

PRELIMINARY OFFICIAL STATEMENT DATED APRIL 29, 2026

NEW ISSUE

BOND RATING: S&P Global Ratings “A-/Stable”

SERIAL BONDS

See “RATINGS” herein

In the opinion of Orrick, Herrington & Sutcliffe LLP, Bond Counsel, based upon an analysis of existing laws, regulations, rulings and court decisions, and assuming among other matters, the accuracy of certain representations and compliance with certain covenants, interest on the Bonds is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986. In the further opinion of Bond Counsel, interest on the Bonds is not a specific preference item for purposes of the federal alternative minimum tax on individuals. Interest on the Bonds included in adjusted financial statement income of certain corporations is not excluded from the federal corporate alternative minimum tax. Bond Counsel is also of the opinion that interest on the Bonds is exempt from personal income taxes imposed by the State of New York or any political subdivision thereof (including The City of New York). Bond Counsel expresses no opinion regarding any other tax consequences related to the ownership or disposition of, or the amount, accrual or receipt of interest on, the Bonds. See “TAX MATTERS” herein.

The Bonds will be designated “qualified tax-exempt obligations” pursuant to Section 265(b) (3) of the Code.

\$3,338,565
CITY OF ELMIRA
CHEMUNG COUNTY, NEW YORK
GENERAL OBLIGATIONS

\$3,338,565 Public Improvement (Serial) Bonds, 2026
(Referred to herein as the “Bonds”)

Dated: May 21, 2026

Due: October 15, 2027-2039

MATURITIES**

<u>Year</u>	<u>Amount</u>	<u>Rate</u>	<u>Yield</u>	<u>CUSIP†</u>	<u>Year</u>	<u>Amount</u>	<u>Rate</u>	<u>Yield</u>	<u>CUSIP†</u>
2027	\$148,565				2034	\$270,000			
2028	210,000				2035	280,000 *			
2029	220,000				2036	290,000 *			
2030	230,000				2037	300,000 *			
2031	240,000				2038	315,000 *			
2032	250,000				2039	325,000 *			
2033	260,000								

* The Bonds maturing in the years 2035 through 2039 are subject to redemption prior to maturity as described herein under the heading “THE BONDS - Optional Redemption.”

** Principal amounts are subject to change pursuant to the accompanying Notice of Private Competitive Bond Sale in order to achieve substantially level or declining annual debt service.

† CUSIP numbers have been assigned by an independent company not affiliated with the City and are included solely for the convenience of the holders of the Bonds. Neither the City, nor its Municipal Advisor, are responsible for the selection or uses of these CUSIP numbers, nor is any representation made as to their correctness on the Bonds as a result of various subsequent actions, including, but not limited to, a refunding in whole or in part of the Bonds.

The Bonds are general obligations of the City of Elmira, Chemung County, New York (the “City”), all the taxable real property within which is subject to the levy of ad valorem taxes to pay the Bonds and interest thereon, subject to applicable statutory limitations. See “NATURE OF OBLIGATION” and “TAX LEVY LIMITATION LAW” herein.

The Bonds will be dated the date of their delivery. Principal on the Bonds will be payable on October 15 in each of the years shown on the cover page hereof. The Bonds maturing in the years 2035 and thereafter are subject to redemption prior to maturity as described herein under the heading “THE BONDS - Optional Redemption”. Interest on the Bonds will be payable on April 15, 2027 and semi-annually thereafter on October 15 and April 15 until maturity. The record date for the Bonds will be the last business day of the calendar month preceding such interest payment. Interest on the Bonds will be calculated on a 30-day month and 360-day year basis.

Proposals for the Bonds shall be for not less than \$3,338,565 and accrued interest, if any, on the total principal amount of the Bonds. A good faith deposit will not be required. For more information, please see the accompanying Notice of Private Competitive Bond Sale for the Bonds.

The Bonds will be issued as registered bonds and may be registered, at the option of the purchaser, in the name of the purchaser or in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"), which, if so elected by the purchaser, will act as securities depository for the Bonds.

If the Bonds are issued in book-entry form, individual purchases will be in the principal amount of \$5,000 or integral multiples thereof, except for a necessary odd denomination maturing October 15, 2027 which is or includes \$8,565. Purchasers will not receive certificates representing their ownership interest in the Bonds. Principal and interest will be payable in lawful money of the United States of America (Federal Funds) by the City to Cede & Co., as nominee for DTC, which will in turn remit such principal and interest to its participants, for subsequent distribution to the beneficial owners of the Bonds. Transfer of principal and interest payments to beneficial owners by participants of DTC will be the responsibility of such participants and other nominees of beneficial owners. The City will not be responsible or liable for payments by DTC to its participants or by DTC participants to beneficial owners or for maintaining, supervising or reviewing the records maintained by DTC, its participants or persons acting through such participants. The Bonds may not be converted into coupon bonds or be registered to bearer. (See "BOOK-ENTRY-ONLY SYSTEM" herein).

If the Bonds are issued in registered certificated form, the Bonds will be issued in denominations of \$5,000 or any integral multiple thereof, except for a necessary odd denomination maturing October 15, 2027 which is or includes \$8,565. Paying agent fees, if any, in such case are to be paid by the purchaser. Principal of and interest on the Bonds will be payable in Federal Funds at maturity at such bank or trust company located and authorized to do business in the State of New York as may be selected by the successful bidder(s).

The Bonds are offered when, as and if issued and received by the purchaser and subject to the receipt of the approving legal opinion as to the validity of the Bonds of Orrick, Herrington & Sutcliffe LLP, New York, New York, Bond Counsel. It is anticipated that the Bonds will be available for delivery through the facilities of DTC in Jersey City, New Jersey, or as may be agreed upon with the purchaser, on or about May 21, 2026.

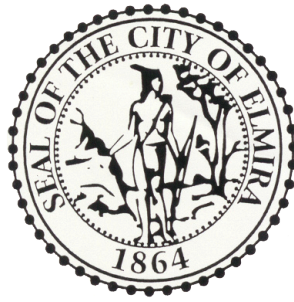
ELECTRONIC BIDS for the Bonds must be submitted via Fiscal Advisors Auction website ("Fiscal Advisors Auction") accessible via www.fiscaladvisorsauction.com on May 6, 2026 until 11:00 A.M., Eastern Time, pursuant to the Notice of Bond Sale. No other form of electronic bidding services will be accepted. No bid will be received after the time for receiving bids specified above. Bids may also be submitted by facsimile at (315) 930-2354. Once the bids are communicated electronically via Fiscal Advisors Auction or facsimile to the City, each bid will constitute an irrevocable offer to purchase the Bonds pursuant to the terms provided in the Notice of Private Competitive Bond Sale.

May __, 2026

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

CITY OF ELMIRA

CHEMUNG COUNTY, NEW YORK



OFFICIALS AND ADVISORS

DANIEL J. MANDELL, JR.

Mayor

THE COUNCIL

NICHOLAS J. GRASSO
JOSEPH H. DUFFY
JACQUELINE WILSON

COREY COOKE
J. GARY BRINN
NANETTE M. MOSS

CITY OFFICIALS

P. MICHAEL COLLINS

City Manager

CHARMAIN CATTAN

City Chamberlain

CHRISTINA C. RODRIGUEZ

City Clerk

JOHN J. RYAN, JR., ESQ.

Counsel



FISCAL ADVISORS & MARKETING, INC.

City Municipal Advisor



ORRICK, HERRINGTON & SUTCLIFFE LLP

Bond Counsel

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

TABLE OF CONTENTS

	Page		Page
THE BONDS	1	STATUS OF INDEBTEDNESS (Cont.)	
Description of the Bonds.....	1	Bonded Debt Service.....	36
Optional Redemption.....	2	Cash Flow Borrowings.....	36
Purpose of Issue.....	2	New York State Environmental Facilities Corporation Financings.....	36
NATURE OF THE OBLIGATION	3	Other Obligations.....	37
BOOK-ENTRY-ONLY SYSTEM	4	Capital Project Plans.....	37
Certificated Bonds.....	5	Estimated Overlapping Indebtedness.....	37
THE CITY	6	Debt Ratios.....	38
General Information.....	6	SPECIAL PROVISIONS AFFECTING REMEDIES UPON DEFAULT	38
Population Trends.....	6	MARKET AND RISK FACTORS	39
Form of City Government.....	6	Cybersecurity.....	40
Elmira Water Board.....	7	TAX MATTERS	40
Education.....	8	LEGAL MATTERS	42
Health Care.....	9	LITIGATION	42
Recreation, Entertainment and Culture.....	10	CONTINUING DISCLOSURE	43
Transportation.....	13	Historical Continuing Disclosure Compliance History.....	43
Collective Bargaining Contract Information.....	14	MUNICIPAL ADVISOR	43
Other Information.....	14	CUSIP IDENTIFICATION NUMBERS	44
ECONOMIC DATA	14	RATINGS	44
Major Employers.....	14	MISCELLANEOUS	44
Selected Wealth and Income Indicators.....	15	APPENDIX – A	
Unemployment Rate Statistics.....	15	GENERAL FUND – Balance Sheets	
Economic Development.....	16	APPENDIX – A1	
Elmira Downtown Development, Inc.....	16	GENERAL FUND – Revenues, Expenditures and	
Chemung County Chamber of Commerce.....	17	Changes in Fund Balance	
Southern Tier Economic Growth, Inc.....	17	APPENDIX – A2	
Restore NY Grants.....	18	GENERAL FUND – Revenues, Expenditures and	
Elmira Urban Renewal Agency, Inc.....	19	Changes in Fund Balance – Budget and Actual	
Elmira Housing Authority.....	20	APPENDIX – A3	
Coronavirus Local Fiscal Recovery Funds.....	20	CHANGES IN FUND EQUITY	
Land Clearing Debris Landfill.....	21	APPENDIX – A4	
Other City Initiatives.....	21	SPECIAL GRANT FUND – Balance Sheet	
Empire State Poverty Reduction Initiative.....	22	APPENDIX – A5	
New York Main Street Redevelopment Projects.....	22	SPECIAL GRANT FUND – Revenues, Expenditures and Changes in Fund	
Housing Visions Chemung Crossing Project.....	22	Balance	
I-86 Corridor Project.....	23	APPENDIX – B	
Summary of Capital Improvement Program.....	23	BONDED DEBT SERVICE	
Capital Improvement Programs-Summary of Funding Sources.....	24	APPENDIX – C	
The City as Employer and Provider of Services.....	24	CONTINUING DISCLOSURE UNDERTAKING	
City Employees and Primary Sources of Payroll Funding.....	24	APPENDIX – D	
FINANCIAL MATTERS	25	FORM OF BOND COUNSEL’S OPINION	
Financial Organization.....	25	APPENDIX – E	
Investment Policy.....	25	LINK TO AUDITED FINANCIAL STATEMENT -	
Budgetary Procedures.....	25	Fiscal Year Ended December 31, 2024	
State Aid.....	25	APPENDIX – F	
Pension Payments.....	26	LINK TO UNAUDITED ANNUAL FINANCIAL STATEMENT -	
Other Post Employment Benefits.....	28	Fiscal Year Ended December 31, 2025	
Financial Statements.....	29		
Summary of Recent Financial Results and Budgets.....	29		
Federal Policy and Funding.....	30		
The State Comptroller’s Fiscal Stress Monitoring System.....	30		
New York State Comptroller Reports of Examination.....	30		
TAX INFORMATION	31		
Property Valuation and Tax Data.....	31		
Constitutional Tax Margin.....	31		
Tax Levies and Collections.....	31		
Ten Largest Taxpayers – 2025 Assessment Roll.....	32		
Intergovernmental Cooperation and Sales Tax Revenues.....	32		
TAX LEVY LIMITATION LAW	33		
STATUS OF INDEBTEDNESS	34		
Constitutional Requirements.....	34		
Statutory Procedure.....	34		
Debt Outstanding End of Fiscal Year.....	35		
Details of Outstanding Indebtedness.....	35		
Debt Statement Summary.....	36		

PREPARED WITH THE ASSISTANCE OF



Fiscal Advisors & Marketing, Inc.
250 South Clinton Street, Suite 502
Syracuse, New York 13202
(315) 752-0051

www.fiscaladvisors.com

**OFFICIAL STATEMENT
OF THE
CITY OF ELMIRA
CHEMUNG COUNTY, NEW YORK**

Relating To

\$3,338,565 Public Improvement (Serial) Bonds, 2026

This Official Statement, which includes the cover page and appendices, has been prepared by the City of Elmira, Chemung County, New York (the “City,” “County,” and “State,” respectively), in connection with the sale by the City of \$3,338,565 Public Improvement (Serial) Bonds, 2026 (referred to herein as the “Bonds”).

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

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

THE BONDS

Description of the Bonds

The Bonds are general obligations of the City, and will contain a pledge of its faith and credit for the payment of the principal of and interest on the Bonds as required by the Constitution and laws of the State (State Constitution, Art. VIII, Section 2; Local Finance Law, Section 100.00). All the taxable real property within the City is subject to the levy of ad valorem taxes to pay the Bonds and interest thereon, subject to applicable statutory limitations. See “NATURE OF OBLIGATION” and “TAX LEVY LIMITATION LAW” herein.

The Bonds will be dated their date of their delivery. Principal on the Bonds will be payable on October 15 in each of the years 2027 to 2039, both inclusive. The Bonds are subject to redemption prior to maturity as described herein under the heading “THE BONDS - Optional Redemption for the Bonds”. Interest on the Bonds will be payable on April 15, 2027 and semi-annually thereafter on October 15 and April 15 until maturity. The record date for the Bonds will be the last business day of the calendar month preceding such interest payment. Interest will be calculated on a 30-day month and 360-day year basis.

The Bonds will be issued as registered bonds and may be registered, at the option of the purchaser, in the name of the purchaser or in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York (“DTC”), which, if so elected by the purchaser, will act as securities depository for the Bonds.

If the Bonds are issued in book-entry form, individual purchases will be in the principal amount of \$5,000 or integral multiples thereof, except for a necessary odd denomination maturing October 15, 2027 which is or includes \$8,565. Purchasers will not receive certificates representing their ownership interest in the Bonds. Principal and interest will be payable in lawful money of the United States of America (Federal Funds) by the City to Cede & Co., as nominee for DTC, which will in turn remit such principal and interest to its participants, for subsequent distribution to the beneficial owners of the Bonds. The Bonds may not be converted into coupon bonds or be registered to bearer (See “BOOK-ENTRY-ONLY SYSTEM” herein).

If the Bonds are issued in registered certificated form, the Bonds will be issued in denominations of \$5,000 or any integral multiple thereof, except for a necessary odd denomination maturing October 15, 2027 which is or includes \$8,565. Paying agent fees, if any, in such case are to be paid by the purchaser. Principal of and interest on the Bonds will be payable in Federal Funds at maturity at such bank or trust company located and authorized to do business in the State of New York as may be selected by the successful bidder(s).

Optional Redemption

The Bonds maturing on or before October 15, 2034 shall not be subject to redemption prior to maturity. The Bonds maturing on or after October 15, 2035 shall be subject to redemption prior to maturity as a whole or in part (and by lot if less than all of a maturity is to be redeemed), at the option of the City on October 15, 2034 or on any date thereafter at par (100%), plus accrued interest to the date of redemption.

If less than all of the bonds of any maturity are to be redeemed, the particular Bonds of such maturity to be redeemed shall be selected by the City by lot in any customary manner of selection as determined by the City Chamberlain. Notice of such call for redemption shall be given by providing notice to the registered holder not more than sixty (60) days nor less than thirty (30) days prior to such date. Notice of redemption having been given as aforesaid, the Bonds so called for redemption shall, on the date for redemption set forth in such call for redemption, become due and payable, together with interest to such redemption date, and interest shall cease to be paid thereon after such redemption date.

Purpose of Issue

The Bonds are issued pursuant to the Constitution and statutes of the State including among others, the Local Finance Law and a bond ordinance to provide funds for the following purposes and in the following amounts:

Purpose	Bond Ordinance	Authorization Date	Amount Authorized	Amount of Bonds
Various Park Improvements	2026-89 (a)	04/06/26	\$ 110,000	\$ 110,000
Cart Path Improvements (Mark Twain Course)	2026-89 (b)	04/06/26	20,000	20,000
Maintenance Equipment (Mark Twain Course)	2026-89 (c)	04/06/26	70,000	70,000
Road Bridge and Underpass Improvements	2026-89 (d)	04/06/26	922,500	922,500
Transportation Shop Equipment	2026-89 (e)	04/06/26	10,000	10,000
Traffic Signal Improvements	2026-89 (f)	04/06/26	70,000	70,000
Construction of Improvements to Buildings	2026-89 (g)	04/06/26	275,000	275,000
Emergency Services Equipment	2026-89 (h)	04/06/26	169,815	169,815
Police Department Vehicles	2026-89 (i)(1)	04/06/26	345,000	345,000
Specialized Equipment Vans for Police Dep.	2026-89 (i)(2)	04/06/26	60,000	60,000
Pick-up Truck for Fleet Maintenance	2026-89 (i)(3)	04/06/26	60,000	60,000
Specialized Vehicle for Animal Control	2026-89 (i)(4)	04/06/26	60,000	60,000
Fire Department Vehicles	2026-89 (j)	04/06/26	50,000	50,000
Management Info Services Equipment	2026-89 (k)	04/06/26	76,250	76,250
Woodlawn Chapel & Supervisor's Residence Restoration	2026-89 (l)	04/06/26	130,000	130,000
Fleet Management Equipment -15 year	2026-89 (m)(1)	04/06/26	705,000	705,000
Fleet Management Equipment -10 year	2026-89 (m)(2)	04/06/26	55,000	55,000
Demolition of Buildings	2026-89 (n)	04/06/26	150,000	150,000
Total:			\$ 3,338,565	\$ 3,338,565

The proceeds of the Bonds will provide \$3,338,565 in original financing for the aforementioned projects.

NATURE OF OBLIGATION

Each of the Bonds when duly issued and paid for will constitute a contract between the City and the holder thereof.

Holders of any series bonds of the City may bring an action or commence a proceeding in accordance with the civil practice law and rules to enforce the rights of the holders of such series of bonds.

The Bonds will be general obligations of the City and will contain a pledge of the faith and credit of the City for the payment of the principal thereof and the interest thereon as required by the Constitution and laws of the State. For the payment of such principal and interest, the City has power and statutory authorization to levy ad valorem taxes on all real property within the City subject to such taxation by the City, subject to applicable statutory limitations.

Although the State Legislature is restricted by Article VIII, Section 12 of the State Constitution from imposing limitations on the power to raise taxes to pay “interest on or principal of indebtedness theretofore contracted” prior to the effective date of any such legislation, the New York State Legislature may from time to time impose additional limitations or requirements on the ability to increase a real property tax levy or on the methodology, exclusions or other restrictions of various aspects of real property taxation (as well as on the ability to issue new indebtedness). On June 24, 2011, Chapter 97 of the Laws of 2011 was signed into law by the Governor (the “Tax Levy Limitation Law”). The Tax Levy Limitation Law applies to local governments and school districts in the State (with certain exceptions) and imposes additional procedural requirements on the ability of municipalities and school districts to levy certain year-to-year increases in real property taxes.

Under the Constitution of the State, the City is required to pledge its faith and credit for the payment of the principal of and interest on the Bonds and is required to raise real estate taxes, and without specification, other revenues, if such levy is necessary to repay such indebtedness. While the Tax Levy Limitation Law imposes a statutory limitation on the City’s power to increase its annual tax levy with the amount of such increase limited by the formulas set forth in the Tax Levy Limitation Law, it also provides the procedural method to surmount that limitation. See “TAX LEVY LIMITATION LAW” herein.

The Constitutionally-mandated general obligation pledge of municipalities and school districts in New York State has been interpreted by the Court of Appeals, the State’s highest court, in Flushing National Bank v. Municipal Assistance Corporation for the City of New York, 40 N.Y.2d 731 (1976), as follows:

“A pledge of the City’s faith and credit is both a commitment to pay and a commitment of the City’s revenue generating powers to produce the funds to pay. Hence, an obligation containing a pledge of the City’s “faith and credit” is secured by a promise both to pay and to use in good faith the City’s general revenue powers to produce sufficient funds to pay the principal and interest of the obligation as it becomes due. That is why both words, “faith” and “credit” are used and they are not tautological. That is what the words say and this is what the courts have held they mean... So, too, although the Legislature is given the duty to restrict municipalities in order to prevent abuses in taxation, assessment, and in contracting of indebtedness, it may not constrict the City’s power to levy taxes on real estate for the payment of interest on or principal of indebtedness previously contracted... While phrased in permissive language, these provisions, when read together with the requirement of the pledge and faith and credit, express a constitutional imperative: debt obligations must be paid, even if tax limits be exceeded”.

In addition, the Court of Appeals in the Flushing National Bank (1976) case has held that the payment of debt service on outstanding general obligation bonds and notes takes precedence over fiscal emergencies and the police power of political subdivisions in New York State.

The pledge has generally been understood as a promise to levy property taxes without limitation as to rate or amount to the extent necessary to cover debt service due to language in Article VIII Section 10 of the Constitution which provides an exclusion for debt service from Constitutional limitations on the amount of a real property tax levy, insuring the availability of the levy of property tax revenues to pay debt service. As the Flushing National Bank (1976) Court noted, the term “faith and credit” in its context is “not qualified in any way”. Indeed, in Flushing National Bank v. Municipal Assistance Corp., 40 N.Y.2d 1088 (1977) the Court of Appeals described the pledge as a direct constitutional mandate. In Quirk v. Municipal Assistance Corp., 41 N.Y.2d 644 (1977), the Court of Appeals stated that, while holders of general obligation debt did not have a right to particular revenues such as sales tax, “with respect to traditional real estate tax levies, the bondholders are constitutionally protected against an attempt by the State to deprive the city of those revenues to meet its obligations.” According to the Court in Quirk, the State Constitution “requires the city to raise real estate taxes, and without specification other revenues, if such a levy be necessary to repay indebtedness.”

In addition, the Constitution of the State requires that every county, city, town, village, and school district in the State provide annually by appropriation for the payment of all interest and principal on its serial bonds and certain other obligations, and that, if at any time the respective appropriating authorities shall fail to make such appropriation, a sufficient sum shall be set apart from the first revenues thereafter received and shall be applied to such purposes. In the event that an appropriating authority were to make an appropriation for debt service and then decline to expend it for that purpose, this provision would not apply. However, the

Constitution of the State does also provide that the fiscal officer of any county, city, town, village, or school district may be required to set apart and apply such first revenues at the suit of any holder of any such obligations.

In *Quirk v. Municipal Assistance Corp.*, the Court of Appeals described this as a “first lien” on revenues, but one that does not give holders a right to any particular revenues. It should thus be noted that the pledge of the faith and credit of a political subdivision in New York State is a pledge of an issuer of a general obligation bond or note to use its general revenue powers, including, but not limited to, its property tax levy to pay debt service on such obligations, but that such pledge may not be interpreted by a court of competent jurisdiction to include a constitutional or statutory lien upon any particular revenues.

While the courts in New York State have historically been protective of the rights of holders of general obligation debt of political subdivisions, it is not possible to predict what a future court might hold.

BOOK-ENTRY-ONLY SYSTEM

The Depository Trust Company (“DTC”), New York, New York, will act as securities depository for the Bonds. The Bonds 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 bond certificate will be issued for each maturity of the Bonds in the aggregate principal amount of such issue, 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”). 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 Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC’s records. The ownership interest of each actual purchaser of each Bond (“Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds 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 Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds 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 Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC’s records reflect only the identity of the Direct Participants to whose accounts such Bonds 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. Beneficial Owners of Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds. For example, Beneficial Owners of Bonds may wish to ascertain that the nominee holding the Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Principal and interest payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC nor its nominee, City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal and interest payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the City, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

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

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

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

Source: The Depository Trust Company.

THE CITY CANNOT AND DOES NOT GIVE ANY ASSURANCES THAT DTC, DIRECT PARTICIPANTS OR INDIRECT PARTICIPANTS OF DTC WILL DISTRIBUTE TO THE BENEFICIAL OWNERS OF THE BONDS (1) PAYMENTS OF PRINCIPAL OF OR INTEREST OR REDEMPTION PREMIUM ON THE BONDS (2) CONFIRMATIONS OF THEIR OWNERSHIP INTERESTS IN THE BONDS OR (3) OTHER NOTICES SENT TO DTC OR CEDE & CO., ITS PARTNERSHIP NOMINEE, AS THE REGISTERED OWNER OF THE BONDS, OR THAT THEY WILL DO SO ON A TIMELY BASIS, OR THAT DTC, DIRECT PARTICIPANTS OR INDIRECT PARTICIPANTS WILL SERVE AND ACT IN THE MANNER DESCRIBED IN THIS OFFICIAL STATEMENT.

THE CITY WILL NOT HAVE ANY RESPONSIBILITY OR OBLIGATIONS TO DTC, THE DIRECT PARTICIPANTS, THE INDIRECT PARTICIPANTS OF DTC OR THE BENEFICIAL OWNERS WITH RESPECT TO (1) THE ACCURACY OF ANY RECORDS MAINTAINED BY DTC OR ANY DIRECT PARTICIPANTS OR INDIRECT PARTICIPANTS OF DTC; (2) THE PAYMENT BY DTC OR ANY DIRECT PARTICIPANTS OR INDIRECT PARTICIPANTS OF DTC OF ANY AMOUNT DUE TO ANY BENEFICIAL OWNER IN RESPECT OF THE PRINCIPAL AMOUNT OF OR INTEREST OR REDEMPTION PREMIUM ON THE BONDS; (3) THE DELIVERY BY DTC OR ANY DIRECT PARTICIPANTS OR INDIRECT PARTICIPANTS OF DTC OF ANY NOTICE TO ANY BENEFICIAL OWNER THAT IS REQUIRED OR PERMITTED TO BE GIVEN TO OWNERS; OR (4) ANY CONSENT GIVEN OR OTHER ACTION TAKEN BY DTC AS THE REGISTERED HOLDER OF THE BONDS.

THE INFORMATION CONTAINED HEREIN CONCERNING DTC AND ITS BOOK-ENTRY SYSTEM HAS BEEN OBTAINED FROM DTC AND THE CITY MAKES NO REPRESENTATION AS TO THE COMPLETENESS OR THE ACCURACY OF SUCH INFORMATION OR AS TO THE ABSENCE OF MATERIAL ADVERSE CHANGES IN SUCH INFORMATION SUBSEQUENT TO THE DATE HEREOF.

Certificated Bonds

DTC may discontinue providing its services with respect to the Bonds at any time by giving notice to the City and discharging its responsibilities with respect thereto under applicable law, or the City may terminate its participation in the system of book-entry-only transfers through DTC at any time. In the event that such book-entry-only system is discontinued, the following provisions will apply: the Bonds will be issued in fully registered form in denominations of \$5,000 each or any integral multiple thereof for any single maturity, except for a necessary odd denomination maturing on October 15, 2027 which is or includes \$8,565. Principal of the Bonds when due will be payable upon presentation at the principal corporate trust office of the bank or trust company located and authorized to do business in the State to be named as fiscal agent by the City upon termination of the book-entry-only system. Interest on the Bonds will remain payable on April 15, 2027 and semi-annually thereafter on October 15 and April 15 in each year to maturity. Such interest will be payable by check drawn on the fiscal agent and mailed to the registered owner on each interest payment date at the address as shown on the registration books of the fiscal agent as of the last business day of the calendar month preceding each such interest payment date. Bonds may be transferred or exchanged at no cost to the registered owner at any time prior to maturity at the office of the fiscal agent for Bonds of the same or any other authorized denomination or denominations in the same aggregate principal amount upon the terms set forth in the Bond Determination Certificate of the City Chamberlain authorizing the sale of the Bonds and fixing the details thereof and in accordance with the Local Finance Law. The fiscal agent shall not be obligated to make any such transfer or exchange of Bonds between the last business day of the calendar month preceding an interest payment date and such interest payment date.

THE CITY

General Information

The City, which is the County Seat for the County of Chemung, is located in the south-central part of the County, surrounded on three sides by the Town of Elmira. It is in the Southern Tier of New York and is a short distance north of the Pennsylvania state line. It is the principal city of the 'Elmira, New York Metropolitan Statistical Area' which encompasses the County of Chemung. The City has a total area of 7.57 square miles, of which, 7.3 square miles is land and 0.27 square miles is water.

The Elmira-Chemung County metropolitan area is a gateway to the Finger Lakes region and is the focal point of industry, business and recreation in the “Twin Tiers” area which is comprised of the New York Counties of Chemung, Steuben, Schuyler and Tioga and the Pennsylvania Counties of Bradford and Tioga. The City lies near the heart of a “Technology Triangle” which is bounded by the Cities of Binghamton (55 miles to the East), Corning (18 miles to the West) and Ithaca (36 miles to the North). In addition, the City falls within the “Ceramic Corridor” which begins in the City and goes west through the City of Corning to the Town of Alfred.

Population Trends

<u>Year</u>	<u>City Population</u>
1980	35,327
1990	33,724
2000	30,940
2010	29,200
2018	27,695
2019	27,054
2020	26,523
2024 (estimated)	26,255

Although the population of the City has declined, recent rates of decline are comparable to cities with similar demographic characteristics.

Source: U.S. Census Bureau, Population Estimates Program (PEP).

Form of City Government

The City began as the Village of Newtown in 1815. In 1828, the name was changed to Elmira. The City was incorporated in 1864, and its original charter was adopted by the New York State Legislature as Chapter 139 of the Laws of 1864. In 1934, the City adopted the City Manager form of government.

The governing body is the Council, composed of a Mayor who is elected at-large and six Council members who are elected by the electors of their respective legislative districts. Historically, the Mayor and Council members served two-year terms. Starting in 2007, resident voters elected a Mayor and Council members for a four-year term commencing January 1, 2008 through December 31, 2011. This change provided stability in government operations and allows for long-range planning and project implementation.

The City Manager serves at the pleasure of the Council. The Corporation Counsel and the City Chamberlain serve at the pleasure of the City Manager. The Council appoints the City Clerk for a four-year term, and appoints the City Assessor for a six-year term. The Police Chief and Fire Chief are appointed by the City Manager for indefinite terms under the regulations and rules of Civil Service.

Elmira Water Board

The Elmira Water Board (“EWB”) is a municipal water department and a body corporate established by Chapter 535 of the Laws of 1950 which provides water service to much of the County, including the City, and is a separate corporate entity under the Charter of the City. The Charter provides that all real property owned by EWB shall be held in the name of the City. The executive body of the EWB, which manages operations of the Board, consists of five commissioners elected by residents of the City. Indebtedness of the EWB is issued through the City and constitutes general obligation debt of the City, however, the EWB covers the debt service payments on such obligations. Increases in rates and revenues from water sales are expected to offset any future debt service or operational expense increases.

The Charter of the City of Elmira (the “Charter”) states:

“The water department of the City of Elmira shall consist of a board of five water commissioners to be known as the “Elmira Water Board” which shall be a body corporate and in that name may sue and be sued...”

The Charter further provides that “profits or surplus” resulting from the operation of the water works system may be used by the City for general municipal purposes provided the City Council submits a request to the EWB within a designated time period established by the Charter. Since 2012 the City Council has submitted an annual request to share in the EWB’s “profits or surplus”. Each year the EWB has denied the request. In 2014, the City commenced a legal action against the EWB seeking a judicial determination that the EWB was legally obligated to share its “profits or surplus” with the City. The action is presently pending, and discovery is being conducted.

Operating revenues of EWB consist of user fees. Operating expenses consist of salaries, wages and benefits, contractual services and depreciation and amortization. Transactions related to capital and financing activities, non-capital financing activities, investing activities and inter-fund transfers from other funds are components of non-operating income. EWB is an Enterprise Fund of the City of Elmira. Separate audited financial statements are issued for the Elmira Water Board, which can be obtained by writing to The Elmira Water Board, General Manager, 261 W. Water Street, Elmira, New York 14901.

Water Board Statement of Activities and Change in Net Position

FISCAL YEARS ENDING DECEMBER 31:	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Operating Revenues:					
Water Sales	\$ 8,400,375	\$ 8,319,936	\$ 8,217,113	\$ 8,629,400	\$ 8,625,529
Other Revenue	552,683	939,124	1,084,585	1,329,961	1,183,894
Total Revenue	8,953,058	9,259,060	9,301,698	9,959,361	9,809,423
Total Operating Expenses	7,649,434	7,922,821	8,789,799	9,398,055	9,263,076
Operating Income	1,303,624	1,336,239	511,899	561,309	546,347
Non-Operating Revenues (expenses)					
Interest Income	10,999	15,636	87,691	334,621	225,356
Interest Expense	(75,383)	(44,231)	(51,871)	(21,751)	(22,000)
Other Income/(expense)	30,111	(52,842)	(42,151)	(36,262)	(5,513)
Change in Net Position	1,269,351	1,254,802	505,568	837,914	197,843
Net Position at End of Year	\$38,081,742	\$39,336,544	\$39,842,112	\$ 40,680,026	\$ 41,424,216

Source: 2021 through 2025 audited financial statements of the Elmira Water Board. This table itself is not audited.

See also “LITIGATION” section herein for additional information regarding an Environmental Protection Agency directed remediation project.

Education

The Elmira City School District (the “District”) serves approximately 6,100 students from the City and major portions of the Towns of Southport, Elmira, Ashland, Chemung and Baldwin. The District operates as a separate governmental entity with its own taxing and borrowing authority. The District’s mission emphasizes self-motivation and an education that fosters the students’ ability to make knowledgeable and responsible career and academic choices. The District includes 11 schools: 4 primary elementary schools serving Pre-K-2; 4 intermediate elementary schools serving grades 3-6; 1 middle school serving grades 7-8; 1 middle school serving grade 9; and 1 high school serving grades 10-12. Its Early Childhood Program offers all-day kindergarten and pre-school. The District is considered a small city school district and all of its schools are Title I schools. The District mission is “The Elmira City School District is a dynamic and innovative learning organization dedicated to developing learners of character who value their educational experience and can compete globally and contribute locally by collaborating with students, families, and community partners to provide meaningful opportunities in a safe and engaging environment for all.”

In 2000, the District undertook an \$88 million capital improvement project to modernize and expand facilities and also improve accessibility, resulting in completed buildings with large, modern libraries, bright classrooms and cafeterias. Safety has also been improved with video cameras, door sensors and limited visitor entry at all schools. The technology infrastructure of the district has been upgraded and improved as a result of the “Districtwide Technology 2014” project, upgrading building-to-building speeds to 10gb and improving security, management, and maintenance of the network. The 2018-2021 Goals and Objectives of the Technology Project built upon this foundation by providing standardized computer-based instruction and assessment to ensure the preparedness of all students for computer-based testing, and the students’ college- and career-readiness for the 21st century. During the coronavirus global pandemic, the 2021-2024 Learning Technology Grant Program was launched, in which Elmira City School District partnered with four neighboring rural districts (Campbell-Savona CSD, Hornell CSD, Spencer Van-Etten CSD, and Waverly CSD), Notre Dame High School (non-public in Elmira CSD), and the University of Rochester Warner School of Education (Warner team) to lead the RESET Project (RE-imagined and Systemic Educational Transformation through Technology). The RESET Project focused on grades 9-12, and programming, implemented at six public high schools and one non-public high school over the three-year grant period, supported the integration of educational technology and blended learning practices across core subject areas (English, mathematics, science, and social studies). As a result of the RESET project, curriculum coordinators and teacher leaders participated in additional leadership training, targeted professional development, mentoring through PLCs, and individualized coaching that increased their capacity for training/coaching roles to support the implementation of new practices by classroom teachers. Subsequently, a total of 100 core subject teachers across the district have been trained to implement technology in educational practices to increase engagement, facilitate learning through different mediums, create student-centric classrooms, and develop students’ 21st century skills.

Charter School

In Fall 2015, Elmira’s first public charter school, Finn Academy, opened its doors to students for the first time serving initial grades K-3 and 214 students. Since then, additional classes have been added, and now include fourth through sixth grades. The school serves approximately 412 students today.

Religious Schools

Notre Dame High School serves students from Grade 7 through 12. The school serves approximately 242-250 students, with a student teacher ratio of approximately 10-to-1. Course offerings include the usual Math, English, Science, History, Social Studies, and Religion courses as well as Art, Chorus, Theatre, Band, and foreign languages including Spanish and Mandarin Chinese. Extracurricular offerings include Student Council, Honor Society, theatre, chorus and concert choir, various bands including Jazz and Symphonic band, Youth Court, Math League, Robotics competition, Science Olympiad, yearbook and newsletter.

Elmira College

Elmira College is a private, co-educational college established in 1855 as Elmira Female College. Elmira Female College was the nation’s first higher educational institution that granted degrees to women equivalent to those granted by male-only colleges in the mid-1800s. Elmira College has changed dramatically since its founding. Today, Elmira College is a non-sectarian, four-year liberal arts college offering undergraduate programs leading principally to the Bachelor of Arts degree. It also offers various associate degrees and a Master of Science degree in education. Through its continuing education program, the college offers a variety of programs on a full and part time basis. Elmira College is one of the world’s leading centers commemorating Mark Twain (Samuel Clemens). The college offers a specialized degree in Mark Twain Studies and hosts conferences and lecture series regarding Mark Twain.

Furthermore, Elmira College and Elmira native Tommy Hilfiger announced a partnership to open Tommy Hilfiger Fashion Business School, offering a concentration and a minor in fashion marketing and fashion merchandising. Tommy and siblings Andy and Betsy worked with Elmira College, and the program was launched in Fall 2021. In addition, Elmira College and the Fashion Institute of Technology (FIT), a college of the State University of New York, have partnered to offer students in Elmira's Tommy Hilfiger Fashion Business School program an opportunity to apply to FIT's Global Fashion Management Master's in Professional Studies program.

Lake Erie College of Osteopathic Medicine

In July 2019, the New York State Board of Regents granted approval to Lake Erie College of Osteopathic Medicine (LECOM) to open a medical school in Elmira, NY. This makes Elmira one of only 180 cities in the United States with a medical school. LECOM eventually expects to accommodate up to 480 students at its Elmira campus. In addition, LECOM and Elmira College entered into an agreement whereby LECOM annually admits to its first-year of medical school a designated number of Elmira College graduates meeting LECOM's admission standards. LECOM invested nearly \$20 million into the 49,000 square foot project and received a \$3 million grant under the NYS Regional Economic Development Award program. Construction of LECOM's facilities was completed in Spring 2020. As of July 2025, the College has welcomed six classes of students.

Health Care

St. Joseph's Hospital celebrated 117 years of service to the community in 2025, operating as a 295-bed acute care facility. In addition to the main hospital, the facility includes an 85-bed Skilled Nursing Facility providing short-term rehabilitation and long-term care. Established in 1888, Arnot-Ogden Medical Center is a nonprofit institution with 256 beds, offering specialty services including cardiovascular care, cancer care, maternity and other women's health services, emergency medicine, and surgery. In 2006, New York State's Berger Commission issued recommendations as part of an attempt to control health-care costs to hospitals and medical providers statewide. One of the recommendations was that the Arnot-Ogden Medical Center and St. Joseph's Hospital merge. After extensive talks between the two organizations, the hospitals agreed to establish primary care clinics to serve Medicaid patients and to use standardized, high-quality treatment practices. In 2011, Arnot-Ogden Medical Center and St. Joseph's announced that they signed a formal integration agreement to consolidate into a regional healthcare system serving the communities of the Twin Tiers region of New York and Pennsylvania.

In 2023, Arnot Health and Cayuga Health System, based in Ithaca, NY, announced that they were exploring a collaboration that would mutually benefit the communities they serve. A feasibility study was conducted to determine potential ways to cooperate in boosting "sustainable, high quality, and affordable healthcare" services in the region. After a six-month exploration process, the Boards of Directors of Arnot Health and Cayuga Health announced that they were seeking NY State approval to affiliate as members of one company wherein each system is expected to remain intact and dedicated to the mission of serving their local communities. In 2025, the organizations confirmed their new affiliation, operating under the name Centralus Health. Robert Lawlis serves as the CEO of Centralus Health, Cayuga Health, and Arnot Health. Ronette Wiley serves as Arnot Ogden Medical Center president and chief operating officer of Centralus Health and Arnot Health. The organizations expect that their collaboration will improve access to high-quality medical services in the Southern Tier and Finger Lakes regions. The affiliation is also expected to ensure that vital medical services are delivered by an organization focused on benefiting local communities. The new 6,500-employee organization is projected to provide \$1 billion dollars of medical services over a nine-county region, including emergency care, critical cardiac care, cancer care, labor/delivery/NICU care, outpatient care, behavioral health services, rehabilitation, and long-term care, in addition to home nursing, and durable medical equipment and supplies.

The Elmira Psychiatric Center, which employs approximately 101 - 200 persons, is an 80-bed facility operated by the State. In addition, Chemung County operates a nursing facility which employs approximately 200 - 300 persons and has 200 beds. The facility provides long-term, inpatient, skilled nursing-level services to residents with a chronic or debilitating illness or who need rehabilitation services. Services offered include medical and psychiatric care, rehabilitation therapies, pharmacy, laundry, social work and recreational activities. Additionally, there are over 160 doctors and dentists practicing in the City with a wide range of specialties.

In 2021, a WellNow Urgent Care facility was opened at 503 Park Place in downtown Elmira and provides non-emergency walk in services to the community including COVID-19 testing, allergy testing, and cold/flu care.

CASA-Trinity is a nonprofit which has operated a clinic in Elmira, NY since 2011. They offer prevention, evaluations, referrals, treatment, and relapse prevention for substance use disorders, as well as mental health and related disorders. There are different tracks of treatment based on the individual's needs – medication-assisted treatment (MAT), vivitrol and buprenorphine - as tools to aid in recovery. In 2022, the clinic was expanded at 911 Stowell Street, Elmira NY 14901 to provide additional outpatient services, outreach and social health connections to housing, food, and referrals to other service providers. In addition, a 24-bed treatment center is set to open in 2026 on Judson Street and will be managed by CASA-Trinity and licensed through NYS Department of Health and the Office of Mental Health. This will serve as a mental health and substance abuse treatment facility which will be able to provide 24-hour crisis management and residential care. The project has a total cost of \$6.5 million, which will offer three types

of care; a crisis stabilization center, a 24-bed residential center for substance use disorder treatment, and an outpatient clinic for mental health needs. New York State Department of Health is funding the project. CASA-Trinity, headquartered in Geneseo, employs more than 250 people and serves individuals and families struggling with substance use disorders and mental health needs in communities throughout Livingston, Cattaraugus, Chemung, Steuben, and Tioga (New York) counties.

Recreation, Entertainment and Culture

The City is in the southern part of the Finger Lakes region and is within easy travel of all the Finger Lakes, the closest of which is Seneca Lake, 25 miles away. The area is rich in cultural history and entertainment experiences. City residents enjoy a wide variety of recreational options. The City has 23 parks totaling approximately 203 acres. Eldridge Park, the largest City Park comprised of 57 acres, has recently been transformed into destination for the region with the restoration of the Eldridge Park Carousel and Dance Hall. This effort was initiated by local dentist, Robert Lyon. His efforts were successful in raising more than \$1.5 million, excluding volunteer labor and donations, to undertake the restoration activities. Additional information on the effort can be obtained at www.eldridgepark.us. City residents have nearby access to two County Parks and one State Park. One of the County Parks is the location of the world-famous Harris Hill Soaring Site. A visitor can fly in a sailplane, visit the Soaring Museum and take in Harris Hill Park. It has an Olympic-sized pool, miniature golf, go-cart rides, driving range, family picnic areas, and a small amusement park.

The City has also taken a renewed interest in improving its City parks. For over a decade, since 2010, the Department of Community Development has worked with Arnot-Ogden, St. Joseph's, the Chemung County Health Department and 30 other services providers on a "Creating Healthy Places" Initiative funded by a New York State Department of Health grant. During the initial five-year grant period, an additional \$300,000 was provided to the City to upgrade playground equipment and amenities at City parks. The City has also utilized Community Development Block Grant (CDBG) and Community Foundation funds as well as \$140,000 from the NYS Office of Parks, Recreation, and Historic Preservation. The focus of these improvements has been to provide playground equipment and park amenities that appeal to more than one age demographic. The revitalization of City parks has enhanced the quality of Elmira's neighborhoods.

Promenade Project

Over the last decade and a half, the City of Elmira has worked with the Elmira-Chemung Transportation Council, the Metropolitan Planning Organization (MPO) to develop plans for a multi-use vehicular and pedestrian corridor known as the Promenade Project. The location of the Promenade Project is under and directly adjacent to the Norfolk Southern Railway viaduct extending from Water Street north to Second Street. The main objectives of this project are to transform the viaduct into an attractive and unified welcoming corridor through the City, improve pedestrian infrastructure in the urban core of the downtown district, and improve facilities for both pedestrian and vehicular access. The Elmira Promenade project which resulted in a \$2 million investment in the heart of downtown utilizing Federal Transportation Enhancement funds, created a functional space with pedestrian amenities. Construction on the project began in April 2010 and was completed by Fall 2011. This project which runs adjacent to the Steele Memorial Public Library has motivated the library to look at ways they can enhance the exterior of their facility and utilize the Promenade for programming.

Chemung River Master Plan

The City, in cooperation with the five towns and villages bordering the Chemung River in Chemung County completed a Chemung River Comprehensive Master Plan (the "Master Plan") in 2008, funded by a Quality Communities Grant and prepared by Haas Landscape Architects. A preliminary draft of the Master Plan was presented to the Community in Summer/Fall 2007 and a final presentation was made on January 17, 2008. The City also received a State grant through the Local Waterfront Revitalization Program which has enabled two or three of the projects identified in the Master Plan to be designed for construction. Projects that were designed utilizing these funds include the final design and construction documents for Chase-Hibbard Dam Portage Project and the preliminary re-design of Mark Twain Riverfront Park located in the heart of downtown along Water Street. This is consistent with the City's Comprehensive Master Plan which noted, "This River is a very important underutilized natural, cultural and economic resource for the City. Significant opportunities exist to make the River a key recreational and open space link to the downtown, residential neighborhoods and the outlying communities." Additionally, the Downtown Revitalization Initiative (DRI) has identified as a priority to pursue the construction of some of the design elements from the Mark Twain Riverfront Park re-design. Construction on the Chase-Hibbard Dam Portage was completed in June 2012 and a ribbon cutting was held. This portage enables paddlers to safely maneuver around the dam in downtown Elmira.

The City received a grant in 2021 from New York State Department of State for the Local Waterfront Revitalization Program (LWRP). The grant was received in partnership with Chemung County Planning. The plan will provide a shared vision, goals, and strategies for improving the City's Chemung River waterfront. The plan will also help to identify opportunities to address waterfront connectivity, climate change resilience, and economic development along the waterfront. Fisher Associates has developed the plan with input from the local community. The LWRP will guide future use, development and revitalization of the waterfront area, efforts

that will spur economic growth and tourism, bolster local businesses, improve recreational opportunities, and protect and enhance natural assets. The plan is expected to be available to the public in Summer 2026.

A non-profit, Friends of the Chemung River Watershed, exists to revitalize the Chemung River and assist municipalities in the implementation of projects contained within the Chemung River Comprehensive Master Plan. The Friends of the Chemung River Watershed organization remains a committed and active partner.

Lake Street Pedestrian Bridge

The Lake Street Bridge was constructed in 1960. While the bridge was closed to vehicular and pedestrian traffic in March 2011 due to structural concerns, the City identified the rehabilitation of the bridge as a priority project in its Comprehensive Master Plan and within the Downtown Revitalization Initiative Strategic Investment Plan. The City of Elmira was awarded \$3,132,000 in Transportation Enhancement funding and \$750,000 of DRI funding to rehabilitate the bridge to accommodate pedestrians, bicycles, and other non-motorized users. The project, including structural improvements, landscaping, seating nodes, artistic elements, pavement treatments, and high-quality lighting, was completed in 2022. The rehabilitation of Lake Street Bridge as a pedestrian walkway and bicycle passage has opened up access to the Chemung River as a viable economic and recreational resource. The project promotes waterfront activities and creates a continuous connection to the Mark Twain Riverfront Park and to the future proposed Trail system. It serves as an important connection between the North and South sides of Downtown Elmira, while providing public access to the scenic river landscape.

LECOM Event Center and the Elmira Aviators

First Arena, a regional sports and entertainment facility, located in the City's downtown area, was completed in 2000 and became home to the Elmira Jackals Professional Hockey team. For the team's first seven seasons in the First Arena, the Elmira Jackals played in the United Hockey League (UHL), notably winning the Franchise of the Year award in 2000 and winning the Eastern Conference Championships in 2002 and 2004. During 2014, significant updates were made to the facility including a \$1.5 million state-of-the-art scoreboard that can show slow-motion instant replay.

Ownership has since transferred to the Chemung County Industrial Development Agency ("IDA"), who has been working to secure a buyer for the facility. In November 2018, Robbie Nichols, a local businessman and experienced sports entrepreneur, signed on to manage First Arena and bring in a new ice hockey franchise, the Elmira Enforcers, a team playing in the Federal Prospects Hockey League. In 2021, Nichols' contract expired, and Tadross Donner Sports and Entertainment LLC signed a lease agreement with the IDA to take on management of the First Arena. Steve Donner and Mike Tadross, the two partners managing the First Arena, brought extensive backgrounds in sports management and ownership in the Rochester area. Donner, an owner of several Rochester sports teams, was previously the executive director of sales and marketing for the Buffalo Sabres hockey team. The Elmira Mammoths (2022-2023) played at the First Arena under their management. Nevertheless, in 2023, the Chemung County IDA took over direct control and management of the facility after parting with Tadross Donner Sports and Entertainment LLC, and brought a new ice hockey team to Elmira. The Elmira River Sharks played one season (2023-2024) at First Arena. The River Sharks team was purchased and relocated out of the area, and was succeeded by the Elmira Aviators, who commenced play at the arena in Fall 2024. The Elmira Aviators focus on player development for collegiate and professional hockey careers, and play in the North American Hockey League.

Concurrent with the changes that led to the Elmira Aviators, on July 30, 2024, First Arena was renamed the LECOM Event Center, as Transdev secured the naming rights for the 3,784-seat multipurpose facility. Transdev, formerly Veolia Transdev, is a France-based international private-sector company which operates public transport, with operations in 17 countries and territories as of November 2020. The LECOM Event Center offers two ice surfaces, a full-service restaurant and bar, a food service center for the recreational rink, video-game arcade, over 30 luxury suites, group outing and party facilities, and a variety of community / meeting rooms.

The Elmira Pioneers Baseball Team

The Elmira Pioneers baseball team competes in the 12-team, New York Collegiate Baseball League ("NYCBL"). Teams from all over New York State play at the Pioneers' Dunn Field, a 4,000 seat stadium. The City is responsible for maintaining the field and stadium and receives a portion of the proceeds from operations of the team. Dunn Field is named after Edward Joseph Dunn, a developer and businessman who donated the land for the field to the City. Earl Weaver once managed in what was at the time the longest recorded game in professional baseball history at Dunn Field. Dunn Field is a classic old ballpark featuring a covered grandstand, individual seats, box seats, a concourse with vintage pictures of past Elmira baseball players who played in the Major Leagues, and a picnic area. A new state-of-the-art scoreboard was installed in 2023. The view from the stadium features mountains, trees and the Chemung River, making it a relaxing and enjoyable atmosphere in which to watch a ballgame and spend time with family. Robbie Nichols leases Dunn Field and manages the Elmira Pioneers.

Other Clubs, Organizations and Attractions

There are many other clubs and organizations in or near the City that cover a wide variety of interests ranging from playing the bagpipes to personal health maintenance. For outdoor sports enthusiasts, City anglers fish for many varieties including brook trout and muskies. Diverse wildlife and vegetation also provide a year-round attraction. Golfers have more than 170 holes to play at courses in and around Elmira including the Elmira Country Club, the Corning Country Club, and the City-owned Mark Twain Golf Course (a Donald Ross-designed course).

The City is the center of cultural activity in the County. One major attraction is the Clemens Center which opened in 1925 as a vaudeville stage, was transformed in the 1940s to a modern movie house. It continued operation as a movie house until 1976 when it was slated for demolition by the Elmira Urban Renewal Agency as part of the City's 1972 Flood Recovery Effort. In an effort to save the theatre, a group of citizens raised money to renovate it as a state-of-the-art regional performing arts center. It has received several upgrades since then. In 1987, Mandeville Hall, a 2,500 square foot theatre was added. In 1999, the Clemens Center undertook a massive renovation that included expansion of the lobby, adding additional elevators, improving the heating, air conditioning and electrical systems of Powers Theatre, creating a more distinctive image with the use of exterior signage and lighting. The Clemens Center completed a \$19 million renovation to make it more competitive to attracting major productions. The main stage in Powers Theater was expanded from 32' to 45' in order to accommodate large-scale touring productions, update the building technology and enlarge the orchestra pit. The majority of the local businesses deem the Clemens Center to be the "jewel of the community", a quality of life attraction that assists them in recruiting employees to the area. The Clemens Center presents international performing artists covering a broad array of programs including Broadway music tours, symphony orchestras, music groups, theater, dance and comedy. Since 1977, the Clemens Center has hosted more than nine hundred professional performances for over 800,000 patrons and played host to over 2,000 community performances and events. The Clemens Center re-opened the newly renovated Powers Theatre in October 2008 with performances of the Broadway hit *Mamma Mia!*. Recent Broadway series performances have included noteworthy shows such as *Rent* (2016-2017 season), *A Chorus Line* (2017-2018), *Jersey Boys* (2018-2019), *Chicago* (2018-2019), *Cats* and *An Officer and A Gentleman* (both in the 2021-2022 season), *BUDDY – The Buddy Holly Story* and *Legally Blonde The Musical* (both in the 2022-2023 season), *Shrek The Musical* (2023-2024 season), and "Ain't Too Proud – The Life and Times of The Temptations" (2024-2025 season). The schedule for the 2025-2026 season includes *Mrs. Doubtfire*, *Mark Twain Tonight!*, *Kinky Boots*, *The Music Man*, and *The Book of Mormon*.

Other area attractions include the Arnot Art Museum, which is the foremost center of the City's activity in the visual arts, with changing exhibits of masterpieces from the fourteenth to the twentieth century. The Watson Gallery at Elmira College provides many excellent art shows of both area and national artists. The Chemung County Historical Society offers visitors an opportunity to explore many outstanding exhibits of historical interest in the County. In addition, many area residents participate in activities sponsored by the Elmira Little Theater, Community Arts of Elmira, the Community Concert Association, and the Elmira Choral and Symphony Association.

Mark Twain (Samuel L. Clemens) spent many years of his life and wrote many of his books in the City. In 1869, he became engaged to Olivia Langdon, an Elmira native. One year later, Mark Twain and Olivia were married in the parlor of the Langdon home in the City. For over twenty summers, Mark Twain and Olivia lived at Quarry Farms, a Langdon family home. The Langdon family home was willed to Olivia's sister, Susan Crane. Susan and her husband built Mark Twain his own study for writing solitude just a short distance from their home. It was there that Mark Twain wrote such famous works as *The Adventures of Tom Sawyer*; *The Adventures of Huckleberry Finn*; *Life on the Mississippi*; *A Connecticut Yankee in King Arthur's Court*; *The Prince and the Pauper*; *A Tramp Abroad*; and many short pieces. Mark Twain died in April 1910 and is buried in a public family plot in Woodlawn Cemetery. His legacy continues to this day and the City is a major historical attraction for Twain enthusiasts and passing visitors. His famous study is now located on the Elmira College campus. Trained student guides provide daily tours through the summer and by appointment during the winter. Also located in Elmira College is the Mark Twain Exhibit in Hamilton Hall. It houses Mark Twain-related photographs and memorabilia. A unique bronze statue erected on the Elmira College campus commemorates the special role of the City in Mark Twain's life. Also buried in Woodlawn Cemetery are veterans of the Civil and Spanish American Wars; World Wars I and II; the Korean and Vietnam conflicts; and Union and Confederate soldiers. The Steele Memorial Library and its various branches, operated by Chemung County, serve City residents.

The Wings of Eagles Warplane Museum is an educational institution founded to collect, preserve, interpret, and exhibit military aviation memorabilia and to fly military aircraft. The Wings of Eagles Warplane Museum, located 12 miles west of the City, honors the men and women who made sacrifices in defense of their country and in the preservation of world freedom.

Transportation

Commuter Transit

Local bus transportation is provided by the Chemung County Transit System. Bus transportation options to New York City and other regional destinations include Greyhound, Trailways, Flixbus, and MegaBus.

Air Transportation

Air transportation is provided by the County-owned Elmira Corning Regional Airport (“ELM”) which continues to lead the way in improving the quality of life for residents throughout the area. ELM is a major influence on the region's economic development strategy and has been the catalyst in bringing new business opportunities to the region. ELM is the only airport in the Southern Tier with an 8,000-foot runway that can accommodate nearly every commercial aircraft that is currently in operation. From 2005 to 2015, ELM led the State in passenger boardings. Today, ELM can still accommodate as many passengers as the greater Binghamton Airport and the Ithaca Airport combined. ELM continues to offer two Delta flights direct to Detroit every day and non-stop service through Allegiant Airlines to the Orlando metropolitan area, Florida (SFB) and the Tampa-St. Petersburg metropolitan area, Florida (PIE). In addition, Allegiant offers seasonal service to Myrtle Beach International Airport (MYR), Punta Gorda Airport (PGD) in southwest Florida, and Sarasota / Bradenton International Airport (SRQ). Allegiant flights from ELM continue to be extremely successful. Allegiant utilizes new Airbus and Boeing jets for service at ELM.

ELM has undergone significant renovations totaling \$61 million dollars. The upgrades include a 25 percent increase in airport passenger space, two new jet bridges, 300 more parking spaces, a 3,000-square foot bar and restaurant which includes state-of-the-art passenger amenities. The terminal project received \$40 million in State funding. The remaining \$21 million came in the form of Federal Aviation Administration grant funding and Passenger Facility Charges. These projects were completed in October 2018. More recently, it has been announced that Elmira Corning Regional Airport (ELM) will receive a federal grant of \$949,577 from the Federal Aviation Administration (FAA)’s FY24 Airport Improvement Program (AIP) for runway improvements. This grant will fund the first phase of a reconstruction and rehabilitation project for the airport’s runway and taxiway. The project will facilitate the reconstruction of existing runway signage and lighting that have reached the end of their useful lives. Eight thousand feet of Runway 6/24 will be rehabilitated, as well as 570 feet of Taxiway A. For small primary, reliever, and general aviation airports, the grant covers a range of 90-95% of eligible costs, based on statutory requirements. In addition, another FY24 AIP grant of \$479,291 has been allocated to update the master plan / layout plan, and the pavement management plan for the airport. The FY25 AIP allocated grants totaling \$2.2 million for ELM to reconstruct a terminal building roof and improve the storage building for snow removal equipment.

Railroads

Railroads continue to serve an important purpose to businesses in the City. Rail lines run on the North and South sides of the City. Regional railroad service is provided by Norfolk Southern, the North Susquehanna and Western, and Canadian Pacific (Delaware and Hudson). Six daily freight connections provide hauling to New York City, Hoboken, NJ and Chicago. Several sites adjacent to the railway are being prepared by Edger Enterprises Inc. for development including a spur at the entrance to the City from I-86.

High Speed Broadband

The City of Elmira will be able to benefit from expanded access to high speed broadband connectivity thanks to Southern Tier Network. Southern Tier Network is a not-for-profit Local Development Corporation (LDC) established to build and manage a \$12.2 million regional fiber optic backbone that will enable access to high speed broadband connectivity in Chemung, Schuyler and Steuben counties. Construction on the 235-mile optical fiber backbone was completed on January 15, 2014. This is a project that Southern Tier Regional Planning and Development Board has spearheaded. The mission is to address the broadband needs of unserved areas in the community, facilitate improved services in underserved areas and enhance the overall telecommunications services for the Southern Tier Region. The optical fiber backbone is open to any viable entity for use in supporting the creation and delivery of technologies and services and will serve as a catalyst for economic development within the City and region. This project has made it easier for new telecommunications carriers to get into the area. Construction within the City of Elmira was completed during 2013. The project was funded by Corning Incorporated and the participating counties.

Building on this foundation, emphasis has been on the “last mile development” and attracting broadband providers to expand the availability of service within the City. As a result, Empire Access has entered the market and is offering business-class fiber optic internet, phone, and security service in the City as an alternative to the legacy service providers. In fact, Empire Access was successful in its bid for a \$500,000 grant offered in 2021 by the City to expand fiber optic internet access within the City limits, funded by the American Rescue Plan. The work of making faster internet service available to City residents, funded by this grant, is approximately 98% complete as of April 2026, with new areas coming on stream monthly. The Empire Access project is expected to be completed by the end of July 2026.

Collective Bargaining Contract Information

The following table provides a breakdown of the number of City employees represented by collective bargaining agents, the bargaining units that represent them and the dates their agreements expire.

<u>Number of Employees</u>	<u>Bargaining Unit</u>	<u>Contract Expiration Date</u>
42	CSEA	12/31/2026
70	Police Benevolent Association (PBA)	12/31/2027
28	School Crossing Guards	08/31/2029
61	Firefighters' Local 709	12/31/2029

Source: City officials.

Other Information

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

The City is in the process of complying with the procedure for the validation of the Bonds as provided in Title 6 of Article 2 of the Local Finance Law with respect to publication of the notice of estoppel. This estoppel procedure will be complied with prior to the sale date of the Bonds.

No principal or interest upon any obligation of the City is past due. Due to a clerical error, the City's December 15, 2023 interest payment on its 2016 serial bonds was \$3,000 less than the required interest payment. When brought to the City's attention, the City promptly made the balance of the payment due. See also "CONTINUING DISCLOSURE" herein.

The fiscal year of the City is the calendar year.

Except for as shown under "STATUS OF INDEBTEDNESS – Estimated Overlapping Indebtedness" this Official Statement does not include the financial data of any political subdivision having power to levy taxes within the City.

ECONOMIC DATA

Major Employers

Some of the major employers located within, or within close proximity to, the City are as follows:

<u>EMPLOYER</u>	<u>EMPLOYEES</u>	<u>BUSINESS TYPE</u>	<u>WITHIN CITY</u>
Guthrie Health Care System	4,500-5,500	Health Care Services	Some offices
Corning Inc. ⁽¹⁾	4,000-5,000	Optical Fiber, Ceramic Substrate Mfg.	No
Arnot-Ogden Medical Center	3,000-3,250	Health Care Services	Yes
Elmira City School District	1,200-1,400	Public School	Yes
County of Chemung	1,000-1,499	Government	Yes
Kennedy Valve Inc.	500-1,000	Fire Hydrant Mfg.	Yes
Elmira Correctional Facility	700-900	State Facility	Yes
Elmira College	400-500	Private College	Yes
Hilliard Corp.	200-500	Auto Parts Mfg.	Yes
Anchor Glass Corp.	225-499	Glass Container Mfg.	Yes
Centre Lane Partners (formerly Hardinge Bros. Inc.)	225-350	Machine Tool Mfg.	No
City of Elmira	220-270	Government	Yes
F.M. Howell	100-200	Manufacturing	Yes
Trayer Products Inc.	100-200	Auto Parts Mfg.	Yes

⁽¹⁾ Located 18 miles west on I-86.

Source: City officials.

Selected Wealth and Income Indicators

Per capita income statistics are available for the City, County and State, and are listed below.

	<u>Per Capita Income</u>			<u>Median Family Income</u>		
	<u>2006-10</u>	<u>2016-20</u>	<u>2020-24</u>	<u>2006-10</u>	<u>2016-20</u>	<u>2020-24</u>
City of:						
Elmira	\$ 17,399	\$ 19,961	\$ 23,686	\$ 41,383	\$ 46,152	\$ 54,953
County of:						
Chemung	23,457	29,959	37,273	55,246	70,617	83,159
State of:						
New York	30,948	40,898	50,712	67,405	87,720	106,873

Note: 2021-2025 American Community Survey estimates are not available as of the date of this Official Statement.

Source: U.S. Census Bureau; 2006-2010, 2016-2020, 2020-2024 American Community Survey 5-Year Estimates.

Unemployment Rate Statistics

The smallest area for which such statistics are available (which includes the City) is Chemung County and the Elmira Metropolitan Statistical Area (the “Elmira MSA”). The information set forth below with respect to the County and the Elmira MSA is included for informational purposes only. It should not be implied from the inclusion of such data in this Official Statement that the County and the Elmira MSA is necessarily representative of the City, or vice versa.

	<u>Annual Average</u>							
	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
City of Elmira	5.6%	4.8%	10.5%	6.7%	4.6%	4.7%	4.8%	N/A
Elmira MSA	4.4	3.9	8.2	5.1	3.6	3.7	3.8	N/A
Chemung County	4.4	3.9	8.2	5.1	3.6	3.7	3.8	N/A
New York State	4.1	3.9	9.8	7.1	4.3	4.0	4.2	4.3%

	<u>2025-26 Monthly Figures</u>											
	<u>2025</u>					<u>2026</u>						
	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>
City of Elmira	3.7%	3.6%	4.2%	4.6%	5.1%	4.9%	N/A	4.6%	4.5%	5.1%	N/A	N/A
Elmira MSA	3.2	3.0	3.3	3.7	4.0	3.9	N/A	3.8	3.7	4.2	N/A	N/A
Chemung County	3.2	3.0	3.3	3.7	4.0	3.9	N/A	3.8	3.7	4.2	N/A	N/A
New York State	3.8	3.8	4.1	4.8	4.9	4.7	N/A	4.4	4.3	4.7	N/A	N/A

Note: Certain unemployment rates for the months of October 2025, February and March 2026, and annual averages for 2025 are not yet available as of the date of this Official Statement.

Source: Department of Labor, State of New York. Figures not seasonally adjusted.

Economic Development

The City's economic development strategy is three-fold:

- 1) To maintain and strengthen its economic base;
- 2) To encourage businesses and residents to utilize developable lands within the City; and
- 3) To strengthen the City's economy by offering economic incentives and assistance for businesses which choose to move to the City.

The success of this strategy primarily rests on the ongoing cooperation among area public and private entities. The City utilizes a unique approach. Instead of competing with adjacent towns and villages for commercial expansion, the City encourages and assists businesses in locating both in and near the City. The City believes the City and region both benefit from business expansion in and near the City. This approach has achieved positive results for both the area and City residents. The City actively participates in several local economic development agencies. Elmira is the eastern anchor of the new I-86 Innovation Corridor Initiative, which extends from Elmira to Hornell. There are twenty-two anchor employers with up to 10,000 workers within a 15-minute drive of downtown Elmira such as Arnot Health, CAF USA, Chemung Canal Trust Company, Community Bank, Five Star Bank, Guthrie Healthcare, Hilliard Corporation, F.M. Howell, Pladis Global, and several others. Corning Inc. is 18 miles west of Elmira on I-86.

A significant development in Economic Development was the announcement in December 2015 by New York State that the Southern Tier Regional Economic Development Council region was one of three winning regions for the Upstate Revitalization Initiative (URI) launched in 2015. The URI committed \$500 million of state economic development resources to the Southern Tier Region for the next five years to assist with up to twenty-percent of significant projects. Additionally, the City of Elmira together with Chemung County submitted a proposal to the Southern Tier Regional Economic Development Council for \$10 million under the Downtown Revitalization Initiative (DRI) in 2016 and it was announced that the City of Elmira was selected as one of the ten DRI communities. Phase 1 of the project was led by the New York State Department of State with participation from Empire State Development and New York State Homes and Community Renewal, the City, a local Planning Committee, and a private sector planning team (Stantec) that was assigned to develop a Strategic Investment Plan. The Strategic Investment Plan was submitted to the State of New York and the project funding announcement was made on July 5, 2017. Key priority projects identified in the Strategic Investment Plan that received funding include: the West Water Street Mixed-Use Development, funding to invest in privately owned downtown properties, improving downtown zoning, building out Clemens Square, renovating the Lake Street Bridge, renovating the Centertown Parking Garage, and developing a River Boardwalk at Mark Twain Riverfront Park. A total of \$1,550,000 of DRI funding was made available to downtown property owners to make building renovations. This Activate Building Program was administered by the City's Department of Community Development. All projects are now completed.

Elmira Downtown Development, Inc.

Elmira Downtown Development ("EDD") is a not-for-profit corporation whose mission is the administration of the City's 52-block New York State designated Business Improvement District (BID). EDD was formed in 1989 to conform with the major recommendations outlined in the Metropolitan Development Association, Inc. (MDA) report prepared in 1985 to implement a self-sustaining development organization with the sole purpose to encourage growth and development in downtown. EDD plans and manages special events, including concerts, promotions, festivals, holiday celebrations, and a weekly farmers market. EDD hosts an annual Elmira Street Painting Festival which attracts thousands of visitors during a weekend in July to witness the transformation of West Water Street into brilliant works of art enhancements, signage and façade improvements. The EDD office serves as a central communication point between city government officials and downtown constituents, enabling coordinated dissemination of information regarding roadwork, rules and regulations, and special programs. Staff also offers public and media relations assistance and continuing education workshops and seminars to constituents.

Business recruitment responsibilities shifted from EDD to the Southern Tier Economic Growth, Inc., allowing EDD the opportunity to allocate more time to streetscape improvements through their Operation Green Streets Program, promotional activities and special events.

Chemung County Chamber of Commerce

The Chemung County Chamber of Commerce (“Chamber”) is the County’s official tourism promotion agency. The mission of the Chemung County Chamber of Commerce is to represent the business community in the promotion of the prosperity and the quality of life throughout its service area. For 100 years, the Chemung County Chamber of Commerce has been the leading voice of business in the County. Through its efforts in such diverse areas as local, State and Federal legislation, small business concerns tourism promotion and economic development, the Chamber works daily to enhance the economic wellbeing and the quality of life in the County. The Chemung County Chamber of Commerce is one of less than 20 chambers in New York State awarded Accreditation by the United States Chamber of Commerce. This assures that the Chamber meets stringent leadership, program and operational standards set by the national Chamber. The Chamber also sponsors an annual Leadership Chemung Program (designed to develop individuals for future leadership roles in the Chemung County area), Manufacturing Week, Annual Economic Forum, and a Public Affairs Council.

Southern Tier Economic Growth, Inc.

Southern Tier Economic Growth, Inc. (“STEG”), a nonprofit corporation, is the primary economic development entity in Chemung County. The Chemung County Industrial Development Agency (“CCIDA”) is STEG's administrative affiliate. CCIDA is a public benefit corporation. STEG also administers financial incentive programs for the City, such as the City’s Commercial Loan Program (“CCLP”), which assists new and existing businesses in the City with their expansion needs. The CCLP was initially formed by allocating Community Development Block Grant funds (“CDBG”), which the City receives from the U.S. Department of Housing and Urban Development (“HUD”) to the Loan Pool. The revolving loan programs established by the City in 1995 have released loan funds totaling \$4,976,687 in investments to date. Since its inception, the revolving loan programs have facilitated \$53,033,780 in private investment and assisted in the creation of approximately 1,159 full-time and 414 part-time employment positions.

BUSINESS LOAN PROGRAM			
CONTRIBUTION	PRIVATE INVESTMENT	LOAN AMOUNT	FT JOBS CREATED
Pre-2010	\$ 49,093,280	\$ 4,169,687	1,134
2011	2,225,000	330,000	6
2012	160,000	30,000	1
2013	250,000	30,000	2
2014	0	0	0
2015	240,000	50,000	1
2016	0	0	1
2017	115,500	50,000	1
2018	0	0	0
2019	0	50,000	1
2020	0	100,000	4
2021	0	0	0
2022	0	0	0
2023	150,000	67,000	4
2024	800,000	100,000	4
Grand Total	\$ 53,033,780	\$ 4,976,687	1,159

STEG activity for the Loan Program has decreased over time, due mainly to lesser promotion of the program and fluctuations in staff capacity at STEG. Also, STEG and businesses have increasingly utilized funding offered through New York Empire State Development grants.

The role of STEG was expanded in 2007, to include business recruitment and retention efforts within the City and, in particular, the Central Business District. A portion of the City’s Community Development Block Grant funds are used to fund an Economic Development Specialist whose primary responsibility is urban development and to market the City’s Central Business District. STEG is located in the Commerce Building on East Church Street. The Commerce Building houses the offices of Southern Tier Economic Growth, Inc., the Chemung County Chamber of Commerce, the Chemung County Planning Department, the Elmira-Chemung Transportation Council, and Elmira Downtown Development, Inc. This facility is within one block of both City and County administration offices, further facilitating cooperation among the various economic development partners in the region.

The City does not issue debt on behalf of STEG, and there is no legal entity relationship between STEG and City.

RESTORE NY Grants

The City has utilized seven rounds and approximately \$6.3 million in Restore NY funds from Empire State Development since 2006 to revitalize downtown properties beginning with the Riverside Suites property located at 231 W. Water Street which turned a vacant property into a mixed-use development with four market rate apartments.

In addition, the City was awarded a \$2.3 million Restore NY grant in the Fall of 2008 to rehabilitate three prominent buildings on West Water Street known as the former Rosenbaums, Marvin's and Harold's buildings. These buildings had sat vacant for over 20 years and two of them had experienced substantial deterioration since the grant was awarded in the Fall of 2008. Previous developers involved in the project had decided to not move forward due to the national economic downturn and financing difficulties. In July 2014, an emergency situation arose concerning 106 – 112 W. Water Street (former Rosenbaums) and 114 W. Water Street (former Marvin's building) with the collapse of their roof structures and the front façades. The adjacent Harold's building was also in danger of collapse. The buildings were condemned by the City's Fire Marshal and the City of Elmira had the buildings demolished. The City, STEG, and Chemung County worked collaboratively to identify a redevelopment plan for the site that was consistent with the intent of the Restore NY funding. STEG hired Johnson-Schmidt & Associates Architects to develop a concept for the site which was subsequently amended by PG West Water Street Inc., who was selected as the project developer. As of 2020, the new market rate apartment building opened to the public with all 52 apartments fully rented and an extensive waitlist. Additionally, commercial space has been rented to Wells Fargo, Five Star Bank, Labella Associates, and a coffee shop / café. The City of Elmira signed a Grant Disbursement Agreement with Empire State Development which included the \$2.3 million Restore NY grant and \$4 million of DRI funding. A public parking lot was redesigned and constructed during the Summer of 2017 to the north of the project. Additional site improvements to Clemens Square began in 2019 and were completed in 2021.

Furthermore, the City was awarded a \$1.25 million Restore NY grant on September 2, 2009. This grant assisted in the stabilization of a vacant, surplus City property which is referred to as the Federal Building. Previously, this building served as a U.S. Post Office and Court House which was built in 1902. The improvements, which were completed in 2011, included exterior masonry re-pointing, a new roof, lead abatement around the windows and re-painting, a new boiler system and upgrades to the electrical systems. In 2017, the Federal Building was sold to local developers. Since then, the new owners completed renovations and now are operating the building as a mixed-use property.

In the Round 4 Restore NY Grant of 2016, funds were awarded for Gerard Block Apartments (Arbor Housing and Development), a large rehabilitation project supported by the City of Elmira. The Restore NY grant was coupled with Downtown Revitalization Funds to complete the project. The project was completed in Fall 2021, and is currently fully occupied with residents. The mixed-use historic renovation resulted in five commercial store fronts along Lake Street, eight artist workspace studios, and 28 affordable apartments. The projects consist of 118-120 and 124-126 Lake Street and the adjacent 412-418 Carroll Street structures in downtown Elmira. The buildings were vacant prior to work commencing and are now fully renovated for a total square footage of 35,916. Additionally, there was a total of 9,179 square feet of commercial space developed for new business to locate in downtown Elmira. The project received \$500,000 from the City in Restore NY funds from Empire State Development and an additional \$300,000 in Downtown Revitalization Funds from New York State Department of State. The project provided preference for artists for up to ten of the apartments. Ten of the apartments serve households at or below 50% of area median income (AMI) and 18 of the apartments target households at 60% - 80% AMI.

The City of Elmira was also fortunate to receive a Round 5 Restore NY Grant in the amount of \$508,400 for the rehabilitation of 110 and 114 Baldwin Streets by Jim Capriotti, a proven developer. The project has converted these vacant buildings in the heart of Elmira's downtown and DRI focus area into mixed-use. The project was completed in 2024.

In Round 7, Elmira was awarded \$750,000 for the Reynolds Way (Arbor Housing and Development) project in the downtown of Elmira. The project was completed in the Fall of 2024 and renovated a total of four blighted properties along Church Street and Academy Place, turning them into 41-units or 46,871 sq. feet of affordable housing. The properties were vacant for decades, so the project has had a significant impact on the revitalization of main downtown corridor and is a highly visible project. The developer was Arbor Housing and Development who also owns and manages the property. The development includes four separate historic buildings which were converted into thirty (30) one-bedroom, six (6) 2-bedroom, and five (5) studio apartments. Funding included Historic Tax Credits and NYS Homes and Community Renewal funding. The project also included thirteen (13) special needs units set aside for survivors of domestic violence with supportive services and rent subsidy provided by the Empire State Supportive Housing Initiative (ESSHI). In addition, the Reynolds Way Apartment project participated in the NYSEDA New Construction Housing Program and is a 2020 Enterprise Green Communities certified project.

Elmira Urban Renewal Agency, Inc.

The Elmira Urban Renewal Agency, Inc. (“EURA”) was formed in the late 1960s. One of its first objectives was to develop a 40-year urban renewal plan (“40-year Plan”) for the City after a major flood occurred in 1972. Using the 40-year Plan as a basis, in 1998 the City Council adopted a new Master Plan and comprehensive Zoning Ordinance. This plan includes a comprehensive inventory of the City’s current utilization of properties (residential, industrial, recreational and education areas) for future development and growth. The EURA has been designated by the City to administer its Community Development Block Grant Program (CDBG). As of the date of this Official Statement, the City does not have any contractual commitments to or guarantees of any obligations or agreements of the EURA.

Designated an Entitlement Community by the U.S. Department of Housing and Urban Development in 2023-2024, the City received \$1,129,816 in CDBG funding and \$251,946 in HOME funding to undertake programs and activities to help low to moderate income persons in the City or eliminate conditions that create slum and blight. These funding amounts represent a slight decrease from prior year funding levels. The City of Elmira submitted its Five-Year Consolidated Plan for the CDBG and HOME programs in June 2020. The City anticipates collecting an additional approximately \$50,000 in Program Income through loan proceeds received from its Owner-Occupied Housing Rehabilitation Program and STEG Commercial Loan Program. Some of the programs and activities funded by the CDBG / HOME Program include: Owner Occupied Rehabilitation Program, First Time Homebuyers Program; Enhanced Street and Park Improvement Program; local nonprofit programs that operate community centers for youth and services for Elmira senior citizens; Downtown Signage and Façade Program; and the City’s Revolving Loan Program which offers low interest loans to businesses. A priority for the next five years under the 2020 – 2024 Consolidated Plan will be to utilize HOME funding for more neighborhood revitalization and scattered site development working with housing developer, Housing Visions and leveraging Low Income Housing Tax Credits administered by New York State Homes and Community Renewal to improve the condition of the City’s rental housing. Housing Vision’s Chemung Crossing Project was awarded funding through New York State Homes and Community Renewal. This over \$14 million neighborhood revitalization project on Elmira’s south side was completed in 2019 and includes the historic rehabilitation of two properties, the construction of new buildings resulting in 45 high-quality, energy efficient and affordable residential units and 5,500 square feet of commercial space.

The First Time Homebuyers Program designed to assist low to moderate income families in purchasing their first homes, was initiated in 1994. Since then, over \$4 million of federal funds has been expended for this program. This has resulted in mortgages totaling over \$14 million of which local lenders hold 90%. The program currently offers \$10,000 in down payment and closing cost assistance. Since the program’s inception, 460 households have been assisted. A component of this program is pre- and post-purchase counseling, foreclosure prevention and credit counseling services offered by Catholic Charities of Chemung / Schuylers. This program has been successful as evidenced by a foreclosure rate of less than 3%.

The City’s Community Development staff are actively involved in seeking and obtaining grants to undertake a variety of projects and activities. These include New York State Department of Environmental Conservation (NYS DEC) funding for investigation and remediation of brownfield sites as well as to expand urban forestry efforts; New York State Department of State (NYS DOS) for waterfront revitalization and brownfield planning; New York State Office of Parks, Recreation and Historic Preservation for Park Improvements and Historic Preservation activities; Empire State Development Corporation for Restore NY; NYSERDA to update the City’s Comprehensive Master Plan; the “Zombie” and Vacant Properties which is a partnership with the Code Enforcement Department; Cities RISE funding from the New York State Attorney General’s Office, the Anti-Displacement Learning Network to address homelessness and displacement in the City of Elmira, and most recently, the Vacant Rental Program (VRP). VRP aims to help owners of rental properties bring vacant units and spaces in small-scale properties back into productive use to create safe, quality, and affordable long-term rental units.

Elmira Housing Authority

The Elmira Housing Authority (the “Housing Authority”) was established in 1942 by a special act of the State Legislature to provide public housing within the City. The legislative body governing the Housing Authority consists of seven board members. Five members are appointed by the City Manager and two members are tenants elected biannually by qualified public housing tenants. The City conducts the elections and provides the necessary personnel for inspections. The City Council must approve the schedule of compensation negotiated by the Housing Authority for its officers and employees. The Housing Authority received a Capital Fund Grant from HUD in 2012 which funded improvements to three of their facilities; Hoffman Plaza, Flannery Towers and Bragg Towers. Primary funding sources for the Housing Authority are State and federal subsidies and tenant rents. The Housing Authority determines and modifies its own budget, sets its own rates, and may issue bonded debt without the City’s approval. In addition, the City is not entitled to and cannot otherwise access a majority of the Housing Authority’s resources. Consequently, the Housing Authority’s financial activity is excluded from the City’s reporting entity. The City is contractually obligated to fund any State projects that are not self-sufficient. As of the date of this Official Statement, the City does not have any contractual commitments to or guarantees of any obligations or agreements of the Housing Authority.

Clean Up Complete on Two Former Brownfield Sites

The City, utilizing grants received from the New York State Department of Economic Development, has completed the remediation of the former American LaFrance and Chemung Foundry Brownfield sites on the City's south side. These sites, totaling approximately 13 acres are currently being marketed for redevelopment by STEG, Inc. In 2008, the City was awarded a grant for \$31,850 through the New York State Brownfield Opportunity Areas Program to complete a Step 1 Pre-Nomination Study that was completed in September of 2009. The City was awarded a Step 2 BOA Grant in the amount of \$239,886 and, in September 2012, with assistance from Bergmann Associates, began a comprehensive analysis of the study area and individual Brownfield sites. The study assisted the City in establishing a revitalization plan and implementation strategies for an over 400-acre area located in the south-east quadrant of the City that has been affected by the presence of Brownfield sites including the former American LaFrance and the Chemung Foundry. The project was branded as the "Southside Rising" project and a project website was launched in Fall 2012. A thorough market and housing analysis was completed for the area. The Brownfield Opportunity Areas Program jointly administered by the New York State Departments of State and Environmental Conservation provides funding for a variety of tools including but not limited to infrastructure studies, market trends analysis, identification of strategic sites, site renderings, and acquisition due diligence. The City of Elmira received official designation of its Brownfield Opportunity Area in August 2016 and looks forward to applying for funding in the future for implementation items as part of the Master Plan that was developed. The City of Elmira utilized the work accomplished under Step 2 of the project to assist Elmira Downtown Development with a New York Main Street grant for South Main Street under the 2014 Consolidated Funding Application. Elmira Downtown Development's New York Main Street application for a \$200,000 grant was successful and during 2015, two properties were revitalized along South Main Street.

See also "LITIGATION" section herein for additional information regarding an Environmental Protection Agency directed remediation project of the City and the Elmira Water Board.

Coronavirus Local Fiscal Recovery Funds

The City was awarded \$28,270,386 from the Coronavirus Local Fiscal Recovery Fund under the \$1.9 trillion economic stimulus plan known as the American Rescue Plan Act passed by Congress in March 2021. The funds are being used to mitigate the impact of COVID-19 on the local community in specified ways in accordance with the rules and regulations issued by the Treasury Department. The City established an internal committee to make recommendations to the City Council regarding the use of the funds. The award was disbursed to the municipality over two years, 50% in 2021, and 50% in 2022. Projects approved to date include broadband infrastructure, water and sewer infrastructure improvements, grants to tourism-oriented organizations, community grants to mitigate COVID-19 impact on local businesses and non-profits, grants for rehabilitation of local residential and commercial property stock, premium pay for essential employees, lost revenue replacement, and removal of dead or dying trees and tree limbs. All funds were committed to selected projects by December 2024. Funds will be utilized by December 2026 or returned to the Treasury Department, in accordance with the grant guidelines.

The City of Elmira's HUD entitlement funds also received additional emergency funds. These programs were overseen by the Department of Community Development; the City received \$993,785 in CDBG-CV funds to address the impacts of Covid-19 on the low- and moderate-income residents in Elmira. The CDBG-CV programs supported rental assistance, emergency food/supplies, and small business assistance. Roughly 75% of these funds have been spent with the remaining funds allocated to emergency rental assistance and homeless services. Additionally, the department received HOME-ARP funds in the sum of \$1,118,725. The HOME-ARP plan was submitted and approved by HUD in Summer 2023. The City is actively working with a nonprofit subgrantee, the Economic Opportunity Program, to distribute the funds into the community. The funds will provide supportive services for homeless and at-risk persons, including case management, emergency services, and rental assistance.

Land Clearing Debris Landfill

The City experienced significant flood damage as a result of Hurricane Agnes in 1972. As a result, the City established a Land Clearing Debris Landfill at Industrial Park Boulevard in Elmira, and throughout the cleanup process used it to bury the debris from the flood damage. While this landfill is now inactive, in 2019 the City received a request from the NYS Department of Environmental Conservation (DEC) regarding obtaining access to this Land Clearing Debris Landfill Inactive Solid Waste Site in order to investigate the landfill. Depending on the results of the investigation, the City will be responsible for remediation. To date, the City has not had any further contact from DEC regarding this matter.

Other City Initiatives

In addition to these programs, the City has done much to help businesses and residents utilize developable lands. To that end, the City has conducted an evaluation of all the real property it owns. This review has provided the City with information on optimizing its own real estate needs and strategies for getting abandoned properties back on the tax rolls. This comprehensive review has allowed the City management to strategically implement a property disposition program. Joint tax lien auctions with the County have streamlined the process of reducing the number of City-owned properties. The City aggressively utilizes several economic and residential programs to match City-owned parcels with prospective purchasers, including programs for the rehabilitation and acquisition of property. With the City's support, Chemung County requested permission from New York State Empire State Development to create a Chemung County Land Bank to assist in the development of vacant and abandoned properties. The Chemung County Land Bank received approval in September 2016. The Chemung County Property Development Corporation (Land Bank) has appointed a Board of Directors with the City of Elmira's Director of Community Development serving on the Board. The Land Bank was also awarded funding in the amount of \$893,100 to assist with the hiring of staff, operations, as well as demolitions and rehabilitations of land bank properties.

Due to the foreclosure moratorium during the pandemic, the Land Bank did not acquire many new properties in 2020 or 2021. In 2025, the Land Bank was awarded \$1,500,000 in Land Bank Initiative Round Two Funds from Homes and Community Renewal. To date, as of December 2025, the Land Bank has demolished a total of twenty-three deteriorated properties within the City due to unsafe structural condition and a total of twenty-four properties have been rehabilitated. All the rehabilitation projects that have been completed were sold as owner-occupied housing. Additionally, the Land Bank has purchased two engineering design sets for new construction of single-family home which are approximately 900 square feet and another for 1,200 square foot houses. Construction began on two new single-family homes in 2025, with the potential for other lots to be developed in the future.

The City of Elmira was successful in receiving a \$90,000 grant under NYSEDA's Cleaner, Greener Communities Program for a new Comprehensive Master Plan. The new Comprehensive Master Plan was officially adopted November 28, 2016. The process was led by an experienced consultant team, the City of Elmira, and a 13-member Project Steering Committee composed of residents, private sector leaders, property owners, and planning and zoning representatives. The development of the Comprehensive Master Plan was also instrumental in positioning the City of Elmira to receive the \$10 million Downtown Revitalization Initiative. Action items under that Comprehensive Master Plan are currently being pursued. To facilitate this, DRI funded \$150,000 to update the City's Zoning to more of a form-based code.

Similarly, over the course of 2019 – 2024, the City developed new programs and efforts in order to improve the quality and condition of the housing stock as a means of growth and development. In 2020, the City received \$1.3 million dollars for a three-year grant from the HUD Office of Lead Hazard Reduction and Healthy Homes. After successful allocation of the 2020 program funds, the City was awarded an additional \$1.5 Million from the Office of Lead Hazard Reduction and Healthy Homes, facilitating work on 16 properties. The new performance period is January 2023 – June 2026. The City reapplied in July 2025 and received an additional \$2,665,057 in Lead Hazard Reduction and the Healthy Homes Supplemental funds for the next round. The new period of performance for the grant was extended until October 2029. The program runs in partnership with the Chemung County Health Department and has helped the City to address causes of lead paint poisoning, providing funding for construction rehab costs to address lead paint hazards on residential properties within the City of Elmira. Also, the City works closely with the Chemung County Health Department on The Leading in Lead Prevention Program through Homes and Community Renewal. The City is the current Local Program Administrator (LPA) for \$585,326 which will address an additional 20 units of lead hazards. The County Health Department provides referrals for this program. Under a third round, in February 2026, the City was awarded an additional \$1,220,100 for a two-year program covering 36 more units.

Additionally, the City received \$1 million dollars from the New York State Attorney General's Office for each of the following programs: the Anti-Displacement Learning Network, and Cities for Responsible Investment and Strategic Enforcement ("Cities RISE"). These two programs from the Attorney General's Office were designed to help neighborhoods faced with poor housing conditions and severe code violations. The City has developed a revolving loan fund which will provide up to \$25,000 in low interest loans to property owners in the City for housing repairs. The funds have helped the City develop a new inspection program for rental properties, a rental rehab program, neighborhood cleanup programs, and funding for homeless prevention and legal services at a community-based organization. The program also has helped to fund technology system upgrades at the Code Department.

In 2024, the City was also awarded \$953,460 from New York State Homes and Community Renewal for the Vacant Rental Program (VRP). The Vacant Rental Improvement Program ("VRP") is a grant program funded by the State of New York and administered by the Housing Trust Fund Corporation's (HTFC) Office of Community Renewal (OCR), to support repairs and rehabilitation of vacant rental units and other vacant spaces to increase the supply of critically needed apartments for low- and moderate-income renters outside of New York City. The program aims to help owners of rental properties bring vacant units and spaces in small-scale properties back into productive use to create safe, quality, and affordable long-term rental units. The funds awarded will be used to rehabilitate an estimated sixteen (16) vacant and abandoned rental properties. The program launched in early 2025 and will run until 2027, giving local property owners access to capital for renovation and rehabilitation projects. In 2026, the City of Elmira received an extension and an additional \$654,074 for nine more units. The new period of performance will continue until February 2029.

Empire State Poverty Reduction Initiative

The 2016 New York State Budget included \$1,000,000 for the City of Elmira under the Empire State Poverty Reduction Initiative. This program has involved the creation of a community task force and work groups. A Phase 1 plan was completed and submitted to the State in 2017. Southern Tier Economic Growth (STEG) has been leading the process including the procurement of the consultant team. Former Governor Cuomo announced five projects to be funded utilizing \$800,000 of implementation funds under this program which include: 1. Funding to the Chemung County Department of Social Services to hire three community navigators at locations throughout the community to help connect individuals with services; 2. The establishment of a grant fund for entrepreneurs and small business owners; 3. A Housing Revitalization Gap Fund to address the need for safe and affordable rental housing; and 4. Funding to the Chamber of Commerce for a new Entrepreneur Mentoring and Networking Program.

New York Main Street Redevelopment Projects

In addition to the above projects, Elmira Downtown Development, Inc. (EDD), the City's Business Improvement District (BID) managing partner has received and administered over \$1 million through the New York Main Street Program. This program provides matching funds for façade improvements and interior renovations. These funds are targeted to three streets within the downtown area, with the majority of the committed work being concentrated on West Water Street. To date, 15 properties have received façade and interior renovations through this program, including New York Sports and Fitness, Roundin' Third Sports Bar, Riverside Suites, the former Werdenbergs, and the Clemens Center, to name a few. New York Main Street funds have resulted in a total investment of public and private funds of \$3.3 million. EDD has also undertaken a significant streetscape enhancement program using New York Main Street funds and which has resulted in the addition of trees, benches, new historic lighting for the City's Mark Twain Riverfront Park and other pedestrian amenities downtown.

In December 2014, EDD was awarded a \$200,000 New York Main Street grant for a South Main Street mixed use project that included building and facade renovations as well as streetscape enhancements. Design and construction work on two key properties was completed in the 2015 construction season. Elmira Downtown Development also made the \$47,000 remaining of the grant available for the Housing Visions Chemung Crossing project, in keeping with the Southside Rising Revitalization Strategy funded under the New York State Brownfield Opportunity Areas Program.

In September 2023, Elmira Downtown Development, Inc. was awarded \$354,375 in stabilization funds to assist with the removal of asbestos containing materials at 201 Baldwin Street in Elmira to prepare the building for reuse. The site is a former newspaper printing facility and is over 5,000 square feet so there are many opportunities for reuse and development of the space.

A new Taco Bell has just opened in the City of Elmira in the first quarter of 2026. The restaurant will be located on South Main Street on the southside of the city. Approximately 20 to 50 jobs are associated with the new facility.

Owners of the Last Stand Coffee & Ice Cream shops located in Painted Post and Horseheads NY, plan to open a third location in Elmira. The shop will be located at 321 Madison Ave in Elmira. The owners were given approval by the City's planning commission on November 6, 2025, to turn the vacant building into a coffee shop. The business will focus on a drive through coffee shop model. It is anticipated to open in the Spring of 2026.

Capriotti Properties is actively redeveloping 1 – 8 Clemens Square. This 13,000 square foot property consists of Centertown Social Club, which occupies approximately 60% of the available indoor space, an uncovered rooftop area of 1,500 sq. ft., and a covered rooftop area of 1,000 sq. ft. Planned activities for this property include dining, entertainment viewing, indoor gaming (for example, golf simulators, pool, darts, along with an interactive board game area with large screen DVD capability). The property is located a short walk from the Clemens Center Performing Arts and LECOM Event Center locations, positioning it in a desirable location for pre- and post-event dining and entertainment. Funding for this project included a combination of private financing and grants. Centertown Social Club opened its doors in November 2025 and is enjoying crowds nightly. The entire project is anticipated to be completed in 2026.

Rural King Supply Inc. is proposing to develop the former Top's Supermarket located at 299 Main Street. The company is a recognized leader in providing shopping opportunities for agricultural products and consumer goods to residents of rural America, with over 150 retail facilities in 17 states. The company purchased the site in January 2026 at a cost of \$1,750,000.

Housing Visions Chemung Crossing Project

The City of Elmira, utilizing CDBG and HOME funds, provided assistance to Housing Vision's Chemung Crossing project which is a 45-unit quality, affordable rental housing development with first-floor commercial space on South Main Street. The \$15.1 million Chemung Crossing project broke ground in November 2017 and is a mixed-use scattered site project within the South Main, W. Henry, and Harmon St. neighborhood. The project includes the new construction of six duplexes and the rehabilitation of two historic buildings that will transform a distressed neighborhood. In addition to the \$309,964 of City of Elmira CDBG and HOME funding, the project was financed with a combination of federal and state funds and tax credit programs. All units were constructed using green building practices and incorporated energy efficiency measures that adhere to the EPA Energy Star Guidelines for Energy Star Labeled Homes Program. At the formal ribbon cutting to open the project in November 2019, all 45 units were leased.

I-86 Corridor Project

The City of Elmira is a participant in the I-86 Corridor Project which is aimed at creating a cohesive economic development blueprint that results in the I-86 Corridor between I-99 and Elmira's Exit 56 becoming the nexus of growth for business expansion and new business development in the Southern Tier. The City is joined with Chemung County, Town of Big Flats, Town and Village of Horseheads, City of Corning, and Corning Enterprises as well as business, educational, and economic development stakeholders.

It has been reported in the press that a new 24-hour travel center is planning to open in near the I-86 exit for the City. The 24-hour station is anticipated to include gas pumps for cars and semi-trucks, electric vehicle chargers, a mini-mart with a drive-through Starbucks and various restaurants, extensive parking and a vehicle service facility. The project succeeded in gaining the recommendation to move forward from the City Planning Commission at the March 2025 meeting. All City of Elmira and Chemung County planning site reviews are completed as of August 2025. Construction is anticipated to start in Spring of 2026.

The City is also conducting a Gateway Feasibility Study in partnership with the Chemung County Transportation Council. Fisher Associates was hired in 2025 and is set to develop plans and engage with the local community. A public meeting was hosted in February 2026. When completed, the plan will set a framework for redesigning the entryways and road system along Church and Water Streets. The plan will help create a safer and easier to navigate roadway with plans for raised crosswalks, curb extensions, and improved visibility.

Summary of Capital Improvement Program - Summary of Funding Sources

The City has worked to improve the infrastructure needs for industry and is focusing on the long-term investment to help future City expansion. Increases in New York State and federal revenue have helped to fund the transportation improvements, which constituted the highest expenditure category over eight of the past nine years. In 2021, transportation accounted for 95% of the capital expenditures. These improvements are helping to greatly improve vehicular access within the City. Note that where bonding is listed as a funding source, a bond ordinance has been adopted by the Council authorizing the issuance of debt for each specific object or purpose to be financed.

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
NYS - Other	\$3,982,279	\$4,609,562	\$3,472,070	\$2,101,073	\$2,563,447	\$5,199,449	\$2,943,302
Federal	5,503,138	3,146,756	7,259,925	7,083,000	6,920,017	3,527,557	115,000
Interfund	151,439	198,496	0	0	0	0	0
Other	271,200	1,124,179	593	0	265,000	0	0
Bonding	1,946,712	1,593,960	1,942,431	2,989,262	3,549,500	3,296,500	3,498,798
Total	\$11,854,768	\$10,672,953	\$12,675,019	\$12,173,335	\$13,297,964	\$12,023,506	\$6,557,100

Note: The increase in Economic Development Spending for Fiscal Year ending 2019 is due to Restore NY and DRI spending. See "THE CITY - RESTORE NY Grants" herein for additional information.

Capital Improvement Programs - Summary of Project Expenditures

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Parks	\$219,862	\$195,074	\$283,443	\$405,000	\$130,000	\$780,000	\$384,000
Transportation	8,320,012	5,374,497	12,071,072	2,358,600	3,960,447	7,674,449	3,678,000
Public Safety	754,461	372,891	175,800	491,500	216,000	190,500	540,000
Fleet	-	351,333	78,582	901,000	914,000	800,000	725,000
Economic Development	2,057,937	3,893,622	-	-	-	1,750,000	0
American Rescue Plan	-	-	-	7,200,000	7,328,017	603,557	0
General Government	502,496	407,499	66,122	817,235	749,500	225,000	1,230,100
Total	\$11,854,768	\$10,594,916	\$12,675,019	\$12,173,335	\$13,297,964	\$12,023,506	\$6,557,100

The City as Employer and Provider of Services

The City provides a full range of services to its residents. Services include Police and Fire departments. The Elmira Police Department received accreditation with the New York State Law Enforcement Accreditation Program (LEAP). In 2009, the Elmira Police Department opened a Regional Public Safety Training Center for the purpose of training regional public safety first responders. Periodically, the center holds New York State certified classes for both new recruits and seasoned officers continuing their law enforcement training.

In 2015, the City signed an outsourcing arrangement with Chemung County. The City transferred the employees in the Department of Public Works (DPW) to the County, and now purchases the services from the County. As the County utilizes these resources to serve the entire County, the rate at which the City purchases the services is significantly subsidized. DPW provides traffic control, parking facilities, street lighting, construction, maintenance, and snow removal. In addition, the Division of Building and Grounds operates and maintains city-wide recreational centers and playgrounds. A similar outsourcing arrangement was made in 2016 for the Buildings and Grounds Division. This agreement was terminated and the employees returned to the City on February 1, 2021.

The Elmira Urban Renewal Agency (“EURA”) employs 6 full-time persons, and its offices are located in City Hall. The Agency is responsible for administering the City’s Federal Community Development Block Grant and Home awards as well as other special grant programs. Programs and activities funded under the CDBG Program include the Owner-Occupied Rehabilitation Program, First Time Homebuyers Program, Enhanced Street and Park Improvement Program, local nonprofit programs for youth and senior citizens, Elmira Downtown Signage and Façade Program and the City of Elmira’s Revolving Loan Program which offers low interest loans to businesses. Additionally, the City utilizes a portion of its CDBG funds via contracts with local community service providers who offer a myriad of programs and activities for the low-income population as well as the Code Enforcement Department that performs housing inspections for the First-Time Homebuyer Program and Owner-Occupied Rehabilitation Program.

City Employees and Primary Sources of Payroll Funding: 2016-2025

<u>Year</u>	<u>General Fund</u>	<u>Other</u>	<u>Total</u>
2016	233	11	244
2017	213	11	224
2018	216	11	227
2019	215	11	226
2020	195	13	208
2021	230	13	243
2022	236	17	253
2023	221	14	235
2024	227	14	241
2025	233	13	246

Source: City officials.

FINANCIAL MATTERS

Financial Organization

The City Chamberlain is the chief fiscal officer of the City whose responsibility is to receive, disburse and account for all financial transactions of the City.

Investment Policy

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

The City's adopted investment policy is consistent with the Act.

Budgetary Procedures

The department and agency heads present their budget requirements for the upcoming fiscal year to the City Manager on or before a date set by the City Manager each year. On or before the 15th day of November, the City Manager presents a proposed budget for the upcoming year along with a budget message. The Council, at a regular or special meeting held after a public hearing, shall by ordinance adopt or amend and adopt the budget, which shall there upon become the annual budget of the City for the upcoming fiscal year. The budget cannot be adopted prior to January 1st of the fiscal year covered. The Council must adopt a budget by January 31st of the fiscal year to be covered.

The City's budget for the fiscal year ending December 31, 2026 was adopted by the City Council on January 27, 2026.

The City's adopted and proposed budgets can be viewed on the City's website at:

<https://www.cityofelmira.net/183/Chamberlains-Office>

State Aid

The City receives financial assistance from the State, which accounts for approximately 12.8% of the City's revenues for the current fiscal year. If the State should ever experience revenue shortfalls or difficulty in borrowing funds in anticipation of the receipt of State taxes and other revenues to pay State aid to the City and other political subdivisions in the State, the City may be affected by a delay in the receipt of State aid until sufficient State taxes and other revenues have been received by the State to make State aid payments. Additionally, if the State should not adopt its budget in a timely manner again said political subdivisions might be affected by a delay in the payment of State aid.

The City's actual State aid revenues for the years 2021 through 2025 and budgeted revenues for 2026 are listed below:

<u>Fiscal Year</u>	<u>State Aid Revenues</u> ⁽¹⁾
2021	\$ 6,816,543
2022	4,578,801
2023	4,578,801
2024	4,578,801
2025	4,578,801
2026 (Budgeted)	4,578,801

⁽¹⁾ Represents Basic State aid.

The City also adopted a multi-year budgetary plan and submitted it to the State as part of the requirement for the additional aid. The final 2024-25 New York State budget includes State aid of \$4,578,801 for the City. The same amount is being included in the City's budget for 2026. The State is not constitutionally obligated to maintain or continue State aid to the City. No assurance can be given that present State aid levels will be maintained in the future. State budgetary restrictions that eliminate or substantially reduce State aid could have a material adverse effect upon the City requiring either a counter balancing of revenues from other sources to the extent available or a curtailment of expenditures.

Pension Payments

Substantially all employees of the City are members of the New York State and Local Employees' Retirement System ("ERS") or the New York State and Local Police and Fire Retirement System ("PFRS"; with ERS, the "Retirement Systems"). The ERS is generally also known as the "Common Retirement Fund". The Retirement Systems are cost-sharing multiple public employer retirement systems. The obligation of employers and employees to contribute and the benefit to employees are governed by the New York State Retirement System and Social Security Law (the "Retirement System Law"). The Retirement Systems offers a wide range of plans and benefits which are related to years of service and final average salary, vesting of retirement benefits, death and disability benefits and optional methods of benefit payments. All benefits generally vest after five years of credited service. The Retirement System Law generally provides that all participating employers in each retirement system are jointly and severally liable for any unfunded amounts. Such amounts are collected through annual billings to all participating employers. Generally, all employees, except certain part-time employees, participate in the Retirement Systems.

The ERS is non-contributory with respect to members hired prior to July 27, 1976 (Tier 1 & 2); members hired from July 27, 1976 through December 31, 2009 (Tier 3 & 4) contribute 3% for the first 10 years of service and then become non-contributory; members hired from January 1, 2010 through March 31, 2012 (Tier 5) must contribute 3% for their entire careers; members hired April 1, 2012 (Tier 6) or after will contribute between 3 and 6 percent for their entire careers based on their annual wage.

The PFRS is non-contributory with respect to members hired prior to January 8, 2010 (Tier 1, 2 & 3); members hired from January 9, 2010 through March 31, 2012 (Tier 5) must contribute 3% for their entire careers; members hired April 1, 2012 (Tier 6) or after will contribute between 3 and 6 percent for their entire careers based on their annual wage.

For both ERS & PFRS, Tier 5 provides for:

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

For both ERS & PFRS, Tier 6 provides for:

- Increase contribution rates of between 3% and 6% base on annual wage
- Increase in the retirement age from 62 years to 63 years
- A readjustment of the pension multiplier
- A change in the period for final average salary calculation from 3 years to 5 years

The State's 2024-25 Enacted Budget included a provision that modified the final average salary calculation from 5 years to 3 years. This measure was effective as of April 1, 2024 for PFRS Tier VI members and April 20, 2024 for ERS Tier VI members

The City's payments to ERS and PFRS since 2021 have been as follows:

<u>Year</u>	<u>ERS</u>	<u>PFRS</u>
2021	\$ 811,800	\$ 3,225,205
2022	519,567	3,102,714
2023	468,318	3,047,012
2024	436,783	3,465,277
2025	454,171	3,530,399
2026 (Budgeted)	575,000	3,522,438 ⁽¹⁾

* Does not include amortized PFRS contribution in the amount of \$494,168.

Source: City officials.

Pursuant to various laws enacted between 1991 and 2002, the State Legislature authorized local governments to make available certain early retirement incentive programs to its employees. The City's early retirement incentive in the form of two additional years of free healthcare (no premium contribution required) if an eligible employee retired by the end of 2017 has expired.

Historical Trends and Contribution Rates: Historically there has been a State mandate requiring full (100%) funding of the annual actuarially required local governmental contribution out of current budgetary appropriations. With the strong performance of the Retirement System in the 1990s, the locally required annual contribution declined to zero. However, with the subsequent decline in the equity markets, the pension system became underfunded. As a result, required contributions increased substantially to 15% to 20% of payroll for the employees' and the police and fire retirement systems, respectively. Wide swings in the contribution rate resulted in budgetary planning problems for many participating local governments.

A chart of average ERS and PFRS rates (2021 to 2027) is shown below:

<u>State Fiscal Year Ending</u>	<u>ERS</u>	<u>PFRS</u>
2021	14.6%	24.45
2022	16.2	28.3
2023	11.6	27.0
2024	13.1	27.8
2025	15.2	31.2
2026	16.5	33.7
2027	17.6	36.5

Chapter 49 of the Laws of 2003 amended the Retirement and Social Security Law and Local Finance Law. The amendments empowered the State Comptroller to implement a comprehensive structural reform program that establishes a minimum contribution for any employer equal to 4.5% of pensionable salaries for required contributions due December 15, 2003 and for all years thereafter where the actual rate would otherwise be 4.5% or less. In addition, it instituted a billing system that will advise employers over one year in advance concerning actual pension contribution rates.

Chapter 57 of the Laws of 2010 (Part TT) amended the Retirement and Social Security Law to authorize participating local government employers, if they so elect, to amortize an eligible portion of their annual required contributions to both ERS and PFRS, when employer contribution rates rise above certain levels. The option to amortize the eligible portion began with the annual contribution due February 1, 2011. The amortizable portion of an annual required contribution is based on a "graded" rate by the State Comptroller in accordance with formulas provided in Chapter 57. Amortized contributions are to be paid in equal annual installments over a ten-year period, but may be prepaid at any time. Interest is to be charged on the unpaid amortized portion at a rate to be determined by State Comptroller, which approximates a market rate of return on taxable fixed rate securities of a comparable duration issued by comparable issuers. The interest rate is established annually for that year's amortized amount and then applies to the entire ten years of the amortization cycle of that amount. When in any fiscal year, the participating employer's graded payment eliminates all balances owed on prior amortized amounts, any remaining graded payments are to be paid into an employer contribution reserve fund established by the State Comptroller for the employer, to the extent that amortizing employer has no currently unpaid prior amortized amounts, for future such use.

Stable Rate Pension Contribution Option: The 2013-14 Adopted State Budget included a provision that authorized local governments, including the City, with the option to "lock-in" long-term, stable rate pension contributions for a period of years determined by the State Comptroller and ERS and PFRS. The pension contribution rates under this program would reduce near-term payments for employers, but require higher than normal contributions in later years.

The City participated in the Original Contribution Stabilization Program and amortized contributions for 2013, 2014 and 2015. However, the City has not amortized any of its contributions since then. In December 2021, the City paid a total of \$690,555.01 to liquidate the outstanding 2013, 2014, and 2015 amortizations balances for ERS and PFRS.

The City has elected to amortize \$494,168 of its regular 2026 PFRS pension contribution to the State Retirement System, payable over 10 years at 4.70% interest. As part of union negotiations in 2018, the City agreed to grant EPPA enhanced retirement benefits and amortized the past service cost of \$248,156 annually for 10 years.

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

Other Post-Employment Benefits

Healthcare Benefits. It should also be noted that the City provides post-retirement healthcare benefits to various categories of former employees. These costs may rise substantially in the future. Accounting rule, GASB Statement No. 45 ("GASB 45") of the Governmental Accounting Standards Board ("GASB"), requires governmental entities, such as the City, to account for post-retirement healthcare benefits with respect to vested pension benefits. GASB 45 is now fully implemented for all government entities.

OPEB. Other Post-Employment Benefits ("OPEB") refers to "other post-employment benefits," meaning other than pension benefits, disability benefits and OPEB consist primarily of health care benefits, and may include other benefits such as disability benefits and life insurance. Until now, these benefits have generally been administered on a pay-as-you-go basis and have not been reported as a liability on governmental financial statements.

GASB 75. In 2015, the GASB released new accounting standards for public other postemployment benefits (OPEB) plans and participating employers. These standards, GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions* ("GASB 75"), have substantially revised the valuation and accounting requirements previously mandated under GASB Statements No. 43 and 45. For the fiscal year ended December 31, 2018, the City implemented GASB 75. The implementation of this statement requires municipalities to report Other Post-Employment Benefits ("OPEB") liabilities, OPEB expenses, deferred outflow of resources and deferred inflow of resources related to OPEB. GASB Statement No. 75 replaced GASB Statement 45, which also required municipalities to calculate and report a net other postemployment benefit obligation. However, under GASB 45 municipalities could amortize the OPEB liability over a period of years, whereas GASB 75 requires municipalities to report the entire OPEB liability on the statement of net position.

Summary of Changes from the Last Valuation

The following outlines the changes in the Net OPEB Liability for the 2024 and 2025 fiscal years, by source:

Balance at fiscal year beginning January 1:	2024	2025
	\$ 42,915,201	\$ 41,573,398
Changes in Net OPEB Liability:		
Service cost	1,839,933	2,383,358
Interest	1,629,414	1,408,307
Changes of benefit terms	-	-
Differences between expected and actual experience	(7,054,564)	17,741,584
Changes in assumptions or other inputs	4,150,769	(6,940,036)
Benefit payments	(1,907,355)	(1,514,292)
Net Changes	\$ (1,341,803)	\$ 13,078,921
Balance at fiscal year ending December 31	2024	2025
	\$ 41,573,398	\$ 54,652,319

Source: GASB 75 Actuarial Valuations of the City. The above tables are not audited.

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

The City's unfunded actuarial accrued OPEB liability could have a material adverse impact upon the City's finances and could force the City to reduce services, raise taxes or both.

There is no authority in current State law to establish a trust account or reserve fund for this liability. The City has reserved \$0 towards its OPEB liability. The City funds this liability on a pay-as-you-go basis.

Financial Statements

The City has retained the accounting firm of Insero & Co., CPAs, LLP, to independently audit its annual financial statements. The last completed audited financial report was for the fiscal year ending December 31, 2024, and has been filed to the Electronic Municipal Market Access (“EMMA”) website and is incorporated by reference hereto as “APPENDIX-E” to this Official Statement. Copies of the audit report are available for public inspection at the City Clerk’s office. The City’s audited financial report for the fiscal year ended December 31, 2025 is not complete as of the date of this Official Statement and is expected to be completed on or about June 30, 2026.

The City’s annual financial report for fiscal year ending December 31, 2025, which is not prepared in accordance with GAAP and is not audited, is available and has been filed with EMMA and is incorporated by reference hereto as “APPENDIX-F”.

The City complies with the Uniform System of Accounts as prescribed for cities in New York State. This system differs from generally accepted accounting principles as prescribed by the American Institute of Certified Public Accountants' Industry Audit Guide, “Audits of State and Local Governmental Units” and codified in Government Accounting, Auditing and Financial Reporting (“GAAFR”), published by the Governmental Accounting Standards Board (“GASB”).

Beginning with the fiscal year December 31, 2003 the City is required to issue its financial statements in accordance with GASB Statement No. 34. This statement includes reporting of all assets including infrastructure and depreciation in the Government Wide Statement of Activities, as well as the Management’s Discussion and Analysis. The City is currently in compliance with Statement No. 34.

Summary of Recent Financial Results and Budgets

Fiscal Year Ending December 31, 2025 (Budget)

The 2025 adopted budget included a property tax increase of 5.3%. Total expenditures are budgeted at \$50,756,678, including a transfer to debt service of \$3,878,566. Total revenues are budgeted at \$50,756,678, including a \$3,500,000 budgeted appropriation of General Fund balance, resulting in negative unappropriated fund equity of \$(1,871,563), with a total fund equity of \$2,318,115. The City has switched health insurance providers effective January 1, 2025, and there is not anticipated to be an overrun of health insurance costs moving forward. Total 2025 health insurance costs are anticipated to be approximately 28% higher, which includes stop loss insurance.

2025 Actual Results (Unaudited)

The City's 2025 expenditures are estimated at \$47,814,306, including a net transfer to debt service of \$3,772,377. Total revenues are estimated at \$47,806,634. The total fund equity is \$2,310,443. The City and the County negotiated an amendment to the foreclosure agreement that permitted 100% collection of outstanding 2025 taxes by the close of the collection period for 2025, in exchange for a modest interest payment. Furthermore, the City received payment in full during 2025 for \$2,148,214 of 2024 unpaid taxes and interest turned over for collection to the County in accordance with the terms of the updated foreclosure agreement. In addition, the City itself collected \$345,169 of 2024 late tax payments and interest before it turned over the remaining unpaid bills to the County. This total of \$2,493,383 in collection of 2024 property taxes and interest has benefited the City’s 2025 financial results. The City’s 2025 healthcare costs were within budget. While the City budgeted 2025 use of the general fund balance in the amount of \$(3,500,000), actual usage of the fund balance totaled \$(7,672) largely due to the collection of the outstanding property taxes.

Fiscal Year Ending December 31, 2026 (Budget)

The 2026 adopted budget included a property tax increase of 6.0%. Total expenditures are budgeted at \$49,557,762, including a transfer to debt service of \$3,573,737. Total revenues are budgeted at \$49,557,762, including a \$3,483,064 budgeted appropriation of General Fund balance, resulting in negative unappropriated fund equity of \$(2,064,747), leading to a total fund equity of \$2,310,443. Total 2026 health insurance costs are anticipated to be 18% higher than 2025 Actual due to an increase in health insurance premiums.

Source: City officials.

Federal Policy and Funding

Federal policies involving taxation, appropriations, borrowing (including the debt ceiling), trade (including tariffs), immigration, climate change, clean energy and other topics can shift, sometimes dramatically, from one presidential administration or Congress to another. From time to time, such shifts can result in reductions to the level of federal funding for a variety of policy priorities, including transportation, housing, healthcare, social services and other federally funded programs. Recently, several such policy shifts, including delays in grants and other appropriations, have been proposed or promulgated through presidential executive orders and other official and unofficial actions at the federal level.

The City is the beneficiary of \$12,631,868 in federal grant funds, of which the Fire Department's Staffing for Adequate Fire and Emergency Response (SAFER) grant in the amount of \$926,934 impacts the General Fund over 2026-2028. The remaining funds are capital and community development funds that are not recorded in the General Fund.

The State Comptroller's Fiscal Stress Monitoring System

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

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

The reports of the State Comptroller for the 2020 to 2024 fiscal years of the City are as follows:

<u>Fiscal Year Ending In</u>	<u>Stress Designation</u>	<u>Fiscal Score</u>
2024	Susceptible	47.1
2023	No Designation	6.3
2022	No Designation	6.3
2021	No Designation	6.3
2020	No Designation	14.6

Note: The fiscal stress designation and score for the fiscal year ended December 31, 2025 has not been calculated as of the date of this Official Statement.

For additional details regarding the Fiscal Stress Monitoring System visit the State Comptroller's official website.

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

New York State Comptroller Reports of Examination

State Comptroller's Office, i.e., the Department of Audit and Control, periodically performs a compliance review to ascertain whether the City has complied with the requirements of various State and Federal statutes. These audits can be found by visiting the Audits of Local Governments section of the Office of the State Comptroller website.

There are no State Comptroller audits of the City published in the past five years, nor are there any in progress or pending release at this time.

TAX INFORMATION

Property Valuation and Tax Data

<u>County Tax Roll</u>	<u>Assessment Roll</u>	<u>Assessed Valuation</u>	<u>Equalization Rate</u>	<u>Full Valuation</u>
2022	2021	\$559,814,946	85.0%	\$658,605,819
2023	2022	561,095,351	70.0%	801,564,787
2024	2023	561,807,622	66.0%	851,223,670
2025	2024	559,179,382	61.0%	916,687,511
2026	2025	557,066,271	56.0%	994,761,198

Source: City officials.

Constitutional Tax Margin

Computation of Constitutional Tax Margin for fiscal years ending December 31 for 2022 through 2026 are as follows:

Fiscal Year Ending:	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
Five-year Average Full Valuation	\$678,296,441	\$702,084,032	\$733,662,391	\$782,030,178	\$844,568,597
Tax Limit - 2% of Five-year Average	13,565,929	14,041,681	14,673,248	15,640,604	16,891,371
Add: Exclusions from Tax Limit	4,231,427	4,277,011	4,539,324	4,225,134	3,867,176
Total Taxing Power	17,797,356	18,318,691	19,212,572	19,865,738	20,758,547
Less Total Levy	15,618,770	15,681,457	16,170,243	16,948,758	17,923,885
Tax Margin	2,178,586	2,629,970	3,042,329	2,916,980	2,834,662
Percent of Tax Limit Exhausted by Tax Levy Subject to Limit	83.94%	81.27%	79.27%	81.35%	83.22%

Source: City officials.

Tax Levies and Collections

The City is on a calendar year ending December 31. The City tax rate is based on an amount per \$1,000 assessed valuation. City Real Property tax invoices are prepared based on an Annual Assessment Roll as of August 10 of the prior year. Tax payments are due semi-annually by May 15 and September 15. Since 1995, Chemung County has assumed responsibility for unpaid City and School District real property taxes. The County then initiates collection and foreclosure proceedings for all taxes unpaid at March 31 of the following year under a 1995 foreclosure agreement with the City. After the County attains marketable title to such property, the County includes these properties in its annual auction. Delinquent taxes are subject to a penalty of 5% after May 15 and 5% after September 15 with interest at 12% per annum additional after September 15.

While the County notified the City that effective with 2024 financials, the County's former practice of making the City whole by buying out the City's delinquent prior year City taxes in February of the current year would no longer occur, subsequently effective with 2025 financials, the City and the County signed an amendment whereby the County purchased the unpaid property tax bills within 60 days of the end of the fiscal year in exchange for interest payment by the City. As a result, payment for the City's 2024 unpaid property taxes was received April – November 2025 from the County, and delinquent 2025 tax bills have been purchased by the County. Therefore, the City has collected 100% of its tax bills for 2024 and 2025.

<u>Fiscal Year</u>	<u>Tax Rate Per \$1,000 Assessed Value</u>	<u>Tax Levy % Of Limit</u>	<u>Tax Levy (\$000)</u>	<u>% Collected</u>
2021	\$27.67	85.8%	\$ 15,795	100.0%
2022	27.67	83.9	15,619	100.0
2023	27.95	81.3	15,689	100.0
2024	28.49	79.3	16,170	88.7
2025	30.00	81.4	16,949	100.0
2026	31.77	83.2	17,924	

Source: City officials.

Ten Largest Taxpayers – 2025 Assessment Roll

<u>Taxpayer</u>	<u>Business Type</u>	<u>Taxable Assessed Value</u>
NYSEG	Public Electric & Gas Utility	\$43,768,990
Hilliard Real Properties, LLC	Manufacturing	5,701,400
Wegmans Food Markets Inc	Grocery	5,190,000
FM Howell & Company	Manufacturing / Distribution	4,497,000
Norfolk Southern Corp	Transportation / Railroad	4,093,716
Capriotti James N	Housing	3,953,400
McWane Inc	Foundry / Manufacturing	3,851,000
Chemung Canal Trust Company	Financial Services	2,795,250
Weis Markets, Inc	Grocery	2,789,000
Verizon New York Inc	Telecommunications	2,771,565

The taxpayers listed above have a total assessed valuation of \$79,411,321 which represents 14.2% of the City's taxable assessed valuation.

Several tax certiorari cases have been settled in 2025 and 2026. There remain outstanding four significant commercial tax certiorari cases. If these cases are resolved completely in favor of the petitioners, the city total maximum financial exposure is estimated to be \$150,000 to \$200,000.

Source: City officials.

Intergovernmental Cooperation and Sales Tax Revenues

The City has expended a great deal of effort to cultivate favorable relationships with other governments including nearby towns and villages as well as the County. The City has benefited significantly from its efforts.

The City's sales tax revenue is a result of an agreement with the County which provides that from the net proceeds of the first three percent of the County sales tax collected, 34.55% of the monies are paid to the City and other municipalities in the County. The municipalities share this amount in proportion to the municipality's share of the total County population as determined by the 2020 federal census. This agreement guarantees the City a percentage of sales tax revenues, thus securing and enhancing the City's receipt of such revenues.

The City's sales tax revenues for the years under this agreement are as follows:

<u>Fiscal Year</u>	<u>Sales Tax Revenues</u>
2015	\$ 6,260,465
2016	5,759,932
2017	5,531,755
2018	5,567,960
2019	5,683,700
2020	5,387,829
2021	6,313,498
2022	5,803,750
2023	5,981,876
2024	5,868,814
2025	6,295,292
2026 (Budgeted)	6,400,000

Beginning in 2015, the sales tax agreement with the County reduced the City's share of the total shared from 16.4% to 14.9% in 2015, to 14.0% in 2016, 13.1% in 2017, 12.1% annually from 2018 to 2021. The City's share for 2022 and 2023 was adjusted to 10.5% to incorporate the results of the 2020 Census along with a reduced County share allocated to the City and Towns. The County increased the share allocated to the City and Towns modestly resulting in a 10.88% share for the City for 2024 to 2026. The current sales tax agreement expires December 31, 2026.

The City reached an agreement with the County in 1995 for the County to assume collection of delinquent real property taxes for both the City School District (the “School District”) and City levies. The County continues to assume collection of delinquent School District and City levies. The City’s foreclosure agreement with the County automatically renews each year unless notice of termination is provided by either party six months prior to renewal. The County terminated this agreement with the City, effective with FY2024, and made a new agreement whereby the County’s former practice of making the City whole by buying out the City’s delinquent prior year City taxes in February of the current year will no longer occur. In the new agreement, the County indicated that on April 1st of each year, the County will take over collection of the immediate prior year city tax delinquencies, and remit to the City the following month the city taxes collected by the County. In November of each year, if the City’s prior year delinquencies have not been fully collected the County will pay to the City the then amount of City delinquent taxes which remain unpaid, and the City received the 2024 outstanding taxes under this arrangement. Starting with FY2025, an amendment to this agreement has been negotiated whereby the City received the property taxes outstanding at the close of 2025 by the end of February 2026, so 100% of 2025 taxes have been received and accounted for, in exchange for a modest interest payment.

Various shared service agreements have been reached with the County. Effective January 1, 2003, the City and the other participating municipalities are no longer obligated to pay the County for E-911 Communications System services, resulting in an annual savings to the City of approximately \$300,000. In addition, Purchasing has been shared with the County for several years and the staff costs (formerly in excess of \$60,000 annually) have been totally absorbed by the County effective in 2015.

The City and County signed an agreement in March 2015 whereby the County has hired 20 former City staff members who were formerly in the Department of Public Works performing the street maintenance, snow removal, fleet maintenance and engineering functions. These staff members now perform those same functions for the City while on the County payroll. The annual cost of these staff members has been absorbed by the County since 2019, with the exception of overtime costs. The City owes the County \$907,075 to complete payments for the DPW and the former Buildings and Grounds shared service arrangements. The City and the County negotiated the payment schedule, and the City agreed to make five equal payments of \$181,415 to the County. In February 2026, the City made the third of these five payments to the County.

TAX LEVY LIMITATION LAW

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

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

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

While the Tax Levy Limitation Law may constrict an issuer’s power to levy real property taxes for the payment of debt service on debt contracted after the effective date of said Tax Levy Limitation Law, it is clear that no statute is able (1) to limit an issuer’s pledge of its faith and credit to the payment of any of its general obligation indebtedness or (2) to limit an issuer’s levy of real property taxes to pay debt service on general obligation debt contracted prior to the effective date of the Tax Levy Limitation Law. Whether the Constitution grants a municipality authority to treat debt service payments as a constitutional exception to such statutory tax levy limitation outside of any statutorily determined tax levy amount is not clear.

STATUS OF INDEBTEDNESS

Constitutional Requirements

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

Purpose and Pledge. Subject to certain enumerated exceptions, the City shall not give or loan any money or property to or in aid of any individual, private corporation or private undertaking or give or loan its credit to or in aid of any foreign or public corporation. The City may contract indebtedness only for a City purpose and shall pledge its faith and credit for the payment of the principal of any interest thereon.

Payment and Maturity. Except for certain short-term indebtedness contracted in anticipation of taxes, or to be paid in one of the two fiscal years immediately succeeding the fiscal year in which such indebtedness was contracted, indebtedness shall be paid in annual installments commencing no later than two years after the date such indebtedness shall have been contracted and ending no later than the expiration of the period of probable usefulness of the object or purpose (as determined by statute) or, in the alternative, the weighted average period of probable usefulness of the several objects or purposes for which such indebtedness is to be contracted; no installment may be more than fifty per centum in excess of the smallest prior installment unless the City determines to issue debt amortized on the basis of substantially level or declining annual debt service. The City is required to provide an annual appropriation for the payment of interest due during the year on its indebtedness and for the amounts required in such year for amortization and redemption of its serial bonds and bond anticipation notes.

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

Statutory Procedure

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

Pursuant to the Local Finance Law and its Charter, the City authorizes the issuance of bonds by the adoption of a bond resolution approved by at least two-thirds of the members of the City Council, the finance board of the City. Customarily, the City Council has delegated to the Director of Finance, as chief fiscal officer of the City, the power to authorize and sell bond anticipation notes in anticipation of authorized bonds.

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

- (1) Such obligations are authorized for a purpose for which the City is not authorized to expend money, or
- (2) There has not been substantial compliance with the provisions of law which should have been complied with in the authorization of such obligations, and
- (3) An action contesting such validity, is commenced within twenty days after the date of such publication, or,

Such obligations are authorized in violation of the provisions of the Constitution.

The City generally issues its obligations after the time period specified in 3, above has expired with no action filed that has contested validity. It is a procedure that is recommended by Bond Counsel and followed by the City, but it is not an absolute legal requirement.

Each bond resolution usually authorizes the construction, acquisition or installation of the object or purpose to be financed, sets forth the plan of financing and specifies the maximum maturity of the bonds subject to the legal (Constitution, Local Finance Law and case law) restrictions relating to the period of probable usefulness with respect thereto. The City has authorized bonds for a variety of City objects or purposes.

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

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

Debt Outstanding End of Fiscal Year

<u>Years Ending December 31:</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Bonds – General City	\$ 24,416,066	24,534,802	\$ 25,223,220	\$ 25,433,340	\$ 26,074,398
Elmira Water Bonds	2,344,700	1,924,460	1,496,280	1,053,160	744,400
Pension Obligations ^{(1) (2)}	853,598	851,193	749,297	698,053	1,157,151
Lease Purchase & Other Liabilities ⁽²⁾	331,209	326,835	364,106	356,123	840,028
Bond Anticipation Notes	0	0	0	0	0
Revenue/Tax Anticipation Notes	<u>4,750,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>4,500,000</u>
Total Debt Outstanding	<u>\$ 32,695,573</u>	<u>\$ 27,637,290</u>	<u>\$ 27,832,903</u>	<u>\$ 27,540,676</u>	<u>\$ 33,315,977</u>

(1) Pension obligations represent the supplemental retirement payment for employees under General Municipal Law Section 207a. The amortization of the annual retirement system obligation is for ten years at 8%.

(2) Does not constitute general obligation debt of the City. See “Other Obligations” herein.

Details of Outstanding Indebtedness

The following table sets forth the indebtedness of the City evidenced by bonds and notes as of April 28, 2026:

<u>Type of Indebtedness</u>	<u>Maturity</u>	<u>Amount</u>
<u>Bonds:</u>		
General City	2026-2040	\$ 26,074,398
Elmira Water Bonds	2026-2029	744,400
<u>EFC Short-Term Advances ⁽¹⁾</u>		
SRF Project No.: 18322 (Water)	February 5, 2031	976,458
<u>Bond Anticipation Notes</u>	--	0
<u>Tax Anticipation Notes</u>	December 16, 2026	<u>4,500,000</u>
	Total Debt Outstanding:	<u>\$ 32,295,256</u>

(1) See “New York State Environmental Facilities Corporation Financings” herein for additional information.

Debt Statement Summary

Summary of Indebtedness, Debt Limit and Net Debt-Contracting Margin prepared and shown as of April 28, 2026:

Five-Year Average Full Valuation of Taxable Real Property.....	\$ 844,568,597
Debt Limit - 7% thereof	59,119,802

Inclusions:

Bonds ⁽¹⁾	\$ 26,818,798	
Bond Anticipation Notes	0	
EFC Short-Term Advances ⁽²⁾	976,458	
Total Inclusions		\$ 27,795,256

Exclusions:

Water Debt ⁽³⁾	\$ 1,720,858	
Appropriations ⁽⁴⁾	2,490,998	
Total Exclusions		\$ 4,211,856

Total Net Indebtedness.....	\$ 23,583,400
Net Debt-Contracting Margin	\$ 35,536,402
The percent of debt contracting power exhausted is	39.89%

- (1) Does not include lease purchase liabilities or pension obligations.
(2) See “New York State Environmental Facilities Corporation Financings” herein for additional information.
(3) Water Debt is excluded pursuant to Article VIII, Section 5B of the New York State Constitution.
(4) Appropriations are excluded pursuant to Section 136.00 of the Local Finance Law.

Bonded Debt Service

A schedule of bonded debt service may be found in “APPENDIX – B” to this Official Statement.

Cash Flow Borrowings

The City has found it necessary to borrow revenue and tax anticipation notes in the recent past. Cash flow borrowings since the 2020 fiscal year are as follows:

<u>Fiscal Year</u>	<u>Type</u>	<u>Amount</u>	<u>Issue Date</u>	<u>Due Date</u>	<u>Net Interest Rate</u>
2020	TAN	\$4,750,000	6/03/20	5/27/21	4.30%
2025	TAN	4,000,000	3/07/25	12/15/25	4.00
2025	TAN	4,500,000	12/18/25	12/16/26	4.00

Following the 2024 fiscal year where the City had experienced unanticipated medical expenses totaling approximately \$1.5 million and a change in the timing of a foreclosure agreement payment impacting that fiscal year by approximately \$2.5 million, the City elected to issue a tax anticipation note in the first quarter of 2025, which was repaid in December 2025. After reviewing its cash flow needs, and as a precaution, the City issued another tax anticipation note in December 2025, due for repayment in December 2026. The City may or may not elect to issue tax anticipation notes going forward, depending on future cash flow needs.

New York State Environmental Facilities Corporation Financings

On March 5, 2026, the City, on behalf of the Elmira Water Board (EWB), entered into a project finance agreement with the New York State Environmental Facilities Corporation (“EFC”) (*State Revolving Fund Project No. 18322*) to receive Short-term Interest Free Financing (STIFF) in the amount of \$1,813,174 to finance costs associated with five inter-related projects, outlined as follows: (1) 16-inch Water Street Phase II watermain replacement, (2) 30-inch High Reservoir Finished Watermain Replacement, (3) 24-inch High Reservoir Raw Watermain Replacement, (4) 16-inch Harmon Street Chemung River Crossing, and (5) 12-inch Lake Street Bridge Chemung River Crossing. This \$6,045,913 project is supplemented by EFC grants totaling \$4,230,739, for a project total of \$6,043,913. The formal authorization to borrow was adopted August 19, 2019 and re-authorized May 20, 2024.

EFC has agreed to provide STIFF by making advances of funds (“Advance”) to the City from time to time. The City shall be obligated to repay each Advance in one or more principal installments in amounts and at times specified or determined in accordance with the Financing Agreement with EFC, plus any accrued interest. Interest, if any, accrues on Advances from the date of disbursement in accordance with the respective notes. As of the date of this Official Statement, the City has drawn \$976,458 of STIFF from EFC. Indebtedness of the EWB is issued through the City and when issued, constitutes general obligation debt of the City, however, the EWB covers the debt service payments on such obligations.

Other Obligations

The City entered into an operating lease for 56 golf carts and 5 no-cost utility vehicles for the Mark Twain Golf Course commencing November 2024 and ending November 2028 for twenty-four equal lease payments of \$10,972 each.

The City has three five-year operating leases for two Ford F-250 trucks and a Ford Transit van, commencing early 2022. In addition, the City has leases for fourteen police patrol vehicles (four-year leases) and eight detective bureau vehicles (five-year leases) at a monthly rental rate of \$22,078. As of November 30, 2025, all of these vehicles have been delivered to the City and are in use.

For the period from January 1, 2002 to January 1, 2007, the City was a member of the Public Entity Trust of New York (“PETNY”). PETNY became insolvent in 2008. The State Worker’s Compensation Board did a forensic review of PETNY’s operation. Based upon that review, the Board notified the City that it owed PETNY approximately \$700,000. In 2017, the City and the Board reached a settlement in which the City agreed to pay the Board \$508,946 in monthly payments of \$2,822 over 20 years, including interest at 3% annually. See also “LITIGATION” herein.

Source: City officials.

Capital Project Plans

The City considers its capital needs on an annual basis and typically issues obligations to fund its capital needs in the \$1.5 - \$4.0 million range when necessary.

Estimated Overlapping Indebtedness

In addition to the City, the following political subdivisions have the power to issue bonds and to levy taxes or cause taxes to be levied on taxable real property in the City. The estimated outstanding indebtedness of such political subdivisions is as follows:

<u>Municipality</u>	<u>Status of Debt as of</u>	<u>Gross Indebtedness</u> ⁽¹⁾	<u>City Share</u>	<u>Net Overlapping Indebtedness</u>
County of:				
Chemung	12/31/2024	\$ 158,729,159	14.90%	\$ 23,650,645
City School District of				
the City of Elmira	6/30/2025	57,953,449	41.21%	<u>23,882,616</u>
			Total:	<u>\$ 47,533,261</u>

⁽¹⁾ Outstanding bonds and bond anticipation notes of the respective municipality. Not adjusted to include subsequent issuances, if any, from the date of the status of indebtedness stated in the table above for each respective municipality.

Note: Gross indebtedness sourced from local government data provided by the State Comptroller’s office. Information regarding excludable debt for municipalities, such as water debt, sewer debt and budgeted appropriations, and State building aid for school districts, to the extent such indebtedness may be applicable to the respective municipality, is not provided in the local government data the above table is sourced from.

Debt Ratios

The following table sets forth certain ratios related to the City's indebtedness as of April 28, 2026:

	<u>Amount</u>	<u>Per Capita</u> ^(a)	<u>Percentage of Full Value</u> ^(b)
Gross Direct Indebtedness ^(c)	\$ 27,795,256	\$ 1,058.67	2.79%
Net Indebtedness ^(c)	23,583,400	898.24	2.37
Gross Direct Plus Net Overlapping Indebtedness ^(d)	75,328,517	2,869.11	7.57
Net Indebtedness Plus Net Overlapping Indebtedness ^(d)	71,116,661	2,708.69	7.15

^(a) The City's 2024 estimated population is 26,255. (See "THE CITY - Population Trends" herein.)

^(b) The City's full valuation of taxable real estate for the 2025 assessment roll is \$994,761,198. (See "TAX INFORMATION – Property Valuation and Tax Data" herein.)

^(c) See "Debt Statement Summary" herein.

^(d) The City's applicable share of gross overlapping indebtedness is \$47,533,261. (See "Estimated Overlapping Indebtedness" herein.)

SPECIAL PROVISIONS AFFECTING REMEDIES UPON DEFAULT

General Municipal Law Contract Creditors' Provision. Each Note, when duly issued and paid for, will constitute a contract between the City and the holder thereof. Under current law, provision is made for contract creditors of the City to enforce payments upon such contracts, if necessary, through court action. Section 3-a of the General Municipal Law provides, subject to exceptions not pertinent, that the rate of interest to be paid by the City upon any judgment or accrued claim against it on an amount adjudged due to a creditor shall not exceed nine per centum per annum from the date due to the date of payment. This provision might be construed to have application to the holders of the Bonds in the event of a default in the payment of the principal of and interest on the Bonds.

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

Authority to File for Municipal Bankruptcy. The Federal Bankruptcy Code allows public bodies, such as the City, recourse to the protection of a Federal Court for the purpose of adjusting outstanding indebtedness. Section 85.80 of the Local Finance Law contains specific authorization for any municipality in the State or its emergency control board to file a petition under any provision of Federal bankruptcy law for the composition or adjustment of municipal indebtedness.

The State has consented that any municipality in the State may file a petition with the United States District Court or court of bankruptcy under any provision of the laws of the United States, now or hereafter in effect, for the composition or adjustment of municipal indebtedness. Subject to such State consent, under the United States Constitution, Congress has jurisdiction over such matters and has enacted amendments to the existing federal bankruptcy statute, being Chapter 9 thereof, generally to the effect and with the purpose of affording municipal corporations, under certain circumstances, with easier access to judicially approved adjustment of debt including judicial control over identifiable and unidentifiable creditors.

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

The rights of the owners of Bonds to receive interest and principal from the City could be adversely affected by the restructuring of the City's debt under Chapter 9 of the Federal Bankruptcy Code. No assurance can be given that any priority of holders of debt obligations issued by the City (including the Bonds) to payment from monies retained in any debt service fund or from other cash resources would be recognized if a petition were filed by or on behalf of the City under the Federal Bankruptcy Code or pursuant to other subsequently enacted laws relating to creditors' rights; such monies might, under such circumstances, be paid to satisfy the claims of all creditors generally.

Under the Federal Bankruptcy Code, a petition may be filed in the Federal Bankruptcy court by a municipality which is insolvent or unable to meet its debts as they mature. Generally, the filing of such a petition operates as a stay of any proceeding to enforce a claim against the municipality. The Federal Bankruptcy Code also requires that a plan be filed for the adjustment of the municipality's debt, which may modify or alter the rights of creditors and which could be secured. Any plan of adjustment confirmed

by the court must be approved by the requisite number of creditors. If confirmed by the bankruptcy court, the plan would be binding upon all creditors affected by it.

State Debt Moratorium Law. There are separate State law provisions regarding debt service moratoriums enacted into law in 1975.

At the Extraordinary Session of the State Legislature held in November, 1975, legislation was enacted which purported to suspend the right to commence or continue an action in any court to collect or enforce certain short-term obligations of The City of New York. The effect of such act was to create a three-year moratorium on actions to enforce the payment of such obligations. On November 19, 1976, the Court of Appeals, the State's highest court, declared such act to be invalid on the ground that it violates the provisions of the State Constitution requiring a pledge by such City of its faith and credit for the payment of obligations.

As a result of the Court of Appeals decision in Flushing National Bank v. Municipal Assistance Corporation for the City of New York, 40 N.Y.2d 731 (1976), the constitutionality of that portion of Title 6-A of Article 2 of the Local Finance Law enacted at the 1975 Extraordinary Session of the State legislature authorizing any county, city, town or village with respect to which the State has declared a financial emergency to petition the State Supreme Court to stay the enforcement against such municipality of any claim for payment relating to any contract, debt or obligation of the municipality during the emergency period, is subject to doubt. In any event, no such emergency has been declared with respect to the City.

Constitutional Non-Appropriation Provision. There is in the Constitution of the State, Article VIII, Section 2, the following provision relating to the annual appropriation of monies for the payment of due principal of and interest on indebtedness of every county, city, town, village and school district in the State: "If at any time the respective appropriating authorities shall fail to make such appropriations, a sufficient sum shall be set apart from the first revenues thereafter received and shall be applied to such purposes. The fiscal officer of any county, city, town, village or school district may be required to set aside and apply such revenues as aforesaid at the suit of any holder of obligations issued for any such indebtedness." This constitutes a specific non-exclusive constitutional remedy against a defaulting municipality or school district; however, it does not apply in a context in which monies have been appropriated for debt service but the appropriating authorities decline to use such monies to pay debt service. However, Article VIII, Section 2 of the Constitution of the State also provides that the fiscal officer of any county, city, town, village or school district may be required to set apart and apply such revenues at the suit of any holder of any obligations of indebtedness issued with the pledge of the faith of the credit of such political subdivision. See "General Municipal Law Contract Creditors' Provision" herein.

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

Default Litigation. In prior years, certain events and legislation affecting a holder's remedies upon default have resulted in litigation. While courts of final jurisdiction have upheld and sustained the rights of bondholders, such courts might hold that future events including financial crises as they may occur in the State and in political subdivisions of the State require the exercise by the State or its political subdivisions of emergency and police powers to assure the continuation of essential public services prior to the payment of debt service. See "Nature of Obligation" and "State Debt Moratorium Law" herein.

No Past Due Debt. No principal of or interest on City indebtedness is past due. Due to a clerical error, the City's December 15, 2023 interest payment on its 2016 serial bonds was \$3,000 less than the required interest payment. When brought to the City's attention, the City promptly made the balance of the payment due. See also "CONTINUING DISCLOSURE" herein.

MARKET AND RISK FACTORS

There are various forms of risk associated with investing in the Bonds. The following is a discussion of certain events that could affect the risk of investing in the Bonds. In addition to the events cited herein, there are other potential risk factors that an investor must consider. In order to make an informed investment decision, an investor should be thoroughly familiar with the entire Official Statement, including its appendices, as well as all areas of potential investment risk.

The financial and economic condition of the City as well as the market for the Bonds could be affected by a variety of factors, some of which are beyond the City's control. There can be no assurance that adverse events in the State and in other jurisdictions, including, for example, the seeking by a municipality or large taxable property owner of remedies pursuant to the Federal Bankruptcy Code or otherwise, will not occur which might affect the market price of and the market for the Bonds. If a significant default or other financial crisis should occur in the affairs of the State or another jurisdiction or any of its agencies or political subdivisions thereby further impairing the acceptability of obligations issued by borrowers within the State, both the ability of the City to arrange for additional borrowings, and the market for and market value of outstanding debt obligations, including the Bonds could be adversely affected.

The City is dependent in part on financial assistance from the State. However, if the State should experience difficulty in borrowing funds in anticipation of the receipt of State taxes and revenues in order to pay State aid to municipalities and school districts in the State, including the City, in any year, the City may be affected by a delay, until sufficient taxes have been received by the State to make State aid payments to the City. In some years, the City has received delayed payments of State aid which resulted from the State's delay in adopting its budget and appropriating State aid to municipalities and school districts, and consequent delay in State borrowing to finance such appropriations. (See also "THE CITY - State Aid").

There are a number of general factors which could have a detrimental effect on the ability of the City to continue to generate revenues, particularly property taxes. For instance, the termination of a major commercial enterprise or an unexpected increase in tax certiorari proceedings could result in a significant reduction in the assessed valuation of taxable real property in the City. Unforeseen developments could also result in substantial increases in City expenditures, thus placing strain on the City's financial condition. These factors may have an effect on the market price of the Bonds.

If a holder elects to sell his investment prior to its scheduled maturity date, market access or price risk may be incurred. If and when a holder of any of the Bonds should elect to sell a Note prior to its maturity, there can be no assurance that a market shall have been established, maintained and be in existence for the purchase and sale of any of the Bonds. Recent global financial crises have included limited periods of significant disruption. In addition, the price and principal value of the Bonds is dependent on the prevailing level of interest rates; if interest rates rise, the price of a bond or note will decline, causing the bondholder or noteholder to incur a potential capital loss if such bond or note is sold prior to its maturity.

Amendments to U.S. Internal Revenue Code could reduce or eliminate the favorable tax treatment granted to municipal debt, including the Bonds and other debt issued by the City. Any such future legislation would have an adverse effect on the market value of the Bonds (See "TAX MATTERS" herein).

The Tax Levy Limitation Law, which imposes a tax levy limitation upon municipalities, school districts and fire districts in the State, including the City and continuing technical and constitutional issues raised by its enactment and implementation could have an impact upon the finances and operations of the City and hence upon the market price of the Bonds. See "TAX LEVY LIMITATION LAW" herein.

An outbreak of disease or similar public health threat, such as the COVID-19 outbreak, or fear of such an event, could have an adverse impact on the City's financial condition and operating results by potentially delaying the receipt of real property taxes or resulting in a delay or reduction by the State in the payment of State aid. The spread of COVID-19, a respiratory disease caused by a new strain of coronavirus, spread globally, including to the United States, and was declared a pandemic by the World Health Organization. The outbreak of the disease had affected travel, commerce and financial markets globally. Similar pandemics could have material adverse effects on the State and municipalities and school districts located in the State, including the City. The City will take such proactive measures as may be required and lawfully undertaken to maintain its operations and meet its obligations in light of such circumstances.

Cybersecurity

The City, like many other public and private entities, relies on technology to conduct its operations. As a recipient and provider of personal, private, or sensitive information, the City faces multiple cyber threats including, but not limited to, hacking, viruses, malware and other attacks on computer and other sensitive digital networks and systems. No assurances can be given that such security and operational control measures implemented would be completely successful to guard against cyber threats and attacks. The results of any such attack could impact business operations and/or damage City digital networks and systems and the costs of remedying any such damage could be substantial.

TAX MATTERS

In the opinion of Orrick, Herrington & Sutcliffe LLP ("Bond Counsel"), based upon an analysis of existing laws, regulations, rulings, and court decisions, and assuming, among other matters, the accuracy of certain representations and compliance with certain covenants, interest on the Bonds is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986 (the "Code") and is exempt from personal income taxes imposed by the State of New York or any political subdivision thereof (including The City of New York). Bond Counsel is of the further opinion that interest on the Bonds is not a specific preference item for purposes of the federal individual alternative minimum tax. Interest on the Bonds included in adjusted financial statement income of certain corporations is not excluded from the federal corporate alternative minimum tax. A complete copy of the proposed form of opinion of Bond Counsel is set forth in "APPENDIX – D".

To the extent the issue price of any maturity of the Bonds is less than the amount to be paid at maturity of such Bonds (excluding amounts stated to be interest and payable at least annually over the term of such Bonds), the difference constitutes "original issue discount," the accrual of which, to the extent properly allocable to each owner thereof, is treated as interest on the Bonds which is excluded from gross income for federal income tax purposes and exempt from State of New York personal income taxes. For this

purpose, the issue price of a particular maturity of the Bonds is the first price at which a substantial amount of such maturity of the Bonds is sold to the public (excluding bond houses, brokers, or similar persons or organizations acting in the capacity of underwriters, placement agents or wholesalers). The original issue discount with respect to any maturity of the Bonds accrues daily over the term to maturity of such Bonds on the basis of a constant interest rate compounded semiannually (with straight-line interpolations between compounding dates). The accruing original issue discount is added to the adjusted basis of such Bonds to determine taxable gain or loss upon disposition (including sale, redemption, or payment on maturity) of such Bonds. Owners of the Bonds should consult their own tax advisors with respect to the tax consequences of ownership of Bonds with original issue discount, including the treatment of owners who do not purchase such Bonds in the original offering to the public at the first price at which a substantial amount of such Bonds is sold to the public.

Bonds purchased, whether at original issuance or otherwise, for an amount higher than their principal amount payable at maturity (or, in some cases, at their earlier call date) ("Premium Bonds") will be treated as having amortizable bond premium. No deduction is allowable for the amortizable bond premium in the case of bonds, like the Premium Bonds, the interest on which is excluded from gross income for federal income tax purposes. However, the amount of tax-exempt interest received, and an owner's basis in a Premium Note, will be reduced by the amount of amortizable bond premium properly allocable to such owner. Owners of Premium Bonds should consult their own tax advisors with respect to the proper treatment of amortizable bond premium in their particular circumstances.

Bond Counsel is of the further opinion that the amount treated as interest on the Bonds and excluded from gross income will depend upon the taxpayer's election under Internal Revenue Notice 94-84. Notice 94-84, 1994-2 C.B. 559, states that the Internal Revenue Service (the "IRS") is studying whether the amount of the stated interest payable at maturity on short-term debt obligations (i.e., debt obligations with a stated fixed rate of interest which mature not more than one year from the date of issue) that is excluded from gross income for federal income tax purposes should be treated (i) as qualified stated interest or (ii) as part of the stated redemption price at maturity of the short-term debt obligation, resulting in treatment as accrued original issue discount (the "original issue discount"). The Bonds will be issued as short-term debt obligations. Until the IRS provides further guidance with respect to tax-exempt short-term debt obligations, taxpayers may treat the stated interest payable at maturity either as qualified stated interest or as includable in the stated redemption price at maturity, resulting in original issue discount as interest that is excluded from gross income for federal income tax purposes. However, taxpayers must treat the amount to be paid at maturity on all tax-exempt short-term debt obligations in a consistent manner. Taxpayers should consult their own tax advisors with respect to the tax consequences of ownership of Bonds if the taxpayer elects original issue discount treatment.

The Code imposes various restrictions, conditions and requirements relating to the exclusion from gross income for federal income tax purposes of interest on obligations such as the Bonds. The City has covenanted to comply with certain restrictions designed to ensure that interest on the Bonds will not be included in federal gross income. Inaccuracy of these representations or failure to comply with these covenants may result in interest on the Bonds being included in gross income for federal income tax purposes possibly from the date of original issuance of the Bonds. The opinion of Bond Counsel assumes compliance with these covenants. Bond Counsel has not undertaken to determine (or to inform any person) whether any actions taken (or not taken) or events occurring (or not occurring) after the date of issuance of the Bonds may adversely affect the value of, or the tax status of interest on, the Bonds. Further, no assurance can be given that pending or future legislation or amendments to the Code, if enacted into law, or any proposed legislation or amendments to the Code, will not adversely affect the value of, or the tax status of interest on, the Bonds.

Certain requirements and procedures contained or referred to in the Arbitrage Certificate, and other relevant documents may be changed and certain actions (including, without limitation, economic defeasance of the Bonds) may be taken or omitted under the circumstances and subject to the terms and conditions set forth in such documents. Bond Counsel expresses no opinion as to any Bonds or the interest thereon if any such change occurs or action is taken or omitted.

Although Bond Counsel is of the opinion that interest on the Bonds is excluded from gross income for federal income tax purposes and is exempt from personal income taxes imposed by the State of New York or any political subdivision thereof (including The City of New York), the ownership or disposition of, or the amount, accrual or receipt of interest on, the Bonds may otherwise affect an owner's federal or state tax liability. The nature and extent of these other tax consequences will depend upon the particular tax status of the owner or the owner's other items of income or deduction. Bond Counsel expresses no opinion regarding any such other tax consequences.

Current and future legislative proposals, if enacted into law, clarification of the Code or court decisions may cause interest on the Bonds to be subject, directly or indirectly, to federal income taxation or to be subject to or exempted from state income taxation, or otherwise prevent owners from realizing the full current benefit of the tax status of such interest. The introduction or enactment of any such legislative proposals, clarification of the Code or court decisions may also affect the market price for, or marketability of, the Bonds. Prospective purchasers of the Bonds should consult their own tax advisors regarding any pending or proposed federal or state tax legislation, regulations or litigation, as to which Bond Counsel expresses no opinion.

The opinion of Bond Counsel is based on current legal authority, covers certain matters not directly addressed by such authorities, and represents Bond Counsel's judgment as to the proper treatment of the Bonds for federal income tax purposes. It is not binding on the Internal Revenue Service ("IRS") or the courts. Furthermore, Bond Counsel cannot give and has not given any opinion or assurance about the future activities of the City, or about the effect of future changes in the Code, the applicable regulations, the interpretation thereof or the enforcement thereof by the IRS. The City has covenanted, however, to comply with the requirements of the Code.

Bond Counsel's engagement with respect to the Bonds ends with the issuance of the Bonds, and, unless separately engaged, Bond Counsel is not obligated to defend the City or the owners regarding the tax-exempt status of the Bonds in the event of an audit examination by the IRS. Under current procedures, owners would have little, if any, right to participate in the audit examination process. Moreover, because achieving judicial review in connection with an audit examination of tax-exempt bonds is difficult, obtaining an independent review of IRS positions with which the City legitimately disagrees, may not be practicable. Any action of the IRS, including but not limited to selection of the Bonds for audit, or the course or result of such audit, or an audit of bonds presenting similar tax issues may affect the market price for, or the marketability of, the Bonds, and may cause the City or the owners to incur significant expense.

Payments on the Bonds generally will be subject to U.S. information reporting and possibly to "backup withholding." Under Section 3406 of the Code and applicable U.S. Treasury Regulations issued thereunder, a non-corporate owner of Bonds may be subject to backup withholding with respect to "reportable payments," which include interest paid on the Bonds and the gross proceeds of a sale, exchange, redemption, retirement or other disposition of the Bonds. The payor will be required to deduct and withhold the prescribed amounts if (i) the payee fails to furnish a U.S. taxpayer identification number ("TIN") to the payor in the manner required, (ii) the IRS notifies the payor that the TIN furnished by the payee is incorrect, (iii) there has been a "notified payee underreporting" described in Section 3406(c) of the Code or (iv) the payee fails to certify under penalty of perjury that the payee is not subject to withholding under Section 3406(a)(1)(C) of the Code. Amounts withheld under the backup withholding rules may be refunded or credited against an owner's federal income tax liability, if any, provided that the required information is timely furnished to the IRS. Certain owners (including among others, corporations and certain tax-exempt organizations) are not subject to backup withholding. The failure to comply with the backup withholding rules may result in the imposition of penalties by the IRS.

LEGAL MATTERS

Legal matters incident to the authorization, issuance and sale of the Bonds are subject to the approving legal opinion of Orrick, Herrington & Sutcliffe LLP, Bond Counsel, New York, New York. Bond Counsel's opinion will be in substantially the form attached hereto as "APPENDIX – D".

LITIGATION

The City is subject to a number of lawsuits in the ordinary conduct of its affairs. The City Attorney does not believe, however, that such suits, individually or in the aggregate, if decided adversely to the City, are likely to have a material adverse effect on the financial condition of the City.

For the period from January 1, 2002 to January 1, 2007, the City was a member of the Public Entity Trust of New York ("PETNY"). PETNY became insolvent in 2008. The State Worker's Compensation Board did a forensic review of PETNY's operation. Based upon that review, the Board notified the City that it owed PETNY approximately \$700,000. In 2017, the City and the Board reached a settlement in which the City agreed to pay the Board \$508,946 in monthly payments of \$2,822 over 20 years, including interest at 3% annually. See also "STATUS OF INDEBTEDNESS – Other Obligations" herein.

In 2017, the City and the EWB were notified by the Environmental Protection Agency ("EPA") that an approximate 11-acre pond in Elmira Heights, New York was contaminated, and the EPA directed a remediation project. Nine parties were identified as "responsible parties". The EWB is the owner of approximately one acre of the total acreage, and pursuant to the City Charter, the acre is in the name of the City. The nine parties entered into an agreement apportioning responsibility for the cost of the remediation project. The City and EWB were collectively assigned 9.5% of the projected cost. Clean-up cost is estimated to be approximately \$2 million. With an assigned percentage of 9.5%, the City-EWB exposure is approximately \$190,000. The EWB has agreed to pay 95% of the estimated \$190,000, leaving the City with an exposure of approximately \$9,500. See also "THE CITY – Elmira Water Board" herein.

Since 2012, the City Council has submitted an annual request to share in the EWB's "profits or surplus". Each year the EWB has denied the request. In 2014, the City commenced a legal action against the EWB seeking a judicial determination that the EWB was legally obligated to share its "profits or surplus" with the City. The action is presently pending. See also "THE CITY – Elmira Water Board" herein.

For general liability purposes other than police liability, the City is self-insured for the first \$150,000 of potential exposure in each case. There are several cases in litigation each seeking damages against the city and its police department for amounts in excess of one million dollars. The City is actively defending these cases. The City has police liability insurance of one million dollars for each case subject to self-insured retention of \$150,000 on each case. One case has settled in late 2025 within the insurance limits. Another case is in active mediation with settlement discussion being within insurance coverage limits.

Several tax certiorari cases have been settled in 2025 and 2026. There remain outstanding four significant commercial tax certiorari cases. If these cases are resolved completely in favor of the petitioners, the city total maximum financial exposure is estimated to be \$150,000 to \$200,000.

The City is subject to a number of lawsuits in the ordinary conduct of its affairs. The City Attorney is of the opinion, however, that such suits, individually or in the aggregate are not likely to have a material adverse effect on the financial condition of the City. The City is insured separately for police liability with a self-insured retention of \$150,000 in each case. Presently, there is one case pending against the Police department in which the self-insured retention is expected to be totally paid out.

CONTINUING DISCLOSURE

In order to assist the purchasers in complying with Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended ("Rule 15c2-12"), the City will enter into a Continuing Disclosure Undertaking, descriptions of which are attached hereto as "APPENDIX – C, CONTINUING DISCLOSURE UNDERTAKING".

The City currently retains Fiscal Advisors & Marketing, Inc. as a dissemination agent to assist the City with filings required under Rule 15c2-12. Such dissemination agent works with the City to help ensure that proper information is filed to the Electronic Municipal Market Access Website ("EMMA") as required under the City's disclosure undertakings. The City has not formally adopted any policies or procedures with regards to continuing disclosure at this time.

Historical Continuing Disclosure Compliance History

The City has in the previous five years complied, in all material respects, with any previous undertakings entered into thereby pursuant to Securities Exchange Commission Rule 15c2-12; however,

- The City failed to file its 2021 audited financial statements by the end of the succeeding fiscal year as required by its previous undertakings. The 2021 audited financial statements were completed on June 21, 2022, however, due to clerical oversight they were not filed to EMMA until January 9, 2023. A failure to file and failure to provide material event notification was filed on April 21, 2023.
- Due to clerical error the City's December 15, 2023 interest payment on its 2016 serial bonds was \$3,000 less than the required interest payment amount. The City provided notice of interest payment delinquency and failure to provide event filing information as required on January 16, 2024.
- The City failed to file its 2023 audited financial statements by the end of the succeeding fiscal year as required by its previous undertakings. The 2023 audited financial statements were completed on June 28, 2024 but were not filed to EMMA until February 6, 2025. The City filed notice of its failure to file on February 6, 2025.
- The City was three days late filing its 2024 audited financial statements. The 2024 audited financial statements were completed on June 24, 2025, however, they were not filed to EMMA until July 3, 2025. The City filed notice of its failure to file on April 15, 2026.

MUNICIPAL ADVISOR

Fiscal Advisors & Marketing, Inc. (the "Municipal Advisor"), is a municipal advisor, registered with the Securities and Exchange Commission and the Municipal Securities Rulemaking Board. The Municipal Advisor serves as independent financial advisor to the City on matters relating to debt management. The Municipal Advisor is a financial advisory and consulting organization and is not engaged in the business of underwriting, marketing, or trading municipal securities or any other negotiated instruments. The Municipal Advisor has provided advice as to the plan of financing and the structuring of the Bonds. The advice on the plan of financing and the structuring of the Bonds was based on materials provided by the City and other sources of information believed to be reliable. The Municipal Advisor has not audited, authenticated, or otherwise verified the information provided by the City or the information set forth in this Official Statement or any other information available to the City with respect to the appropriateness, accuracy, or completeness of disclosure of such information and no guarantee, warranty, or other representation is made by the Municipal Advisor respecting the accuracy and completeness of or any other matter related to such information and this Official Statement. The fees to be paid by the City to the Municipal Advisor may be partially contingent on the successful closing of the Bonds.

CUSIP IDENTIFICATION NUMBERS

It is anticipated that CUSIP (an acronym that refers to Committee on Uniform Security Identification Procedures) identification numbers will be printed on the Bonds. All expenses in relation to the printing of CUSIP numbers on the Bonds will be paid for by the City provided, however; the City assumes no responsibility for any CUSIP Service Bureau charge or other charge that may be imposed for the assignment of such numbers.

RATINGS

S&P Global Ratings, a business unit of Standard & Poor's Financial Services LLC ("S&P") has assigned their rating of "A-" with a Stable outlook to the Bonds. No application was made to any other rating agency for the purpose of obtaining an additional rating on the Bonds. This rating reflects only the view of S&P and any desired explanation of the significance of such rating should be obtained from Standard & Poor's Credit Market Services, Public Finance Ratings, 55 Water Street, 38th Floor, New York, New York 10041, Phone: (877) 772-5436.

Moody's Investors Service ("Moody's") has assigned their rating of "Baa3" to the City's outstanding general obligation bonds. This rating reflects only the view of Moody's and any desired explanation of the significance of such rating should be obtained from Moody's Investors Service, 7 World Trade Center, 250 Greenwich Street, New York, New York 10007, Phone: (212) 553-1653.

Generally, rating agencies base their ratings on the information and materials furnished to it and on investigations, studies and assumptions by the respective rating agency. There is no assurance that a particular rating will apply for any given period of time or that it will not be lowered or withdrawn entirely if, in the judgment of the agency originally establishing the rating, circumstances so warrant. Any downward revision or withdrawal of the rating of the City's bonds may have an adverse effect on the market price of the Bonds.

MISCELLANEOUS

So far as any statements made in this Official Statement involve matters of opinion or estimates whether or not expressly stated, they are set forth as such and not as representations of fact, and no representation is made that any of the statements will be realized. Neither this Official Statement nor any statement which may have been made verbally or in writing is to be construed as a contract with the holders of the Bonds.

Statements in this official statement, and the documents included by specific reference, that are not historical facts are forward-looking statements, which are based on the City management's beliefs as well as assumptions made by, and information currently available to, the City's management and staff. Because the statements are based on expectations about future events and economic performance and are not statements of fact, actual results may differ materially from those projected. Important factors that could cause future results to differ include legislative and regulatory changes, changes in the economy, and other factors discussed in this and other documents that the City's files with the repositories. When used in City documents or oral presentation, the words "anticipate", "estimate", "expect", "objective", "projection", "forecast", "goal", or similar words are intended to identify forward-looking statements.

To the extent any statements made in this Official Statement involve matters of opinion or estimates, whether or not expressly stated, they are set forth as such and not as representations of fact, and no representation is made that any of the statements will be realized. Neither this Official Statement nor any statement which may have been made verbally or in writing is to be construed as a contract with the holder of the Bonds.

Orrick, Herrington & Sutcliffe LLP, New York, New York Bond Counsel to the City expresses an opinion as to the accuracy or completeness of information in any documents prepared by or on behalf of the City for use in connection with the offer and sale of the Bonds, including but not limited to, the financial or statistical information in this Official Statement.

References herein to the Constitution of the State and various State and federal laws are only brief outlines of certain provisions thereof and do not purport to summarize or describe all of such provisions.

Concurrently with the delivery of the Bonds, the City will furnish a certificate to the effect that as of the date of the Official Statement, the Official Statement did not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements herein, in the light of the circumstances under which they were made, not misleading, subject to a limitation as to information in the Official Statement obtained from sources other than the City.

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

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

Fiscal Advisors & Marketing, Inc. may place a copy of this Official Statement on its website at www.fiscaladvisors.com. Unless this Official Statement specifically indicates otherwise, no statement on such website is included by specific reference or constitutes a part of this Official Statement. Fiscal Advisors & Marketing, Inc. has prepared such website information for convenience, but no decisions should be made in reliance upon that information. Typographical or other errors may have occurred in converting original source documents to digital format, and neither the City nor Fiscal Advisors & Marketing, Inc. assumes any liability or responsibility for errors or omissions on such website. Further, Fiscal Advisors & Marketing, Inc. and the City disclaim any duty or obligation either to update or to maintain that information or any responsibility or liability for any damages caused by viruses in the electronic files on the website. Fiscal Advisors & Marketing, Inc. and the City also assume no liability or responsibility for any errors or omissions or for any updates to dated website information.

The City's contact information is as follows: Ms. Charmain Cattan, City Chamberlain, City Hall, 317 East Church Street, Elmira, New York 14901, telephone (607) 737-5658, fax (607) 737-5660, email: ccattan@cityofelmira.gov.

Additional copies of the Notice of Sale and the Official Statement may be obtained upon request from the offices of Fiscal Advisors & Marketing, Inc., Phone: (315) 752-0051, or at www.fiscaladvisors.com.

CITY of ELMIRA

Dated: April 29, 2026

CHARMAIN CATTAN
City Chamberlain

GENERAL FUND

Balance Sheets

Fiscal Year Ending December 31:	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u> (Unaudited)
ASSETS					
Cash and Cash Equivalents - Unrestricted	\$ 6,104,088	\$ 7,176,361	\$ 7,959,476	\$ 5,756,142	\$ 8,118,607
Cash and Cash Equivalents - Restricted	12,343,011	4,821,630	3,482,765	2,791,160	96,846
Temporary Investments - Unrestricted	30,098	17,385,372	1,363,697	155,485	-
Temporary Investments - Restricted	-	-	13,062,620	6,979,005	4,335
Accounts Receivable	-	-	-	-	1,161,411
Due from Other Funds	256,231	31,561	491,298	545,129	218,121
Due from State and Federal Governments	70,471	52,206	52,206	77,306	-
Due from Other Governments	3,351,715	3,420,327	3,567,588	1,067,390	3,650,315
Other Receivables, net	568,447	526,480	508,604	464,188	-
Prepaid Expenses	139,643	151,073	124,970	592,832	795,007
Leases Receivable	-	541,662	512,544	456,088	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
TOTAL ASSETS	<u>\$ 22,863,704</u>	<u>\$ 34,106,672</u>	<u>\$ 31,125,768</u>	<u>\$ 18,884,725</u>	<u>\$ 14,044,642</u>
LIABILITIES AND FUND EQUITY					
Accounts Payable	\$ 719,249	\$ 651,601	\$ 2,389,079	\$ 3,247,379	\$ 824,260
Accrued Liabilities	2,830,665	3,052,253	3,171,966	2,981,369	2,845,073
Due to Other Funds	46,200	840,656	369,216	179,968	40
Due to Other Governments	8,457	-	-	-	-
Other Liabilities	-	-	-	-	3,016,848
Revenue/Tax Anticipation Notes Payable	-	-	-	-	4,500,000
Leases	-	538,894	501,675	439,250	-
Unearned Revenue	12,464,342	21,874,710	17,236,593	9,718,644	-
Deferred Inflows of Resources	-	-	-	-	547,978
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
TOTAL LIABILITIES	<u>\$ 16,068,913</u>	<u>\$ 26,958,114</u>	<u>\$ 23,668,529</u>	<u>\$ 16,566,610</u>	<u>\$ 11,734,199</u>
FUND EQUITY					
Nonspendable	\$ 139,643	\$ 151,073	\$ 124,970	\$ 592,832	\$ 795,007
Restricted	96,846	96,846	96,846	96,846	96,846
Assigned	821,050	1,949,999	2,488,904	3,500,000	1,418,590
Unassigned	5,737,252	4,950,640	4,746,519	(1,871,563)	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
TOTAL FUND EQUITY	<u>6,794,791</u>	<u>7,148,558</u>	<u>7,457,239</u>	<u>2,318,115</u>	<u>2,310,443</u>
TOTAL LIABILITIES and FUND EQUITY	<u>\$ 22,863,704</u>	<u>\$ 34,106,672</u>	<u>\$ 31,125,768</u>	<u>\$ 18,884,725</u>	<u>\$ 14,044,642</u>

Source: 2021-2024 audited financial statements and 2025 annual financial report (unaudited) of the City.
Fiscal year ending 2025 final audited figures may vary from unaudited figures shown. This Appendix is not itself audited.

GENERAL FUND

Revenues, Expenditures and Changes in Fund Balance

Fiscal Years Ending December 31:	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
<u>REVENUES</u>					
Real Property Taxes	\$ 15,210,003	\$ 15,647,365	\$ 15,524,430	\$ 15,687,446	\$ 14,554,562
Real Property Tax Items	991,909	1,033,429	1,177,857	1,101,485	761,585
Non-Property Tax Items	5,919,118	6,952,680	6,468,936	6,511,269	6,386,779
Departmental Income	4,464,988	4,542,352	4,398,079	4,461,120	3,698,551
Intergovernmental Charges	771,792	798,893	774,893	729,964	787,776
Use of Money & Property	72,439	73,488	316,384	1,289,459	1,071,971
Licenses and Permits	381,328	279,126	515,770	525,805	328,224
Fines and Forfeitures	110,645	98,486	75,039	68,022	73,708
Sale of Property & Compensation For Loss	168,841	154,142	73,002	131,944	110,421
Miscellaneous	220,377	185,185	282,713	215,269	102,076
Interfund Revenues	105,226	212,537	54,657	48,127	39,077
Revenues from State Sources	4,202,166	6,816,543	5,194,412	5,284,152	5,949,735
Revenues from Federal Sources	138,018	2,064,493	4,828,689	4,671,544	7,831,863
Total Revenues	<u>\$ 32,756,850</u>	<u>\$ 38,858,719</u>	<u>\$ 39,684,861</u>	<u>\$ 40,725,606</u>	<u>\$ 41,696,328</u>
<u>EXPENDITURES</u>					
General Government Support	\$ 2,208,237	\$ 3,207,050	\$ 3,267,357	\$ 3,355,847	\$ 4,116,424
Public Safety	12,452,031	13,090,969	13,666,508	13,874,244	14,876,997
Transportation	1,218,312	1,224,704	1,349,931	1,310,324	1,675,950
Economic Assistance and Opportunity	441,079	1,026,069	263,505	525,901	213,680
Culture and Recreation	633,168	701,420	814,621	921,723	970,302
Home and Community Services	1,004,630	1,715,092	5,124,555	5,347,019	8,796,832
Employee Benefits	9,147,871	10,961,534	10,072,057	11,211,086	12,104,564
Debt Service	680,474	1,137,703	205,067	360,589	\$ 467,973
Total Expenditures	<u>\$ 27,785,802</u>	<u>\$ 33,064,541</u>	<u>\$ 34,763,601</u>	<u>\$ 36,906,733</u>	<u>\$ 43,222,722</u>
Excess of Revenues Over (Under)					
Expenditures	<u>\$ 4,971,048</u>	<u>\$ 5,794,178</u>	<u>\$ 4,921,260</u>	<u>\$ 3,818,873</u>	<u>\$ (1,526,394)</u>
Other Financing Sources (Uses):					
Operating Transfers In	249,078	-	-	337,885	972,332
Operating Transfers Out	<u>(2,240,484)</u>	<u>(3,523,897)</u>	<u>(4,567,493)</u>	<u>(3,848,077)</u>	<u>(4,585,062)</u>
Total Other Financing	<u>(1,991,406)</u>	<u>(3,523,897)</u>	<u>(4,567,493)</u>	<u>(3,510,192)</u>	<u>(3,612,730)</u>
Excess of Revenues and Other Sources Over (Under) Expenditures and Other Uses	<u>2,979,642</u>	<u>2,270,281</u>	<u>353,767</u>	<u>308,681</u>	<u>(5,139,124)</u>
<u>FUND BALANCE</u>					
Fund Balance - Beginning of Year	1,544,868	4,524,510	6,794,791	7,148,558	7,457,239
Prior Period Adjustment	-	-	-	-	-
Fund Balance - End of Year	<u>\$ 4,524,510</u>	<u>\$ 6,794,791</u>	<u>\$ 7,148,558</u>	<u>\$ 7,457,239</u>	<u>\$ 2,318,115</u>

Source: Audited financial reports of the City. This Appendix itself is not audited.

GENERAL FUND

Revenues, Expenditures and Changes in Fund Balance - Budget and Actual

Fiscal Years Ending December 31:

	2025		2026
	Adopted Budget	Unaudited Actual	Adopted Budget
REVENUES			
Real Property Taxes	\$ 16,796,847	\$ 17,483,927	\$ 17,762,561
Real Property Tax Items	1,136,657	999,265	1,421,970
Non-Property Tax Items	7,150,000	6,852,252	7,535,973
Departmental Income	4,432,905	4,506,734	4,232,363
Intergovernmental Charges	784,667	796,374	770,291
Use of Money & Property	403,660	554,107	250,900
Licenses and Permits	727,000	530,309	488,500
Fines and Forfeitures	115,500	76,470	105,500
Sale of Property & Compensation For Loss	1,000	63,670	2,000
Miscellaneous	120,000	2,360,253	68,000
Interfund Revenues	48,240	-	40,000
Revenues from State Sources	5,668,045	5,955,445	5,556,379
Revenues from Federal Sources	9,872,157 ⁽¹⁾	7,281,409 ⁽¹⁾	502,843
Total Revenues	\$ 47,256,678	\$ 47,460,215	\$ 38,737,280
EXPENDITURES			
General Government Support	\$ 4,176,773	\$ 4,205,360	\$ 4,554,957
Public Safety	16,479,518	16,493,482	16,441,167
Transportation	2,287,902	1,947,509	2,009,515
Economic Assistance and Opportunity	186,911	317,103	196,324
Culture and Recreation	1,007,506	1,010,578	1,011,941
Home and Community Services	10,463,366 ⁽¹⁾	7,794,357 ⁽¹⁾	933,939
Employee Benefits	12,034,236	11,930,199	13,111,864
Debt Service	189,900	291,341	334,900
Total Expenditures	\$ 46,826,112	\$ 43,989,929	\$ 38,594,607
Excess of Revenues Over (Under) Expenditures	\$ 430,566	\$ 3,470,286	\$ 142,673
Other Financing Sources (Uses):			
Operating Transfers In	-	346,419	-
Operating Transfers Out	(3,930,566)	(3,824,377)	(3,625,737)
Total Other Financing	(3,930,566)	(3,477,958)	(3,625,737)
Excess of Revenues and Other Sources Over (Under) Expenditures and Other Uses	(3,500,000)	(7,672)	(3,483,064)
FUND BALANCE			
Fund Balance - Beginning of Year	3,500,000	2,318,115	3,483,064
Prior Period Adjustment	-	-	-
Fund Balance - End of Year	\$ -	\$ 2,310,443	\$ -

⁽¹⁾ Includes American Rescue Plan Act funds.

Source: 2025 annual financial report (unaudited) of the City.

Fiscal year ending 2024 final audited figures may vary from unaudited figures shown. This Appendix is not itself audited.

Changes In Fund Equity (Major Funds)

Fiscal Year Ending December 31:	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u> (Unaudited)
<u>SPECIAL REVENUE/GRANT FUND</u>					
Fund Equity - Beginning of Year	\$ (72,723)	\$ (56,334)	\$ (336,289)	\$ (300,218)	\$ (226,770)
Prior Period Adjustments (net)	-	-	-	-	-
Revenues & Other Sources	2,181,079	2,854,073	2,516,528	2,922,292	4,022,965
Expenditures & Other Uses	2,164,690	3,134,028	2,480,457	2,848,844	3,609,905
Fund Equity - End of Year	\$ (56,334)	\$ (336,289)	\$ (300,218)	\$ (226,770)	\$ 186,290
<u>CAPITAL PROJECTS FUND</u>					
Fund Equity - Beginning of Year	\$ 3,608,755	\$ 5,642,088	\$ 6,214,517	\$ 8,221,334	\$ 7,483,601
Prior Period Adjustments (net)	-	-	-	-	-
Revenues & Other Sources	14,708,354	9,141,257	7,166,407	6,549,010	10,795,497
Expenditures & Other Uses	12,675,021	8,568,828	5,159,590	7,286,743	11,888,829
Fund Equity - End of Year	\$ 5,642,088	\$ 6,214,517	\$ 8,221,334	\$ 7,483,601	\$ 6,390,269

Source: 2021-2024 audited financial statements and 2025 annual financial report (unaudited) of the City.
Fiscal year ending 2025 final audited figures may vary from unaudited figures shown. This Appendix is not itself audited.

SPECIAL GRANT FUND

Balance Sheets

Fiscal Year Ending December 31:	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u> (Unaudited)
<u>ASSETS</u>					
Cash and Cash Equivalents - Unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
Cash and Cash Equivalents - Restricted	296,553	1,020,288	855,689	926,305	484,559
Temporary Investments - Restricted	900,314	605,318	256,000	-	-
Due from Other Funds	10,887	18,113	547	13,001	102,038
Due from State and Federal Governments	4,238,538	2,823,501	4,967,473	4,039,792	3,913,779
Due from Other Governments	-	(25,571)	(6,660)	10,608	-
Other Receivables, Net	717,909	1,127,439	1,400,639	1,804,723	5,272,180
Loans Receivable, Net	2,638,964	3,041,564	2,930,708	2,891,321	-
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
TOTAL ASSETS	<u>\$ 8,803,165</u>	<u>\$ 8,610,652</u>	<u>\$ 10,404,396</u>	<u>\$ 9,685,750</u>	<u>\$ 9,772,556</u>
<u>LIABILITIES AND FUND EQUITY</u>					
Accounts Payable	\$ 149,378	\$ 256,732	\$ 290,145	\$ 385,913	\$ 221,147
Accrued Liabilities	-	-	86,097	89,183	53,723
Due to Other Funds	149,489	286,763	104,143	113,130	202,127
Unavailable Revenue	5,921,668	8,403,446	7,728,558	6,953,336	9,109,269
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
TOTAL LIABILITIES	<u>6,220,535</u>	<u>8,946,941</u>	<u>8,208,943</u>	<u>7,541,562</u>	<u>9,586,266</u>
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
UNAVAILABLE REVENUE	<u>2,638,964</u>	<u>-</u>	<u>2,495,671</u>	<u>2,370,958</u>	<u>-</u>
<u>FUND EQUITY</u>					
Nonspendable	\$ -	\$ -	\$ -	\$ -	\$ -
Restricted	-	-	-	-	186,290
Assigned	-	-	-	-	-
Unassigned	(56,334)	(336,289)	(300,158)	(226,770)	-
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
TOTAL FUND EQUITY	<u>(56,334)</u>	<u>(336,289)</u>	<u>(300,158)</u>	<u>(226,770)</u>	<u>186,290</u>
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
TOTAL LIABILITIES and FUND EQUITY	<u>\$ 8,803,165</u>	<u>\$ 8,610,652</u>	<u>\$ 10,404,456</u>	<u>\$ 9,685,750</u>	<u>\$ 9,772,556</u>

Source: 2021-2024 audited financial statements and 2025 annual financial report (unaudited) of the City.
Fiscal year ending 2025 final audited figures may vary from unaudited figures shown. This Appendix is not itself audited.

SPECIAL GRANT FUND

Revenues, Expenditures and Changes in Fund Balance

Fiscal Years Ending December 31:	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u> (Unaudited)
<u>REVENUES</u>					
Departmental Revenue	\$ 68,655	\$ 118,874	\$ 78,268	\$ 85,156	\$ 78,132
Use of Money & Property	833	12,491	53,547	42,433	20,307
Sale of Property & Compensation for Loss	-	-	-	-	-
Miscellaneous	-	6,874	46,267	(21,753)	346,154
Revenues from State & Federal Sources	<u>2,111,591</u>	<u>2,715,834</u>	<u>2,338,446</u>	<u>2,816,456</u>	<u>3,578,372</u>
Total Revenues	<u>\$ 2,181,079</u>	<u>\$ 2,854,073</u>	<u>\$ 2,516,528</u>	<u>\$ 2,922,292</u>	<u>\$ 4,022,965</u>
<u>EXPENDITURES</u>					
General Government Support	\$ -	\$ 410,033	\$ 548,484	\$ -	\$ 504,286
Economic Assistance and Opportunity	148,724	-	-	223,669	-
Home and Community Services	2,015,966	2,723,995	1,931,973	2,625,175	3,105,619
Debt Service	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures	<u>\$ 2,164,690</u>	<u>\$ 3,134,028</u>	<u>\$ 2,480,457</u>	<u>\$ 2,848,844</u>	<u>\$ 3,609,905</u>
Excess of Revenues Over (Under) Expenditures	<u>\$ 16,389</u>	<u>\$ (279,955)</u>	<u>\$ 36,071</u>	<u>\$ 73,448</u>	<u>\$ 413,060</u>
Other Financing Sources (Uses):					
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess of Revenues and Other Sources Over (Under) Expenditures and Other Uses	<u>16,389</u>	<u>(279,955)</u>	<u>36,071</u>	<u>73,448</u>	<u>413,060</u>
<u>FUND BALANCE</u>					
Fund Balance - Beginning of Year	(72,723)	(56,334)	(336,289)	(300,218)	(226,770)
Prior Period Adjustments (net)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balance - End of Year	<u>\$ (56,334)</u>	<u>\$ (336,289)</u>	<u>\$ (300,218)</u>	<u>\$ (226,770)</u>	<u>\$ 186,290</u>

Source: 2021-2024 audited financial statements and 2025 annual financial report (unaudited) of the City.
Fiscal year ending 2025 final audited figures may vary from unaudited figures shown. This Appendix is not itself audited.

BONDED DEBT SERVICE

Fiscal Year Ending December 31st	Principal	Interest	Total
2026	\$ 2,758,798	\$ 1,108,378	\$ 3,867,176
2027	2,800,000	931,950	3,731,950
2028	2,315,000	826,850	3,141,850
2029	2,375,000	733,781	3,108,781
2030	1,985,000	647,516	2,632,516
2031	2,055,000	566,763	2,621,763
2032	1,895,000	487,031	2,382,031
2033	1,970,000	407,581	2,377,581
2034	1,540,000	324,831	1,864,831
2035	1,610,000	264,031	1,874,031
2036	1,245,000	200,431	1,445,431
2037	1,275,000	155,631	1,430,631
2038	1,060,000	109,631	1,169,631
2039	1,095,000	72,431	1,167,431
2040	570,000	33,600	603,600
2041	270,000	10,800	280,800
TOTALS	\$ 26,818,798	\$ 6,881,237	\$ 33,700,035

Note: Table above includes long term debt of the City for purposes of the Elmira Water Board.

Table above Does not include lease purchase obligations or pension obligations.
See also "STATUS OF INDEBTEDNESS - Other Obligations" herein.

CONTINUING DISCLOSURE UNDERTAKING

In accordance with the requirements of Rule 15c2-12 as the same may be amended or officially interpreted from time to time (the "Rule"), promulgated by the Securities and Exchange Commission (the "Commission"), the City has agreed to provide, or cause to be provided,

- (i) to the Electronic Municipal Market Access ("EMMA") system of the Municipal Securities Rulemaking Board ("MSRB") or any other entity designated or authorized by the Commission to receive reports pursuant to the Rule, during each fiscal year in which the Bonds are outstanding, (i) certain annual financial information and operating data for the preceding fiscal year in a form generally consistent with the information contained or cross-referenced in the Final Official Statement dated May 6, 2026 of the City relating to the Bonds under the headings "THE CITY", "ECONOMIC DATA", "FINANCIAL MATTERS", "TAX INFORMATION", "STATUS OF INDEBTEDNESS", "LITIGATION" and all Appendices (other than "APPENDIX – C, D, E & F" and other than any related to bond insurance) by the end of the sixth month following the end of each succeeding fiscal year, commencing with the fiscal year ending December 31, 2025, and (ii) a copy of the audited financial statements, if any, (prepared in accordance with accounting principles generally accepted in the United States of America in effect at the time of the audit) for the preceding fiscal year, commencing with the fiscal year ending December 31, 2025; such audit, if any, will be so provided on or prior to the later of either the end of the sixth month of each such succeeding fiscal year or, if an audited financial statement is not available at that time or, within sixty days following receipt by the City of its audited financial statement for the preceding fiscal year, but, in any event, not later than the last business day of each such succeeding fiscal year; and provided further, in the event that the audited financial statement for any fiscal year is not available by the end of the sixth month following the end of any such succeeding fiscal year, unaudited financial statements in the form provided to the State, if available, will be provided no later than said date; provided however, that provision of unaudited financial statements in any year shall be further conditioned upon a determination by the City of whether such provision is compliant with the requirements of federal securities laws including Rule 10b-5 of the Securities Exchange Act of 1934 and Rule 17(a)(2) of the Securities Act of 1933;
- (ii) within 10 business days after the occurrence of such event, notice of the occurrence of any of the following events with respect to the Bonds, to EMMA or any other entity designated or authorized by the Commission to receive reports pursuant to the Rule:
 - (a) principal and interest payment delinquencies
 - (b) non-payment related defaults; if material
 - (c) unscheduled draws on debt service reserves reflecting financial difficulties
 - (d) unscheduled draws on credit enhancements reflecting financial difficulties
 - (e) substitution of credit or liquidity providers, or their failure to perform
 - (f) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices of determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
 - (g) modifications to rights of Bondholders; if material
 - (h) bond calls, if material, and tender offers
 - (i) defeasances
 - (j) release, substitution, or sale of property securing repayment of the Bonds; if material
 - (k) rating changes
 - (l) bankruptcy, insolvency, receivership or similar event of the City;

- (m) the consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of the assets of the City, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; and
- (n) appointment of a successor or additional trustee or the change of name of a trustee, if material.
- (o) incurrence of a “financial obligation” (as defined in the Rule) of the City, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the City, any of which affect Bond holders, if material; and
- (p) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the City, any of which reflect financial difficulties.

Event (c) is included pursuant to a letter from the SEC staff to the National Association of Bond Lawyers dated September 19, 1995. However, event (c) is not applicable, since no "debt service reserves" will be established for the Bonds.

With respect to event (d) the City does not undertake to provide any notice with respect to credit enhancement added after the primary offering of the Bonds.

For the purposes of the event identified in (l) of this section, the event is considered to occur when any of the following occur: The appointment of a receiver, fiscal agent or similar officer for the City in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the obligated person, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the obligated person.

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

With respect to events (o) and (p), the term “financial obligation” means a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term “financial obligation” shall not include municipal securities as to which a final official statement has been provided to the Municipal Securities Rulemaking Board consistent with the Rule.

- (iii) in a timely manner, to EMMA or any other entity designated or authorized by the Commission to receive reports pursuant to the Rule, notice of its failure to provide the aforescribed annual financial information and operating data and such audited financial statement, if any, on or before the date specified.

The City reserves the right to terminate its obligations to provide the aforescribed annual financial information and operating data and such audited financial statement, if any, and notices of material events, as set forth above, if and when the City no longer remains an obligated person with respect to the Bonds within the meaning of the Rule. The City acknowledges that its undertaking pursuant to the Rule described under this heading is intended to be for the benefit of the holders of the Bonds (including holders of beneficial interests in the Bonds). The right of holders of the Bonds to enforce the provisions of the undertaking will be limited to a right to obtain specific enforcement of the City’s obligations under its continuing disclosure undertaking and any failure by the City to comply with the provisions of the undertaking will neither be a default with respect to the Bonds nor entitle any holder of the Bonds to recover monetary damages.

The City reserves the right to modify from time to time the specific types of information provided or the format of the presentation of such information, to the extent necessary or appropriate in the judgment of the City, provided that, the City agrees that any such modification will be done in a manner consistent with the Rule.

A Continuing Disclosure Undertaking Certificate to this effect shall be provided to the purchaser at closing.

FORM OF BOND COUNSEL’S OPINION

May 21, 2026

City of Elmira,
Chemung County,
State of New York

Re: City of Elmira, Chemung County, New York
\$3,338,565 Public Improvement (Serial) Bonds, 2026

Ladies and Gentlemen:

We have been requested to render our opinion as to the validity of an issue of \$3,338,565 Public Improvement (Serial) Bonds, 2026 (the “Obligations”), of the City of Elmira, Chemung County, New York (the “Obligor”), dated May 21, 2026, initially issued in registered form in denominations such that one bond shall be issued for each maturity of bonds in such amounts as hereinafter set forth, bearing interest at the rate of ____ hundredths per centum (____%) per annum as to bonds maturing in ____, payable semi-annually on April 15 and October 15 commencing April 15, 2027, and maturing in the amount of \$____ on October 15, 2027, \$____ on October 15, 2028, \$____ on October 15, 2029, \$____ on October 15, 2030, \$____ on October 15, 2031, \$____ on October 15, 2032, \$____ on October 15, 2033, \$____ on October 15, 2034, \$____ on October 15, 2035, \$____ on October 15, 2036, \$____ on October 15, 2037, \$____ on October 15, 2038, and \$____ on October 15, 2039.

The Obligations maturing on or before October 15, 2034 shall not be subject to redemption prior to maturity. The Obligations maturing on or after October 15, 2035 shall be subject to redemption prior to maturity as a whole or in part (and by lot if less than all of a maturity is to be redeemed) at the option of the City on October 15, 2034 or on any date thereafter at par, plus accrued interest to the date of redemption.

We have examined:

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

We also have examined a certified copy of proceedings of the finance board of the Obligor and other proofs authorizing and relating to the issuance of the Obligations, including the form of the Obligations. In rendering the opinions expressed herein we have assumed (i) the accuracy and truthfulness of all public records, documents and proceedings, including factual information, expectations and statements contained therein, examined by us which have been executed or certified by public officials acting within the scope of their official capacities, and have not verified the accuracy or truthfulness thereof, and (ii) compliance by the Obligor with the covenants contained in the Arbitrage Certificate. We also have assumed the genuineness of the signatures appearing upon such public records, documents and proceedings and the certifications thereof.

In our opinion:

- (a) The Obligations have been authorized and issued in accordance with the Constitution and statutes of the State of New York and constitute valid and legally binding general obligations of the Obligor, all the taxable real property within which is subject to the levy of ad valorem taxes to pay the Obligations and interest thereon, subject to applicable statutory limitations; provided, however, that the enforceability (but not the validity) of the Obligations: (i) may be limited by any applicable bankruptcy, insolvency or other law now existing or hereafter enacted by said State or the Federal government affecting the enforcement of creditors' rights, and (ii) may be subject to the exercise of judicial discretion in appropriate cases.
- (b) The Obligor has the power to comply with its covenants with respect to compliance with the Code as such covenants relate to the Obligations; provided, however, that the enforceability (but not the validity) of such covenants may be limited by any applicable bankruptcy, insolvency or other law now existing or hereafter enacted by said State or the Federal government affecting the enforcement of creditors' rights.
- (c) Interest on the Obligations is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, and is exempt from personal income taxes imposed by the State of New York and any political subdivision thereof (including The City of New York). Interest on the Obligations is not a specific preference item for purposes of the federal individual alternative minimum tax. Interest on the Obligations included in adjusted financial statement income of certain corporations is not excluded from the federal corporate alternative minimum tax. We express no opinion regarding other tax consequences related to the ownership or disposition of, or the amount, accrual or receipt of interest on, the Obligations.

Certain agreements, requirements and procedures contained or referred to in the Arbitrage Certificate and other relevant documents may be changed and certain actions (including, without limitation, economic defeasance of the Obligations) may be taken or omitted under the circumstances and subject to the terms and conditions set forth in such documents.

The opinions expressed herein are based on an analysis of existing laws, regulations, rulings and court decisions and cover certain matters not directly addressed by such authorities. Such opinions may be affected by actions taken or omitted or events occurring after the date hereof. Accordingly, this opinion is not intended to, and may not, be relied upon in connection with any such actions, events or matters. Our engagement with respect to the Obligations has concluded with their issuance, and we disclaim any obligation to update this opinion. We have assumed, without undertaking to verify, the accuracy of the factual matters represented, warranted or certified in the documents. Furthermore, we have assumed compliance with all covenants and agreements contained in the Arbitrage Certificate, including without limitation covenants and agreements compliance with which is necessary to assure that future actions, omissions or events will not cause interest on the Obligations to be included in gross income for federal income tax purposes. We call attention to the fact that the rights and obligations under the Obligations and the Arbitrage Certificate and their enforceability may be subject to bankruptcy, insolvency, reorganization, arrangement, fraudulent conveyance, moratorium or other laws relating to or affecting creditors' rights, to the application of equitable principles, to the exercise of judicial discretion in appropriate cases and to the limitations on legal remedies against municipal corporations such as the Obligor in the State of New York. We express no opinion with respect to any indemnification, contribution, penalty, choice of law, choice of forum, choice of venue, or waiver provisions contained in the foregoing documents.

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

Very truly yours,

/s/ ORRICK, HERRINGTON & SUTCLIFFE LLP

**CITY OF ELMIRA
CHEMUNG COUNTY, NEW YORK**

AUDITED FINANCIAL STATEMENTS
(the “Audit”)

For the Fiscal Year Ended December 31, 2024

Can be accessed on the Electronic Municipal Market Access website of the Municipal Securities Rulemaking Board at the following link:

<https://emma.msrb.org/P11876615.pdf>

The AFR referenced above is hereby incorporated by reference into this Official Statement.

Such Audited Financial Statement and opinion were prepared as of date thereof and have not been reviewed and/or updated in connection with the preparation and dissemination of this Official Statement.

The City’s independent auditor has not been engaged to perform, and has not performed, since the date of its report included herein, any procedures on the financial statements addressed in that report. The City’s independent auditor also has not performed any procedures relating to this Official Statement.

**CITY OF ELMIRA
CHEMUNG COUNTY, NEW YORK**

UNAUDITED ANNUAL FINANCIAL REPORT
(The “AFR”)

For the Year Ended December 31, 2025

Can be accessed on the Electronic Municipal Market Access website of the Municipal Securities Rulemaking Board at the following link:

<https://emma.msrb.org/P22009429.pdf>

The AFR referenced above is hereby incorporated by reference into this Official Statement.

***Such AFR was prepared as of date thereof and have not been reviewed and/or updated in connection with the preparation and dissemination of this Official Statement. Such AFR is unaudited and not prepared in accordance with GAAP. Final audited results for the fiscal year ended December 31, 2025 may differ from the results set forth in the 2025 AFR.**