | 10.96% | 11.53% | 10.84% | 9.23% | 8.15% | 8.58% | 8.20% | 8.89% | 8.71% |

* Schedule is intended to show information for 10 years - additional years will be displayed as they become available

1) Actuarially Determined Contributions prior to fiscal year ending June 30, 2017 is based on the Annual Required Contribution (ARC) calculated in accordance with GASB No. 45

Notes to Schedule

Valuation date: July 1, 2018

Measurement date: June 30, 2019

Actuarially determined contribution rates are calculated as of June 30, two years prior to the end of the fiscal year in which contributions are reported

Methods and assumptions used to determine contribution rates:

- Actuarial cost method Projected Unit Credit
- Amortization method Level percentage of payroll, open
- Remaining amortization period 20 years, open
- Asset valuation method Market Value
- Inflation 2.60%, Prior Valuation: 2.75%
- Healthcare cost trend rates Pre-65: 4.4% -4.2% over 67 years; Post-65: 5.9% -4.2% over 55 years
- Healthcare cost trend rates, prior valuation 7.10% for 2017, decreasing .50% per year, to an ultimate rate of 4.60% for 2023 and later
- Salary increases 2.60%, Prior Valuation: 2.50%
- Investment rate of return 7.10%, Prior Valuation: 7.20%

Retirement age Age Based Table

Mortality CERF & WPCA

RP-2000 Mortality Table with separate male and female rates, with 50% blue collar adjustment and 50% no collar adjustment, combined table for non-annuitants and annuitants, projected to the valuation date with Scale BB

Police, Fire and Custodians: RP-2000 Mortality Table with separate male and female rates, with blue collar adjustment, combined table for non-annuitants and annuitants, projected to the valuation date with Scale BB

**CITY OF STAMFORD, CONNECTICUT
SCHEDULE OF INVESTMENT RETURNS
OTHER POST-EMPLOYMENT BENEFITS TRUST FUND
LAST THREE FISCAL YEARS ***

| | <u>2019</u> | <u>2018</u> | <u>2017</u> |
|---|-------------|-------------|-------------|
| Annual money-weighted rate of return, net of investment expense | 4.84% | 8.51% | 13.43% |

* Schedule is intended to show information for 10 years - additional years will be displayed as they become available

CITY OF STAMFORD, CONNECTICUT
SCHEDULE OF THE CITY'S PROPORTIONATE SHARE OF THE NET OPEB LIABILITY
TEACHERS RETIREMENT PLAN
LAST TWO FISCAL YEARS*

| | <u>2019</u> | <u>2018</u> |
|---|----------------------|-----------------------|
| City's proportion of the net OPEB liability | 0.00% | 0.00% |
| City's proportionate share of the net OPEB liability | \$ - | \$ - |
| State's proportionate share of the net OPEB liability associated with the City | <u>89,330,847</u> | <u>115,610,306</u> |
| Total | <u>\$ 89,330,847</u> | <u>\$ 115,610,306</u> |
| City's covered payroll | \$ 143,424,488 | \$ 137,861,060 |
| City's proportionate share of the net OPEB liability as a percentage of its covered payroll | 0.00% | 0.00% |
| Plan fiduciary net position as a percentage of the total OPEB liability | 1.49% | 1.79% |

Notes to Schedule

| | |
|-------------------------------|---|
| Changes in benefit terms | Effective July 1, 2018, Medicare Advantage Plan was added to available options, changed the base plan to the Medicare Advantage Plan for the purposes of determining retiree subsidies and/or cost sharing amounts, and introduced a two-year waiting period for re-enrollment in a System-sponsored Plan for those who cancel their coverage or choose not to enroll after the effective date. |
| Changes of assumptions | <p>The expected rate of return on assets was changed from 2.75% to 3.00% to better reflect the anticipated returns on cash and other high quality short-term fixed income investments.</p> <p>Based on the procedure described in GASB 75, the discount rate used to measure Plan obligations for financial accounting purposes as of June 30, 2018 was updated to equal the Municipal Bond Index Rate as of June 30, 2018. The System selected the 3.87% discount rate used to measure the Total OPEB Liability as of the June 30, 2018 measurement date.</p> <p>Expected annual per capita claims costs were updated to better reflect anticipated medical and prescription drug claim experience both before and after the plan change that became effective on July 1, 2018.</p> <p>The assumed age-related annual percentage increases in expected annual per capita health care claim costs were updated to better reflect the expected differences between the Medicare Supplement and Medicare Advantage Plan amounts as part of the plan change that became effective on July 1, 2018.</p> <p>Long-term health care cost trend rates were updated to better reflect the anticipated impact of changes in medical inflation, utilization, leverage in the plan design, improvements in technology, and fees and charges on expected claims and retiree contributions in future periods.</p> <p>The percentage of retired members who are not currently participating in the Plan, but are expected to elect coverage for themselves and their spouses under a System-sponsored health care plan option in the future, was updated to better reflect anticipated plan experience.</p> <p>The percentages of participating retirees who are expected to enroll in the Medicare Supplement Plan and the Medicare Advantage Plan options, as well as the portion who are expected to migrate to the Medicare Advantage Plan over the next several years, were updated to better reflect anticipated plan experience after the plan change that became effective on July 1, 2018.</p> <p>The post-disability mortality table was updated to extend the period of projected mortality improvements from 2017 to 2020. This change was made to better reflect anticipated post-disablement plan experience.</p> <p>The percentages of deferred, vested members who will become ineligible for future health care benefits because they are expected to withdraw their contributions from the System was updated to better reflect anticipated plan experience.</p> |
| Actuarial cost method | Entry age |
| Amortization method | Level percent of payroll |
| Remaining amortization period | 30 years, open |
| Asset valuation method | Market value of assets |
| Investment rate of return | 4.25%, net of investment-related expense including price inflation |

* This schedule is intended to show information for ten years. Additional years' information will be displayed as it becomes available.

Appendix B

Form of Opinion of Bond Counsel

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[FORM OF OPINION OF BOND COUNSEL]

November 3, 2020

City of Stamford,
 Stamford, Connecticut

Ladies and Gentlemen:

We have examined certified copies of the proceedings of the City of Stamford, Connecticut (the “City”), a Tax Regulatory Agreement of the City, dated November 3, 2020 (the “Tax Regulatory Agreement”), and other proofs submitted to us relative to the issuance and sale of \$23,720,000 City of Stamford, Connecticut General Obligation Refunding Bonds, Issue of 2020, Series C, dated November 3, 2020 (the “Bonds”), maturing on February 1 in each of the years, in the principal amounts and bearing interest payable on February 1, 2021 and semiannually thereafter on August 1 and February 1 in each year until maturity or earlier redemption, at the rates per annum as follows:

| <u>Year of Maturity</u> | <u>Principal Amount</u> | <u>Interest Rate Per Annum</u> | <u>Year of Maturity</u> | <u>Principal Amount</u> | <u>Interest Rate Per Annum</u> |
|-------------------------|-------------------------|--------------------------------|-------------------------|-------------------------|--------------------------------|
| 2022 | \$1,930,000 | 4.000% | 2028 | \$2,045,000 | 5.000% |
| 2023 | 1,960,000 | 4.000 | 2029 | 1,925,000 | 5.000 |
| 2024 | 1,935,000 | 4.000 | 2030 | 1,955,000 | 5.000 |
| 2025 | 1,960,000 | 4.000 | 2031 | 1,985,000 | 5.000 |
| 2026 | 1,980,000 | 5.000 | 2032 | 2,015,000 | 3.000 |
| 2027 | 2,020,000 | 5.000 | 2033 | 2,010,000 | 3.000 |

with principal payable at the principal office of U.S. Bank National Association, in Hartford, Connecticut, and with interest payable to the registered owner as of the close of business on the fifteenth day of January and July in each year, or the preceding business day if such fifteenth day is not a business day, by check mailed to such registered owner at his address as shown on the registration books of the City kept for such purpose. The Bonds are subject to redemption prior to maturity as therein provided.

The Bonds are originally registered in the name of Cede & Co., as nominee of The Depository Trust Company (“DTC”), to effect a book-entry system for the ownership and transfer of the Bonds. So long as DTC or its nominee is the registered owner, principal and interest payments on the Bonds will be made to DTC.

We have not been engaged or undertaken to review the accuracy, completeness or sufficiency of the Official Statement or other offering material relating to the Bonds, and we express no opinion relating thereto, excepting only the matters set forth as our opinion in the Official Statement.

We are of the opinion that such proceedings and proofs show lawful authority for the issuance and sale of the Bonds under authority of the Constitution and General Statutes of Connecticut and that the Bonds are a valid general obligation of the City the principal of and interest on which is payable from ad valorem taxes which may be levied on all taxable property subject to taxation by the City without limitation as to rate or amount except as to classified property, such as certified forest lands taxable at a limited rate and dwelling houses of qualified elderly persons of low income or of qualified disabled persons taxable at limited amounts. We are further of the opinion that the Tax Regulatory Agreement is a valid and binding agreement of the City.

The Internal Revenue Code of 1986, as amended (the "Code"), establishes certain requirements that must be met at and subsequent to the issuance and delivery of the Bonds in order that interest on the Bonds be and remain excluded from gross income for federal income tax purposes. The City has covenanted in the Tax Regulatory Agreement that it will at all times perform all acts and things necessary or appropriate under any valid provision of law to ensure that interest paid on the Bonds shall be excluded from gross income for federal income tax purposes under the Code.

In our opinion, under existing statutes and court decisions, interest on the Bonds is excluded from gross income for federal income tax purposes and is not treated as an item of tax preference for purposes of computing the federal alternative minimum tax. We express no opinion regarding any other federal income tax consequences caused by ownership or disposition of, or receipt of interest on, the Bonds.

In rendering the foregoing opinions regarding the federal tax treatment of interest on the Bonds, we have relied upon and assumed (i) the material accuracy of the representations, statements of intention and expectations, and certifications of fact contained in the Tax Regulatory Agreement, and (ii) the compliance by the City with the covenants and procedures set forth in the Tax Regulatory Agreement as to such tax matters.

We are further of the opinion that, under existing statutes, interest on the Bonds is excluded from Connecticut taxable income for purposes of the Connecticut income tax on individuals, trusts and estates, and is excluded from amounts on which the net Connecticut minimum tax is based in the case of individuals, trusts and estates required to pay the federal alternative minimum tax. We express no opinion regarding any other State or local tax consequences caused by the ownership or disposition of the Bonds.

Legislation affecting the exclusion from gross income of interest on State or local bonds, such as the Bonds, is regularly under consideration by the United States Congress. There can be no assurance that legislation enacted or proposed after the date of issuance of the Bonds will not reduce or eliminate the benefit of the exclusion from gross income of interest on the Bonds or adversely affect the market price of the Bonds.

These opinions are rendered as of the date hereof and are based on existing law, which is subject to change. We assume no obligation to update or supplement these opinions to reflect any facts or circumstances that may come to our attention, or to reflect any changes in law that may hereafter occur or become effective.

The rights of owners of the Bonds and the enforceability of the Bonds and the Tax Regulatory Agreement may be limited by bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights generally and by application of equitable principles, whether considered at law or in equity.

Respectfully,

Appendix C

Form of Continuing Disclosure Agreement

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[FORM OF CONTINUING DISCLOSURE AGREEMENT]

CONTINUING DISCLOSURE AGREEMENT

City of Stamford, Connecticut
\$23,720,000 General Obligation Refunding Bonds, Issue of 2020, Series C
dated November 3, 2020

November 3, 2020

WHEREAS, the City of Stamford, Connecticut (the “City”) has heretofore authorized the issuance of \$23,720,000 in aggregate principal amount of its General Obligation Refunding Bonds, Issue of 2020, Series C, dated November 3, 2020 (the “Bonds”), maturing on the dates and in the amounts set forth in the City’s Official Statement dated October 19, 2020 describing the Bonds (the “Official Statement”); and

WHEREAS, the Bonds have been sold by a negotiated sale pursuant to a Bond Purchase Agreement, dated October 19, 2020 (the “Bond Purchase Agreement”); and

WHEREAS, in the Bond Purchase Agreement, the City has heretofore acknowledged that an underwriter may not purchase or sell the Bonds unless it has reasonably determined that the City has undertaken in a written agreement for the benefit of the beneficial owners of the Bonds to provide certain continuing disclosure information as required by Securities and Exchange Commission Rule 15c2-12(b)(5), as amended from time to time (the “Rule”), and the City desires to assist the underwriter of the Bonds in complying with the Rule; and

WHEREAS, the City is authorized pursuant to Section 3-20e of the General Statutes of Connecticut to make such representations and agreements for the benefit of the beneficial owners of the Bonds to meet the requirements of the Rule; and

WHEREAS, in order to assist the underwriter of the Bonds in complying with the Rule, this Continuing Disclosure Agreement (this “Agreement”) is to be made, executed and delivered by the City in connection with the issuance of the Bonds and to be described in the Official Statement, all for the benefit of the beneficial owners of the Bonds, as they may be from time to time;

NOW, THEREFORE, the City hereby represents, covenants and agrees as follows:

Section 1. Definitions. In addition to the terms defined above, the following capitalized terms shall have the meanings ascribed thereto:

“Annual Report” shall mean any Annual Report provided by the City pursuant to, and as described in, Sections 2 and 3 of this Agreement.

“Financial Obligation” shall mean any (i) debt obligation, (ii) derivative instrument entered into in connection with, or pledged as security or source of payment for, an existing or planned debt obligation, or (iii) guarantee of (i) or (ii). Municipal securities as to which a final official statement has been filed with the Repository, consistent with the Rule, shall not be considered a Financial Obligation.

“Fiscal Year End” shall mean the last day of the City’s fiscal year, currently June 30.

“Listed Events” shall mean any of the events listed in Section 4 of this Agreement.

“MSRB” shall mean the Municipal Securities Rulemaking Board established pursuant to Section 15B(b)(1) of the Securities Exchange Act of 1934, as amended, or any successor thereto.

“Repository” shall mean the Electronic Municipal Market Access (EMMA) system as described in 1934 Act Release No. 57577 for purposes of the Rule, the MSRB or any other nationally recognized municipal securities information repository or organization recognized by the SEC from time to time for purposes of the Rule.

“SEC” shall mean the Securities and Exchange Commission of the United States or any successor thereto.

Section 2. Annual Reports.

(a) The City shall provide or cause to be provided to the Repository in electronic format, accompanied by identifying information, as prescribed by the MSRB, the following annual financial information and operating data regarding the City:

(i) Audited financial statements as of and for the year ending on its Fiscal Year End prepared in accordance with accounting principles generally accepted in the United States, as promulgated by the Governmental Accounting Standards Board from time to time or mandated state statutory principles as in effect from time to time; and

(ii) Financial information and operating data as of and for the year ending on its Fiscal Year End of the following type to the extent not included in the audited financial statements described in (i) above:

(A) the amounts of the gross and net taxable grand list;

(B) a listing of the ten largest taxpayers on the grand list, together with each such taxpayer’s taxable valuation thereon;

(C) the percentage and amount of the annual property tax levy collected and uncollected;

(D) a schedule of the annual debt service on outstanding long-term bonded indebtedness;

(E) a calculation of the net direct debt, total direct debt, and total overall net debt (reflecting overlapping and underlying debt);

(F) the total direct debt, total net direct debt and total overall net debt of the City per capita;

(G) the ratios of total direct debt and total overall net debt of the City to the City’s net taxable grand list;

(H) a statement of statutory debt limitations and debt margins; and

(I) the funding status of the City’s pension benefit obligations.

(b) The above-referenced information is expected to be provided by the filing of and cross reference to the City’s audited financial statements. The information may be provided in whole or in part by cross-reference to other documents previously provided to the Repository, including official statements of the City which will be available from the MSRB.

(c) Subject to the requirements of Section 8 hereof, the City reserves the right to modify from time to time the type of financial information and operating data provided or the format of the presentation of such financial information and operating data, to the extent necessary or appropriate; provided that the City agrees that any such modification will be done in a manner consistent with the Rule. The City also reserves the right to modify the preparation and presentation of financial statements described herein as may be required to conform with changes in Connecticut law applicable to municipalities or any changes in generally accepted accounting principles, as promulgated by the Governmental Accounting Standards Board from time to time.

Section 3. Timing. The City shall provide the financial information and operating data referenced in Section 2(a) not later than eight months after each Fiscal Year End subsequent to the date of issuance of the Bonds, provided, however, that if such financial information and operating data for the Fiscal Year End preceding the date of issuance of the Bonds is not contained in the Official Statement for the Bonds or has not otherwise been previously provided, the City shall provide such financial information and operating data no later than eight months after the close of such preceding Fiscal Year End. The City agrees that if audited financial statements are not available eight months after the close of any Fiscal Year End, it shall submit unaudited financial statements by such time and will submit audited financial statements information when and if available.

Section 4. Event Notices. The City agrees to provide, or cause to be provided, in a timely manner not in excess of ten (10) business days after the occurrence of the event, notice to the Repository in electronic format, accompanied by identifying information, as prescribed by the MSRB, of the occurrence of any of the following events:

- (i) principal and interest payment delinquencies;
- (ii) non-payment related defaults, if material;
- (iii) unscheduled draws on debt service reserves reflecting financial difficulties;
- (iv) unscheduled draws on credit enhancements reflecting financial difficulties;
- (v) substitution of credit or liquidity providers, or their failure to perform;
- (vi) adverse tax opinions; the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
- (vii) modifications to rights of Bondholders, if material;
- (viii) Bond calls, if material, and tender offers;
- (ix) defeasances;
- (x) release, substitution, or sale of property securing repayment of the Bonds, if material;
- (xi) rating changes;
- (xii) bankruptcy, insolvency, receivership, or similar event of any obligated person;
- (xiii) the consummation of a merger, consolidation, or acquisition involving any obligated person or the sale of all or substantially all of the assets of any obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake any such an action or the termination of a definitive agreement relating to such actions, other than pursuant to its terms, if material;
- (xiv) appointment of a successor or additional trustee or the change of name of a trustee, if any, if material;
- (xv) incurrence of a Financial Obligation by any obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of any obligated person, any of which affect Bondholders, if material; and
- (xvi) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of any obligated person, any of which reflect financial difficulties.

Section 5. Notice of Failure. The City agrees to provide, or cause to be provided, in a timely manner to the Repository in electronic format, accompanied by identifying information, as prescribed by the MSRB, notice of any failure by the City to provide the annual financial information described in Section 2(a) of this Agreement on or before the date described in Section 3 of this Agreement.

Section 6. Termination of Reporting Obligation. The City's obligations under this Agreement shall terminate upon the defeasance, prior redemption or payment in full of all of the Bonds.

Section 7. Agent. The City may, from time to time, appoint or engage an agent to assist it in carrying out its obligations under this Agreement, and may discharge any such agent, with or without appointing a successor agent.

Section 8. Amendment; Waiver. Notwithstanding any other provision of this Agreement, the City may amend this Agreement, and any provision of this Agreement may be waived, if such amendment or waiver is made in connection with a change in circumstances that arises from a change in legal requirements, a change in law, or a change in the identity, nature or status of the City, and is supported by an opinion of counsel expert in federal securities laws, to the effect that (i) such amendment or waiver would not materially adversely affect the beneficial owners of the Bonds and (ii) this Agreement, as so amended, would have complied with the requirements of the Rule as of the date of this Agreement, taking into account any amendments or interpretations of the Rule as well as any changes in circumstances. A copy of any such amendment will be filed in a timely manner with the Repository in electronic format. The Annual Report provided on the first date following adoption of any such amendment will explain, in narrative form, the reasons for the amendment and the impact of the change in the type of financial information or operating data provided.

Section 9. Additional Information. Nothing in this Agreement shall be deemed to prevent the City from disseminating any other information, using the means of dissemination set forth in this Agreement or any other means of communication, or including any other information in any Annual Report or providing notice of the occurrence of any other event, in addition to that which is required by this Agreement. If the City chooses to include any other information in any Annual Report or provide notice of the occurrence of any other event in addition to that which is specifically required by this Agreement, the City shall have no obligation under this Agreement to update such information or include or provide such information or notice of the occurrence of such event in the future.

Section 10. Indemnification. The City agrees, pursuant to applicable law, to indemnify and save its officials, officers and employees harmless against any loss, expense or liability which they may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorney's fees) of defending against any claim of liability hereunder, but excluding any loss, expense or liability due to any such person's malicious, wanton, or willful act. The obligations of the City under this Section shall survive termination of this Agreement.

Section 11. Enforceability. The City agrees that its undertaking pursuant to the Rule set forth in this Agreement is intended to be for the benefit of and enforceable by the beneficial owners of the Bonds. In the event the City shall fail to perform its duties hereunder, the City shall have the option to cure such failure after its receipt of written notice from any beneficial owner of the Bonds of such failure. In the event the City does not cure such failure, the right of any beneficial owner of the Bonds to enforce the provisions of this undertaking shall be limited to a right to obtain specific performance of the City's obligations hereunder. No monetary damages shall arise or be payable hereunder, nor shall any failure to comply with this Agreement constitute a default of the City with respect to the Bonds.

IN WITNESS WHEREOF, the City has caused this Continuing Disclosure Agreement to be executed in its name by its undersigned officers, duly authorized, all as of the date first above written.

CITY OF STAMFORD, CONNECTICUT

By: _____
Name: David R. Martin
Title: Mayor

By: _____
Name: Sandra L. Dennies
Title: Director of Administration