

**NEW ISSUE -Book-Entry-Only****RATINGS:** (See “Ratings” herein)

*In the opinion of Bond Counsel, based on existing statutes and court decisions and assuming continuing compliance with certain covenants and procedures relating to requirements of the Internal Revenue Code of 1986, as amended (the “Code”), interest on the Bonds and the Notes is excluded from gross income for federal income tax purposes and is not treated as an item of tax preference for purposes of computing the federal alternative minimum tax, however, such interest is taken into account in determining the adjusted financial statement income of certain corporations for the purpose of computing the federal alternative minimum tax imposed on such corporations for tax years beginning after December 31, 2022. In the opinion of Bond Counsel, based on existing statutes, interest on the Bonds and the Notes is excluded from Connecticut taxable income for purposes of the Connecticut income tax on individuals, trusts and estates, and is excluded from amounts on which the net Connecticut minimum tax is based in the case of individuals, trusts and estates required to pay the federal alternative minimum tax. See “Tax Matters” herein.*

**TOWN OF GREENWICH, CONNECTICUT****\$35,000,000 GENERAL OBLIGATION BONDS, ISSUE OF 2023****Dated: Date of Delivery****Due: January 15, 2024-2028**

The Bonds will be general obligations of the Town of Greenwich, Connecticut (the “Town”) and the Town will pledge its full faith and credit to pay the principal of, and interest on, the Bonds when due. (See “Security and Remedies” herein.)

Interest on the Bonds will be payable on July 15, 2023 and semiannually thereafter on January 15 and July 15 in each year until maturity. The Bonds will be issuable only as fully registered bonds, without coupons, and when issued, will be registered in the name of Cede & Co., as nominee for The Depository Trust Company (“DTC”), New York, New York. DTC will act as securities depository for the Bonds. Purchases of the Bonds will be made in book-entry-only form. Purchasers of the Bonds will not receive certificates representing their ownership interest in the Bonds. So long as Cede & Co. is the Bondowner, as nominee of DTC, reference herein to the Bondowner or owners shall mean Cede & Co. as aforesaid, and shall not mean the beneficial owners (as described herein) of the Bonds. (See “Book-Entry Transfer System” herein.)

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

**The Bonds are not subject to redemption prior to maturity.**

The Bonds are being offered for sale in accordance with an official Notice of Sale dated January 19, 2023. Electronic bids via PARITY® for the Bonds will be received until 11:00 A.M. (E.T.) on January 26, 2023, at the Office of the Comptroller, Town Hall, 2<sup>nd</sup> Floor, 101 Field Point Road, Greenwich, Connecticut 06830, as described in the official Notice of Sale. (See “Appendix F” herein.)

**RATINGS:** (See “Ratings” herein)**\$75,000,000 GENERAL OBLIGATION BOND ANTICIPATION NOTES, ISSUE OF 2023****Dated: February 9, 2023****Due: February 8, 2024**

The Notes will be general obligations of the Town and the Town will pledge its full faith and credit to pay the principal of and interest on the Notes when due. See “Security and Remedies” herein.

The Notes will bear interest payable at maturity. The Notes will be issued by means of a book-entry system and will be registered in the name of Cede & Co., as Noteowner and nominee for The Depository Trust Company (“DTC”), New York, New York. DTC will act as securities depository for the Notes. Purchasers will not receive certificates representing their ownership interest in the Notes. So long as Cede & Co. is the Noteowner, as nominee of DTC, reference herein to the Noteowner or owners shall mean Cede & Co. as aforesaid, and shall not mean the Beneficial Owners (as described herein) of the Notes. (See “Book-Entry Transfer System” herein.)

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

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

The Notes are being offered for sale in accordance with an official Notice of Sale dated January 19, 2023. Electronic bids via PARITY® for the Notes will be received until 11:30 A.M. (E.T.) on January 26, 2023, at the Office of the Comptroller, Town Hall, 2<sup>nd</sup> Floor, 101 Field Point Road, Greenwich, Connecticut 06830, as described in the official Notice of Sale. (See “Appendix G” herein.)

*The Bonds and the Notes are offered for delivery when, as and if issued, subject to the final approving opinion of Robinson & Cole LLP, Bond Counsel, of Hartford, Connecticut. It is expected that delivery of the Bonds and the Notes in book-entry form will be made to DTC on or about February 9, 2023.*

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

**TOWN OF GREENWICH, CONNECTICUT**  
**\$35,000,000 GENERAL OBLIGATION BONDS, ISSUE OF 2023**

**Dated: Date of Delivery**

**MATURITY SCHEDULE**

**Due: January 15, 2024-2028**

| <u>Maturity</u> | <u>Amount</u> | <u>Coupon</u> | <u>Yield</u> | <u>CUSIP<sup>1</sup></u> |
|-----------------|---------------|---------------|--------------|--------------------------|
| 2024            | \$7,000,000   | %             | %            | 396784***                |
| 2025            | 7,000,000     |               |              | 396784***                |
| 2026            | 7,000,000     |               |              | 396784***                |
| 2027            | 7,000,000     |               |              | 396784***                |
| 2028            | 7,000,000     |               |              | 396784***                |

**\$75,000,000 GENERAL OBLIGATION BOND ANTICIPATION NOTES, ISSUE OF 2023**

**Dated: February 9, 2023**

**Due: February 8, 2024**

| <u>Amount</u> | <u>Coupon</u> | <u>Yield</u> | <u>CUSIP<sup>1</sup></u> |
|---------------|---------------|--------------|--------------------------|
| \$75,000,000  | %             | %            | 396784***                |

<sup>1</sup> Copyright, American Bankers Association. CUSIP® is a registered trademark of the American Bankers Association. CUSIP numbers have been assigned by an independent company not affiliated with the Town and are included solely for the convenience of the holders of the Bonds. The Town is not responsible for the selection or use of these CUSIP numbers, does not undertake any responsibility for their accuracy, and makes no representation as to their correctness on the Bonds or as indicated above. The CUSIP number for a specific maturity is subject to being changed after the issuance of the Bonds as a result of various subsequent actions including, but not limited to, a refunding in whole or in part of such maturity or as a result of the procurement of secondary market portfolio insurance or other similar enhancement by investors that is applicable to all or a portion of certain maturities of the Bonds.

No dealer, broker, salesman or other person has been authorized by the Town of Greenwich, Connecticut (the "Town"), to give any information or to make any representations not contained in this Official Statement, and if given or made, such other information or representations must not be relied upon as having been authorized. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Bonds or the Notes by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale.

This Official Statement has been prepared only in connection with the initial offering and sale of the Bonds and the Notes and may not be reproduced or used in whole or in part for any other purpose.

The information, estimates and expressions of opinion in this Official Statement are subject to change without notice. Neither the delivery of this Official Statement nor any sale of the Bonds and the Notes shall, under any circumstances, create any implication that there has been no material change in the affairs of the Town since the date of this Official Statement.

The Town deems this Official Statement to be "final" as of its date for purposes of Securities and Exchange Commission Rule 15c2-12(b)(1).

Other than as to matters expressly set forth in Appendix A – "Audited Financial Statements" herein, the independent auditors for the Town are not passing on and do not assume any responsibility for the accuracy or adequacy of the statements made in this Official Statement and make no representation that they have independently verified the same. The 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 independent auditor also has not performed any procedures relating to this Official Statement.

Other than matters expressly set forth as their opinions in Appendices B and C, respectively herein, Bond Counsel is not passing on and does not assume any responsibility for the accuracy or adequacy of the statements made in this Official Statement and makes no representation that they have independently verified the same.

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

The Town will enter into Continuing Disclosure Agreements with respect to the Bonds and the Notes (the "Continuing Disclosure Agreements"), to provide or cause to be provided, in accordance with the requirements of SEC Rule 15c2-12(b)(5), (i) annual financial information and operating data with respect to the Bonds, (ii) notice of the occurrence of certain events within ten (10) business days of the occurrence of such events with respect to the Bonds and the Notes, and (iii) timely notice of a failure by the Town to provide the required annual financial information on or before the date specified in the Continuing Disclosure Agreement with respect to the Bonds. The Continuing Disclosure Agreements are to be executed by the Town substantially in the forms attached as Appendices D and E, respectively to this Official Statement.

The Town has previously undertaken in continuing disclosure agreements entered into for the benefit of holders of certain of its general obligation bonds and notes to provide certain annual financial information and event notices pursuant to Rule 15c2-12(b)(5).

**BOND COUNSEL**  
**ROBINSON & COLE LLP**  
Hartford, Connecticut  
(860) 275-8200

**MUNICIPAL ADVISOR**  
**MUNISTAT SERVICES, INC.**  
Madison, Connecticut  
(203)-421-2880

## TABLE OF CONTENTS

|  | <u>Page</u> |  | <u>Page</u> |
|--|-------------|--|-------------|
| Bond Issue Summary .....                       | i           | V. Financial Information   |             |
| Note Issue Summary .....                       | ii          | Fiscal Year .....  | 26          |
| I. Securities Offered                          |             | Accounting Policies .....  | 26          |
| Introduction .....                             | 1           | Basis of Accounting .....  | 26          |
| Description of the Bonds .....                 | 1           | Annual Audit .....   | 26          |
| Optional Redemption .....                      | 1           | Budgetary Procedures .....                                       | 26          |
| Description of Notes .....                     | 1           | Employee Pension Systems .....                                   | 26          |
| Authorization and Purpose .....                | 2           | Other Post-Employment Benefits .....                             | 28          |
| Ratings .....                                  | 2           | Investment Policies and Procedures .....                         | 30          |
| Availability of Continuing Disclosure .....    | 2           | Municipal Budget Expenditure Cap .....                           | 30          |
| Tax Matters .....                              | 2           | Property Tax Revenues .....                                      | 31          |
| Security and Remedies .....                    | 4           | Intergovernmental Revenues .....                                 | 32          |
| Qualification for Financial Institutions ..... | 5           | Comparative General Fund Operating Statement ..                  | 33          |
| Considerations for Bond and Note Holders ..... | 5           | Comparative General Fund Balance Sheet .....                     | 34          |
| Book-Entry-Only Transfer System .....          | 7           | Analysis of General Fund Equity .....                            | 34          |
| Replacement Bonds and Notes .....              | 8           | Comparative General Fund Revenues and                            |             |
| DTC Practices .....                            | 8           | Expenditures .....   | 35          |
| II. The Issuer                                 |             | VI. Debt Summary   |             |
| Description of the Town .....                  | 9           | Principal Amount of Indebtedness .....                           | 36          |
| Form of Government .....                       | 10          | Combined Schedule of Long-term Debt .....                        | 37          |
| Organizational Chart .....                     | 11          | Overlapping and Underlying Indebtedness .....                    | 37          |
| Municipal Officials .....                      | 12          | Debt Statement .....   | 38          |
| Summary of Municipal Services .....            | 12          | Current Debt Ratios .....  | 38          |
| Educational System .....                       | 13          | Legal Requirements for Approval of Borrowing ..                  | 39          |
| Educational Facilities .....                   | 14          | Temporary Financing .....  | 39          |
| School Enrollment .....                        | 14          | School Building Grant Reimbursements .....                       | 39          |
| Municipal Employment .....                     | 15          | Clean Water Fund Program .....                                   | 40          |
| Municipal Employees by Category .....          | 15          | Limitation of Indebtedness .....                                 | 40          |
| Municipal Employees Bargaining Units .....     | 16          | Statement of Statutory Debt Limitation .....                     | 41          |
| III. Economic and Demographic Information      |             | Existing and Future Capital Project Financing .....              | 41          |
| Population Trends .....                        | 18          | Authorized But Unissued Debt .....                               | 42          |
| Age Distribution of the Population .....       | 18          | Historical Debt Statement .....                                  | 42          |
| Income Distribution .....                      | 18          | Historical Debt Ratios .....                                     | 43          |
| Income Levels .....                            | 19          | Ratio of Annual Debt Service Expenditures                        |             |
| Per Capita Personal Income .....               | 19          | To Total General Fund Expenditures and                           |             |
| Educational Attainment .....                   | 19          | Transfers out .....  | 43          |
| Major Employers .....                          | 20          | VII. Legal and Other Litigation                                  |             |
| Employment by Industry .....                   | 20          | Litigation .....   | 44          |
| Unemployment Rate Statistics .....             | 21          | Municipal Advisor .....  | 44          |
| Building Permits .....                         | 21          | Transcript and Closing Documents .....                           | 44          |
| Greenwich Housing Inventory .....              | 22          | Concluding Statement .....                                       | 45          |
| Characteristics of Housing Units .....         | 22          | Appendix A – Audited Financial Statements                        |             |
| Age Distribution of Housing .....              | 22          | Appendix B – Form of Opinion of Bond Counsel – The Bonds         |             |
| IV. Tax Base Data                              |             | Appendix C – Form of Opinion of Bond Counsel – The Notes         |             |
| Assessment Practices .....                     | 23          | Appendix D – Form of Continuing Disclosure Agreement – The Bonds |             |
| Property Tax Collection Procedure .....        | 23          | Appendix E – Form of Continuing Disclosure Agreement – The Notes |             |
| Motor Vehicle Property Tax Rate .....          | 23          | Appendix F – Notice of Sale – The Bonds                          |             |
| Property Tax Levies and Collections .....      | 24          | Appendix G – Notice of Sale – The Notes                          |             |
| Taxable Grand List .....                       | 24          |  |             |
| Ten Largest Taxpayers .....                    | 25          |  |             |
| Equalized Net Grand List .....                 | 25          |  |             |

## BOND ISSUE SUMMARY

---

*The information in this Bond Issue Summary and the front cover page is qualified in its entirety by the detailed information and financial statements appearing elsewhere in this Official Statement. This Official Statement speaks only as of its date and the information herein is subject to change.*

|  |  |
|--|--|
| <b>Date of Sale:</b>   | Thursday, January 26, 2023 at 11:00 A.M. (E.T.)  |
| <b>Location of Sale:</b>   | Office of the Comptroller, Town Hall, 2 <sup>nd</sup> Floor, 101 Field Point Road, Greenwich, Connecticut 06830  |
| <b>Issuer:</b>   | Town of Greenwich, Connecticut (the "Town").   |
| <b>Issue:</b>  | \$35,000,000 General Obligation Bonds, Issue of 2023 (the "Bonds").  |
| <b>Dated Date:</b>   | Date of Delivery, February 9, 2023.  |
| <b>Interest Due:</b>   | July 15, 2023 and semiannually thereafter on January 15 and July 15 in each year until maturity.   |
| <b>Principal Due:</b>  | Serially, January 15, 2024 through 2028, as detailed in this Official Statement.   |
| <b>Purpose and Authority:</b>  | The Bonds are being issued to permanently finance a portion of the \$75,000,000 General Obligation Bond Anticipation Notes of the Town maturing on February 9, 2023 and the balance is a new money borrowing to finance various capital improvement projects of the Town authorized by the Representative Town Meeting.  |
| <b>Redemption:</b>   | The Bonds are <b>NOT</b> subject to redemption prior to maturity.  |
| <b>Security:</b>   | The Bonds will be general obligations of the Town of Greenwich, Connecticut and the Town will pledge its full faith and credit to the payment of principal of and interest on the Bonds when due.  |
| <b>Credit Rating:</b>  | The Bonds have been rated [ ] by Moody's Investors Service, Inc. ("Moody's") and [ ] by S&P Global Ratings ("S&P"). The rating on the Town's outstanding bonds has been affirmed as [ ] by Moody's and certain outstanding bond issues are rated [ ] by S&P.   |
| <b>Basis of Award:</b>   | Lowest True Interest Cost (TIC), as of dated date.   |
| <b>Tax Exemption:</b>  | See "Tax Matters" herein.  |
| <b>Bank Qualification:</b>   | The Bonds shall <b>not</b> be designated as qualified tax-exempt obligations under the provisions of Section 265(b) of the Internal Revenue Code of 1986, as amended, for purposes of the deduction by financial institutions for interest expense incurred to carry the Bonds.  |
| <b>Continuing Disclosure:</b>  | In accordance with the requirements of Rule 15c2-12(b)(5) promulgated by the Securities and Exchange Commission, the Town will agree to provide, or cause to be provided, (i) annual financial information and operating data, (ii) notices of certain events within ten (10) business days of occurrence of such events and (iii) timely notice of a failure to provide the required annual financial information by the date specified pursuant to a Continuing Disclosure Agreement to be executed by the Town in substantially the form attached as Appendix D to this Official Statement. |
| <b>Registrar, Transfer Agent, Certifying Agent and Paying Agent:</b> | U.S. Bank Trust Company, National Association, CityPlace I, 185 Asylum Street, 27th Floor, Hartford, Connecticut.  |
| <b>Legal Opinion:</b>  | Robinson & Cole LLP, of Hartford, Connecticut will act as Bond Counsel.  |
| <b>Delivery and Payment:</b>   | It is expected that delivery of the Bonds in book-entry-only form will be made to The Depository Trust Company on or about February 9, 2023 against payment in Federal Funds.  |
| <b>Issuer Official:</b>  | Questions regarding the Town and this Official Statement should be directed to Peter Mynarski, Jr., Comptroller, 101 Field Point Road, Greenwich, Connecticut 06830, Telephone: (203) 622-2226.  |
| <b>Municipal Advisor:</b>  | Munistat Services, Inc., 129 Samson Rock Drive, Suite A, Madison, Connecticut 06443, attention: Mr. William N. Lindsay, Managing Director, Telephone: (203) 421-2880.  |

## NOTE ISSUE SUMMARY

*The information in this Note Issue Summary and the front cover page is qualified in its entirety by the detailed information and financial statements appearing elsewhere in this Official Statement. This Official Statement speaks only as of its date and the information herein is subject to change.*

|  |   |
|--|---|
| <b>Date of Sale:</b>   | Thursday, January 26, 2023 at 11:30 A.M. (E.T.)   |
| <b>Location of Sale:</b>   | Office of the Comptroller, Town Hall, 2 <sup>nd</sup> Floor, 101 Field Point Road, Greenwich, Connecticut 06830   |
| <b>Issuer:</b>   | Town of Greenwich, Connecticut (the "Town").  |
| <b>Issue:</b>  | \$75,000,000 General Obligation Bond Anticipation Notes, Issue of 2023 (the "Notes").   |
| <b>Dated Date:</b>   | Date of Delivery, February 9, 2023.   |
| <b>Interest Due:</b>   | At maturity on February 8, 2024.  |
| <b>Principal Due:</b>  | At maturity, February 8, 2024.  |
| <b>Purpose and Authority:</b>  | A portion of the Notes is being issued to refund a portion of the \$75,000,000 General Obligation Bond Anticipation Notes of the Town maturing on February 9, 2023 and the balance is a new money borrowing to finance various capital improvement projects of the Town authorized by the Representative Town Meeting.  |
| <b>Redemption:</b>   | The Notes are <b>NOT</b> subject to redemption prior to maturity.   |
| <b>Security:</b>   | The Notes will be general obligations of the Town of Greenwich, Connecticut and the Town will pledge its full faith and credit to the payment of principal of and interest on the Notes when due.   |
| <b>Credit Rating:</b>  | The Notes have been rated [ ] by Moody's Investors Service Inc. ("Moody's") and [ ] by S&P Global Ratings ("S&P"). The long-term rating on the Town's outstanding bonds has been affirmed as [ ] by Moody's and certain outstanding bond issues are rated [ ] by S&P.   |
| <b>Basis of Award:</b>   | Lowest Net Interest Cost (NIC), as of dated date.   |
| <b>Tax Exemption:</b>  | See "Tax Matters" herein.   |
| <b>Bank Qualification:</b>   | The Notes shall <b>not</b> be designated as qualified tax-exempt obligations under the provisions of Section 265(b) of the Internal Revenue Code of 1986, as amended, for purposes of the deduction by financial institutions for interest expense incurred to carry the Notes.   |
| <b>Continuing Disclosure:</b>  | In accordance with the requirements of Rule 15c2-12(b)(5) promulgated by the Securities and Exchange Commission, the Town will agree to provide or cause to be provided, notices of certain events within ten (10) business days of the occurrence of such events pursuant to a Continuing Disclosure Agreement to be executed by the Town substantially in the form attached as Appendix E to this Official Statement. |
| <b>Registrar, Transfer Agent, Certifying Agent and Paying Agent:</b> | U.S. Bank Trust Company, National Association, CityPlace I, 185 Asylum Street, 27th Floor, Hartford, Connecticut.   |
| <b>Legal Opinion:</b>  | Robinson & Cole LLP, of Hartford, Connecticut will act as Bond Counsel.   |
| <b>Delivery and Payment:</b>   | It is expected that delivery of the Notes in book-entry-only form will be made to The Depository Trust Company on or about February 9, 2023 against payment in Federal Funds.   |
| <b>Issuer Official:</b>  | Questions regarding the Town and this Official Statement should be directed to Peter Mynarski, Jr., Comptroller, 101 Field Point Road, Greenwich, Connecticut 06830, Telephone: (203) 622-2226.   |
| <b>Municipal Advisor:</b>  | Munistat Services, Inc., 129 Samson Rock Drive, Suite A, Madison, Connecticut 06443, attention: Mr. William N. Lindsay, Managing Director, Telephone: (203) 421-2880.   |

## I. SECURITIES OFFERED

---

### INTRODUCTION

This Official Statement, including the cover page, inside cover and appendices, has been prepared by the Town of Greenwich, Connecticut (the "Town") with assistance from the municipal advisor in connection with the issuance and sale of \$35,000,000 General Obligation Bonds, Issue of 2023 (the "Bonds") and \$75,000,000 General Obligation Bond Anticipation Notes, Issue of 2023 (the "Notes").

All quotations from and summaries and explanations of provisions of statutes, charters, or other laws and acts and proceedings of the Town contained herein do not purport to be complete and are qualified in their entirety by reference to the original official documents, and all references to the Bonds and the Notes and the proceedings of the Town relating thereto are qualified in their entirety by reference to the definitive form of the Bonds and the Notes and such proceedings.

The presentation of information in this Official Statement is intended to show recent historical trends and is not intended to indicate future or continuing trends in the financial or other positions of the Town. Except for information expressly attributed to other sources, all financial and other information presented herein has been provided by the Town.

Bond Counsel are not passing upon and does not assume responsibility for the accuracy or adequacy of the statements made in this Official Statement (other than matters expressly set forth in their opinion) and they make no representation that they have independently verified the same.

### DESCRIPTION OF THE BONDS

The Bonds will be dated as of the date delivery, February 9, 2023, and will mature in annual installments on January 15 in each of the years and in the principal amounts set forth on the inside cover page hereof. Interest will be payable on July 15, 2023 and semiannually thereafter on January 15 and July 15 in each year until maturity. Interest will be calculated on the basis of a 360-day year consisting of twelve 30-day months and will be payable to the registered owners of the Bonds as of the close of the last business day of December and June in each year. A book-entry system will be employed evidencing ownership of the Bonds in principal amounts of \$5,000 or integral multiples thereof with transfers of ownership effected on the records of The Depository Trust Company, New York, New York ("DTC"), and its participants pursuant to rules and procedures established by DTC and its participants. (See "Book-Entry Transfer System" herein). The Registrar, Certifying Bank, Transfer and Paying Agent will be U.S. Bank Trust Company, National Association, Hartford, Connecticut. The legal opinion on the Bonds will be rendered by Robinson & Cole LLP, of Hartford, Connecticut. The Bonds shall **NOT** be designated by the Town as qualified tax-exempt obligations under the provisions of Section 265(b) of the Internal Revenue Code of 1986, as amended.

### OPTIONAL REDEMPTION

The Bonds are **NOT** subject to optional redemption prior to maturity.

### DESCRIPTION OF THE NOTES

The Notes will be dated February 9, 2023 and will mature on February 8, 2024. Interest on the Notes will be payable at maturity on February 8, 2024. Interest will be calculated on the basis of twelve 30-day months and a 360-day year. The Notes are NOT subject to redemption prior to maturity. A book-entry system will be employed evidencing ownership of the Notes in principal amounts of \$5,000 or integral multiples thereof with transfers of ownership effected on the records of DTC, and its participants pursuant to rules and procedures established by DTC and its participants. (See "Book-Entry Transfer System" herein.) The Registrar, Certifying Bank, Transfer Agent and Paying Agent will be U.S. Bank Trust Company, National Association, Hartford, Connecticut. The legal opinion on the Notes will be rendered by Robinson & Cole LLP, of Hartford, Connecticut. The Notes shall **NOT** be designated by the Town as qualified tax-exempt obligations under the provisions of Section 265(b) of the Internal Revenue Code of 1986, as amended.

## AUTHORIZATION AND PURPOSE

The Bonds and the Notes are issued pursuant to Title 7 of the General Statutes of Connecticut, as amended, the Charter of the Town of Greenwich, and certain resolutions adopted by the Board of Estimate and Taxation and the Representative Town Meeting. The Bonds and the Notes are being issued to finance the following capital improvement projects:

| <u>Projects</u>                               | <u>Amount of<br/>Authorization</u> | <u>BANs</u>                  |                      |                      |
|---|------------------------------------|------------------------------|----------------------|----------------------|
|   |                                    | <u>Maturing<br/>2/9/2023</u> | <u>The Bonds</u>     | <u>The Notes</u>     |
| Total Fiscal Year 2014-15 Authorizations..... | \$ 42,903,696                      | \$ -                         | \$ 92,000            | \$ -                 |
| Total Fiscal Year 2016-17 Authorizations..... | 60,097,310                         | -                            | 100,000              | -                    |
| Total Fiscal Year 2017-18 Authorizations..... | 34,653,886                         | 500,000                      | 257,717              | 1,500,000            |
| Total Fiscal Year 2018-19 Authorizations..... | 32,435,115                         | -                            | 707,646              | 178,477              |
| Total Fiscal Year 2019-20 Authorizations..... | 49,859,434                         | 2,594,478                    | 2,107,427            | 1,427,457            |
| Total Fiscal Year 2020-21 Authorizations..... | 42,401,938                         | 31,735,210                   | 31,735,210           | 4,200,676            |
| Total Fiscal Year 2021-22 Authorizations..... | 59,184,409                         | 40,170,312                   | -                    | 34,653,409           |
| Total Fiscal Year 2022-23 Authorizations..... | 48,632,000                         | -                            | -                    | 33,039,981           |
| <b>Total</b>                                  | <b>\$ 370,167,788</b>              | <b>\$ 75,000,000</b>         | <b>\$ 35,000,000</b> | <b>\$ 75,000,000</b> |

## RATINGS

The Bonds have been rated [ ] by Moody's Investors Service, Inc. ("Moody's") and [ ] by S&P Global Ratings ("S&P"). The rating on the Town's outstanding bonds has been affirmed as [ ] by Moody's, and certain outstanding bond issues are rated [ ] by S&P. The Notes have been rated [ ] by Moody's and [ ] by S&P. Such ratings reflect only the views of such organizations and any explanation of the significance of such ratings should be obtained from the rating agency furnishing the same, at the following addresses: Moody's Investors Service, Inc., 7 World Trade Center, 250 Greenwich Street, New York, New York 10007 and S&P Global Ratings, 55 Water Street, New York, New York 10041-0003. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance such ratings will continue for any given period of time or that such ratings will not be revised downward or withdrawn entirely by the rating agencies, if in the judgment of such rating agencies, circumstances so warrant. Any such downward revision or withdrawal of such ratings may have an adverse effect on the market price of the Town's obligations.

## AVAILABILITY OF CONTINUING DISCLOSURE INFORMATION

The Town prepares, in accordance with State law, annual independent audited financial statements and files such annual reports with the State Office of Policy and Management within six months of the end of its fiscal year. The Town provides, and will continue to provide the rating agencies with ongoing disclosure information in the form of annual financial reports, adopted budgets and other materials relating to its management and financial condition, as may be necessary or requested.

In accordance with the requirements of Rule 15c2-12(b)(5) promulgated by the Securities and Exchange Commission, the Town will agree to provide, or cause to be provided, (i) annual financial information and operating data with respect to the Bonds, (ii) notice of the occurrence of certain events within 10 business days of the occurrence of such events with respect to the Bonds and the Notes (iii) timely notice of a failure by the Town to provide the required annual financial information on or before the date specified in the Continuing Disclosure Agreements with respect to the Bonds. The Continuing Disclosure Agreements are to be executed in substantially the forms attached in Appendices D and E to this Official Statement.

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

## TAX MATTERS

The Internal Revenue Code of 1986, as amended (the "Code"), imposes certain requirements which must be met at and subsequent to delivery of the Bonds and the Notes in order that interest on the Bonds and the Notes be and remains excluded from gross income for federal income tax purposes. Noncompliance with such requirements could cause interest on the Bonds and the Notes to be included in gross income retroactive to the date of issuance of the Bonds and the Notes. The Tax Regulatory Agreement,



which will be executed and delivered by the Town concurrently with the Bonds and the Notes, contains representations, covenants and procedures relating to the use, expenditure and investment of proceeds of the Bonds and the Notes in order to comply with such requirements of the Code. Pursuant to the Tax Regulatory Agreement, the Town also covenants and agrees that it shall perform all things necessary or appropriate under any valid provision of law to ensure interest on the Bonds and the Notes shall be excluded from gross income for federal income tax purposes under the Code.

In the opinion of Bond Counsel, based on existing statutes and court decisions and assuming continuing compliance by the Town with its covenants and the procedures contained in the Tax Regulatory Agreement, interest on the Bonds and the Notes is excluded from gross income for federal income tax purposes and is not treated as an item of tax preference for purposes of computing the federal alternative minimum tax, however, such interest is taken into account in determining the adjusted financial statement income of certain corporations for the purpose of computing the federal alternative minimum tax imposed on corporations for tax years beginning after December 31, 2022.

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

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

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

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

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

### **Original Issue Discount**

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

Under Section 1288 of the Code, the amount of original issue discount treated as having accrued with respect to any Bond or Note during each day it is owned by a taxpayer is added to the owner's adjusted basis for purposes of determining gain or loss upon the sale or other disposition of such Bonds or Notes by such owner. Accrued original issue discount on the Bonds and the Notes is excluded from gross income for federal income tax purposes. Original issue discount on any bond is treated as accruing on the basis of economic accrual for such purposes, computed by a constant semiannual compounding method using the yield to maturity on such Bond or Note. The original issue discount attributable to any bond for any particular semiannual period is equal to the excess of the product of (i) one-half of the yield to maturity of such bond, and (ii) the amount which would be the adjusted basis of the bond at the beginning of such semiannual period if held by the original owner and purchased by such owner at the initial public offering price, over the interest paid during such period. The amount so treated as accruing during each semiannual period is apportioned in equal amounts among the days in that period to determine the amount of original issue discount accruing for such purposes during each such day. Prospective purchasers of the Bonds and the Notes should consult their own tax advisors with respect to the federal, state and local income tax consequences of the disposition of and receipt of interest on the Bonds and the Notes.

Internal Revenue Service Notice 94-84, 1994-2 C.B. 559, states that the Internal Revenue Service is studying whether the stated interest portion of the payment at maturity on a short-term debt obligation (such as the Notes), that matures not more than one year from the date of issue, bears a stated fixed rate of interest and is described in section 103(a) of the Code, is (i) qualified stated interest that is excluded from the stated redemption price at maturity of the obligation (within the meaning of section 1273 of the Code) but is excluded from gross income pursuant to section 103(a) of the Code, or (ii) is not qualified stated interest and, therefore, is included by the taxpayer in the stated redemption price at maturity of the obligation, creating or increasing (as to that taxpayer) original issue discount on the obligation that is excluded from gross income pursuant to Section 103 of the Code. Notice 94-84 states that until the Internal Revenue Service provides further guidance with respect to tax-exempt short-term debt obligations, a taxpayer holding such obligations may treat the stated interest payable at maturity either as qualified stated interest or as included in the stated redemption price at maturity of the obligation. However, the taxpayer must treat the amounts to be paid at maturity on all tax-exempt short-term debt obligations in a consistent manner. Prospective purchasers of the Notes should consult their own tax advisors with respect to the federal, state and local income tax consequences of ownership of and of the election between the choices of treatment of the stated interest payable at maturity on the Notes.

### **Original Issue Premium**

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

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

### **SECURITY AND REMEDIES**

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

Unless paid from other sources, the Bonds and the Notes are payable from general property tax revenues of the Town. The Town has the power under the Connecticut General Statutes to levy ad valorem taxes on all taxable property in the Town without limit as to rate or amount, except as to certain classified property such as certified forest land taxable at a limited rate and dwelling houses of qualified elderly persons of low income or qualified disabled persons taxable at limited amounts. Payment of the Bonds and the Notes is not limited to property tax revenues or any other revenue source, but certain revenues of the Town may be restricted as to use and therefore may not be available to pay debt service on the Bonds and the Notes.

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

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

Enforcement of a claim for payment of principal of or interest on such debt would also be subject to the applicable provisions of Federal bankruptcy laws as well as other bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors rights heretofore or hereafter enacted and to the exercise of judicial discretion. Under the federal bankruptcy code, the Town may seek relief only, among other requirements, if it is specifically authorized, in its capacity as a municipality or by name, to be a debtor under Chapter 9, Title 11 of the United States Code, or by state law or by a governmental officer or organization empowered by state law to authorize such entity to become a debtor under such Chapter. Section 7-566 of the Connecticut

General Statutes provides that no Connecticut municipality shall file a petition in bankruptcy without the express prior written consent of the Governor. This prohibition applies to any town, city, borough, metropolitan district and any other political subdivision of the State having the power to levy taxes and issue bonds or other obligations.

## **QUALIFICATION FOR FINANCIAL INSTITUTIONS**

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

## **CONSIDERATIONS FOR BOND AND NOTE HOLDERS**

### ***The COVID-19 Outbreak***

The outbreak of COVID-19 was declared a Public Health Emergency of International Concern by the World Health Organization. On March 13, 2020, the President of the United States declared a national emergency as a result of the COVID-19 outbreak. The outbreak of the virus has affected travel, commerce and financial markets globally. There can be no assurances that the continuing prevalence of COVID-19 will not materially affect local, state, national, and global activity; increase public health emergency response costs; and materially adversely impact the financial condition of the Town.

### ***State and Local Efforts to Mitigate the Ongoing Impact of COVID-19***

On March 10, 2020, Governor Lamont declared a state of emergency throughout the State of Connecticut (the “State”) and took and continues to take steps designed to mitigate the spread and impacts of COVID-19. Public schools began to operate remotely immediately following the outbreak and continued remotely through the 2019-2020 school year. For the 2020-2021 school year, schools were permitted to reopen and school districts were given the discretion to choose in-person learning, virtual learning or a hybrid model. For the 2021-2022 school year, Greenwich Public Schools returned to full-time in-person learning.

Connecticut’s COVID-19 vaccination plan commenced on December 14, 2020. The State is currently making vaccinations available to all individuals aged 5 and over, and reports that it is preparing to make booster shots available in accordance with CDC guidelines.

The Governor regularly reviews conditions and, accordingly, expands or reduces restrictions. In response to the Spring 2021 decline in the number of positive COVID-19 cases and hospitalizations, effective May 19, 2021, all capacity restrictions related to establishments and social/recreational gatherings were eliminated. Given the increase in positive COVID-19 cases since July 2021, face-covering requirements remain in effect at this time for unvaccinated individuals. Businesses and state and local government offices have the option to require masks be worn by everyone in their establishments. Effective August 5, 2021, municipal leaders have the option of requiring that masks be worn by everyone, regardless of vaccination status, in indoor public places within their respective towns and cities. Since November 8, 2021, the Town no longer requires all unvaccinated individuals entering Town buildings to wear face coverings.

For Fiscal Year 2022, the Town did not experience a material negative impact as a result of the COVID-19. For the fiscal year ending June 30, 2022, the Town collected \$388.2 million in property taxes, or 99.3% of the adjusted current tax levy. That compares to collections of \$386.4 million or 99.3% of the adjusted levy in the prior fiscal year. The Town believes that it has sufficient liquidity to maintain operations without interruption, including making all debt service payments.

The potential long-term impact of the COVID-19 pandemic on the Town cannot be predicted at this time. The continued efforts to mitigate the spread of the outbreak and any prolonged effects on the national, State and local economy could have a materially adverse effect on the Town’s finances.

### ***Government Response to COVID-19’s Impact on the Economy***

On March 27, 2020, Congress enacted the Coronavirus Aid, Relief, and Economic Stabilization Act (the “CARES Act”) that provided in excess of \$2 trillion of relief to industries and entities throughout the country, including state and local governments. Under the CARES Act, \$150 billion was appropriated to states and other units of government for activities that are directly related to COVID-19. The State received approximately \$1.4 billion in such funding, and it was given the discretion to provide those funds to local governments.

On June 4, 2020, Governor Lamont established the Connecticut Municipal Coronavirus Relief Fund Program (the “Program”) which established a process by which Connecticut municipalities can receive funds from the State to offset non-budgeted COVID-

19 related expenditures that were incurred between March 1, 2020 and December 30, 2020. For the period through June 30, 2020, municipalities were each allocated a maximum reimbursement amount under the Program which could have been used as the Town's 25% local match against the 75% Federal Emergency Management Agency ("FEMA") Disaster Declaration reimbursement. For the period ending, October 31, 2021, the Town has received \$1.7 million of reimbursements against \$2.2 million of COVID-19 related and reimbursable expenses. The Town has applied for additional reimbursements from FEMA for the balance.

On December 27, 2020, President Trump signed into law the Coronavirus Response and Relief Supplemental Appropriations Act of 2021, which extends certain programs and benefits first authorized by the CARES Act. The relief package includes, among other items, over \$900 billion in stimulus for various COVID-19 relief programs, \$8.75 billion for vaccine distribution, \$54.3 billion of Elementary and Secondary School Emergency Relief Funds (ESSER I & II), \$4.1 billion for the Governors Emergency Education Relief Fund, and an allocation of \$284 billion of Paycheck Protection Program funds to support eligible small businesses and non-profits. The legislation expands and modifies the program by allowing second draw loans for certain borrowers. Through September 30, 2021, the Town received \$854 thousand from the ESSER I Grant and \$1.6 million from the ESSER II Grant.

On March 11, 2021, President Biden signed into law the \$1.9 trillion American Rescue Plan Act of 2021 (the "Rescue Plan"). The Rescue Plan relief package includes, amongst other provisions, \$350 billion in state and local government aid. Of the \$350 billion, the State and its local governments are expected to receive approximately \$4.2 billion as a result of this legislation, with \$2.6 billion in State relief and another \$1.6 billion in relief for local governments.

The Rescue Plan relief package also includes approximately \$123 billion to allow for a return to full-time, in-person teaching at elementary and high schools, which funds may be used for numerous purposes, including but not limited to expanding testing, modifying classrooms, improving ventilation, and hiring more custodial staff. The State's K-12 schools are expected to receive approximately \$1.1 billion.

The Rescue Plan relief package includes another \$160 billion dedicated to COVID-19 vaccination development and distribution.

Over the next two years, the Town expects to receive \$31.4 million in federal funding as a result of the Rescue Plan. In June 2021, the Town received its first installment of \$15.7 million in funding from this program. The Town has developed a plan for the use of such funds that complies with the program eligibility criteria.

### ***Cybersecurity***

The Town like many other public and private entities, relies on technology to conduct its operations. The Town and its departments face cyber threats from time to time, including but not limited to hacking, viruses, malware, phishing, and other attacks on computers and other sensitive digital networks and systems. To mitigate the risk of business operations impact and/or damage from cyber incidents or cyber-attacks, the Town invests in various forms of cybersecurity and operational controls, including a comprehensive policy relating to the security of the Town's government networks. No assurances can be given, however, that such security and operational control measures will be completely successful to guard against cyber threats and attacks. The results of any such attack could impact business operations and/or damage the Town's digital networks and systems and the costs of remedying any such damage could be substantial. The Town previously created a Cybersecurity Task Force consisting of relevant Town and Board of Education employees. In addition, the Town previously employed the services of CyberDefenses, Inc. to provide Cybersecurity expertise. Apollo Information Systems (Apollo), a Texas-based managed security services provider recently acquired CyberDefenses. Apollo is considered the Chief Information Security Officer (CISO) for both the Town and the Board of Education. The Task Force typically meets monthly and reports privately with the Board of Estimate and Taxation Audit Committee on a quarterly basis. As of December 2022, Apollo reported to Town officials that there has been no material breach or ransomware attacks on the municipality.

### ***Climate Change***

Numerous scientific studies have detailed changing global weather patterns and the potential for increasing extreme weather events across the world. The Town's location in Southwestern Connecticut on the Long Island Sound increases its vulnerability to flooding. In addition to flooding, the Town faces other threats due to climate change, including damaging wind that could become more severe and frequent.

The Town cannot predict the timing, extent or severity of climate change and its impact on its operations and finances. However, the Town has engaged the Princeton Hydro Team to assist in evaluating the Town's public properties and infrastructure vulnerability from Coastal Flooding and Sea Level Rise scenarios. The project scope also included identifying threats to coastal areas serviced by on-site sewage disposal systems. The Princeton Hydro Team provided prioritized and recommended strategies

to protect or upgrade Town assets to increase resilience to coastal storm damage, flooding, and sea level rise. The outcome of the effort was the development of Coastal Resiliency Assessment and Plan and Tidal Ponds Evaluation Report. The Town contracted with Ecopolitan Design who provided an assessment of potential resiliency and adaptation options for selected locations in Greenwich, Connecticut with the release of their report on September 27, 2022. Additionally, the current fifteen-year Capital Improvement Plan includes \$15.9 million for stormwater/drainage improvements and \$8 million for resiliency projects.

## **BOOK-ENTRY-ONLY TRANSFER SYSTEM**

The Depository Trust Company ("DTC"), New York, New York, will act as securities depository for the Bonds and the Notes. The Bonds and the Notes will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Bond certificate will be issued for each maturity of the Bonds in the aggregate principal amount of such maturity, and will be deposited with DTC. One fully registered Note certificate will be issued for each interest rate of the Notes, 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, 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 registered subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC's has Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at [www.dtcc.com](http://www.dtcc.com).

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

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

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

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

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Bonds and the Notes unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Town as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or

voting rights to those Direct Participants to whose accounts the Bonds and the Notes are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Principal and interest payments on, and redemption premium, if any, with respect to the Bonds and the Notes will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the Town or the Paying Agent on the 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, the Paying Agent, or the Town, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal and interest, and redemption premium, if any, to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Town or the Paying Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

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

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

The information in this section concerning DTC and DTC's book-entry system has been provided by DTC. The Town takes no responsibility for the accuracy thereof.

## **REPLACEMENT BONDS AND NOTES**

The Town will provide for the issuance of fully registered bond certificates directly to the Beneficial Owners of the Bonds and the Notes or their nominees in the event that: (a) DTC determines not to continue to act as securities depository for the Bonds and the Notes, and the Town fails to identify another qualified securities depository for the Bonds and the Notes to replace DTC; or (b) the Town determines to discontinue the book-entry system of evidence and transfer of ownership of the Bonds and the Notes. A Beneficial Owner of the Bonds and the Notes, upon registration of certificates held in such Beneficial Owner's name, will become the registered owner of the Bonds and the Notes.

## **DTC PRACTICES**

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

Neither the Town, the Paying Agent nor the Underwriter will have any responsibility or obligation to the Participants of DTC or the persons for whom they act as nominees with respect to (i) the accuracy of any records maintained by DTC or by any Participant of DTC, (ii) payments or the providing of notice to the Direct Participants, the Indirect Participants or the Beneficial Owners, (iii) the selection by DTC or by any Participant of DTC of any Beneficial Owner to receive payment in the event of a partial redemption of the Bonds or (iv) any other actions taken by DTC or its partnership nominees as owner of the Bonds and the Notes.

*[The remainder of this page intentionally left blank]*

## II. THE ISSUER



### DESCRIPTION OF THE TOWN

The Town was first settled on July 18, 1640, becoming the tenth town in Connecticut. It was subsequently incorporated in 1656. Greenwich covers an area of 50.6 square miles, and is located in the Southwestern corner of Fairfield County. The Town is bounded by Long Island Sound to the south, New York State to the west and north, and by the City of Stamford to the east.

Greenwich is the nearest Connecticut town to New York City (28 miles) and is located on the mainline of the Metro North Railroad. The Town is served by the Connecticut Turnpike (Interstate Route 95), the Merritt Parkway (Route 15) and U.S. Route 1 (Boston Post Road). The Town is credited with a population of 62,714 according to the U.S. Census Bureau's, 2016-20 American Community Survey.

The Town is located in one of the highest per capita income areas in the United States. The Town's median family income was listed at \$217,889 and per capita income was listed at \$108,412 according to the U.S. Census Bureau's 2016-2020 American Community Survey. A great number of the Town's residents are executives, professional, technical and managerial people employed in New York City and at the industrial and corporate headquarters of nationally known firms located in surrounding Fairfield County communities.

The Town historically has had the largest Grand List in the State. The Grand List consists of the values of all taxable property, including real estate, personal property, and motor vehicles, as well as the tax-exempt and non-taxable properties in the Town. The Town's Grand List of October 1, 2021 had a value of \$35,630,360,646, which represents an overall increase of 5.66% over the prior year.

For the period covering 2021 through 2022, the values of home sales in the Town range from approximately \$425,000 to \$50,000,000 with many in the \$1,310,000 to \$3,725,000 range. For the assessment year 2021 through 2022, the median home sale price was listed at \$2,200,000, while the average price was listed at \$2,883,842.

The Town is located in one of the most attractive suburban regions of the country. Its natural beauty, attractive Long Island Sound setting, aquatic recreational opportunities, and proximity to the New York metropolitan area have historically made this regional location an appealing choice for some of the wealthiest people in the country.

Greenwich has four municipal beaches, four municipal harbors, twenty public parks, and one municipal golf course. The Town is also known for its participation in the arts, including Town-sponsored enterprises such as The Bruce Museum.

In 1961, the Town established the Planning and Zoning Commission, which has placed great importance on sound Town planning. The Town established a Plan of Conservation and Development in 1998, which defined the Town's plan for long-range growth over a ten-year period. The Representative Town Meeting ("RTM") adopted a new 2019 Plan of Conservation and Development on December 9, 2019 in compliance with Section 92 of the Town Charter. The 2019 Plan of Conservation and Development includes recommendations as follows: 1) redeveloping and revitalizing regional centers and areas with existing or currently planned physical infrastructure, 2) expanding housing opportunities and design choices to accommodate a variety of household types and needs, 3) concentrating development around transportation nodes and along major transportation corridors to support the viability of transportation options, 4) conserving and restoring the natural environment, cultural and historical resources, and traditional rural lands, 5) protecting and ensuring the integrity of environmental assets critical to public health and safety, and 6) promoting integrated planning across all levels of government to address issues on a statewide, regional and local basis. The Town has also established a Conservation Commission and a Historic District Commission to promote the preservation of the suburban character of the Town. The Town currently has two local historic districts, and twenty-three buildings and areas listed on the National Register of Historic Places. The Town is also a member of the South Western Planning Region, which consists of the communities of Darien, Greenwich, New Canaan, Norwalk, Stamford, Weston, Westport and Wilton.

## **FORM OF GOVERNMENT**

The Town has a Representative Town Meeting form of government with a Board of Selectmen and Board of Estimate and Taxation ("BET"). The Town's home rule Charter was created by Special Act No. 377 of 1955; subsequent amendments to the Charter have occurred periodically from 1955 to 2010.

The legislative power of the Town is vested in the RTM which presently has 230 members, elected on a non-partisan basis. In addition to all power and privileges in the Charter, the inhabitants have the power and privileges conferred and granted to towns and cities under the Constitution and General Statutes of Connecticut.

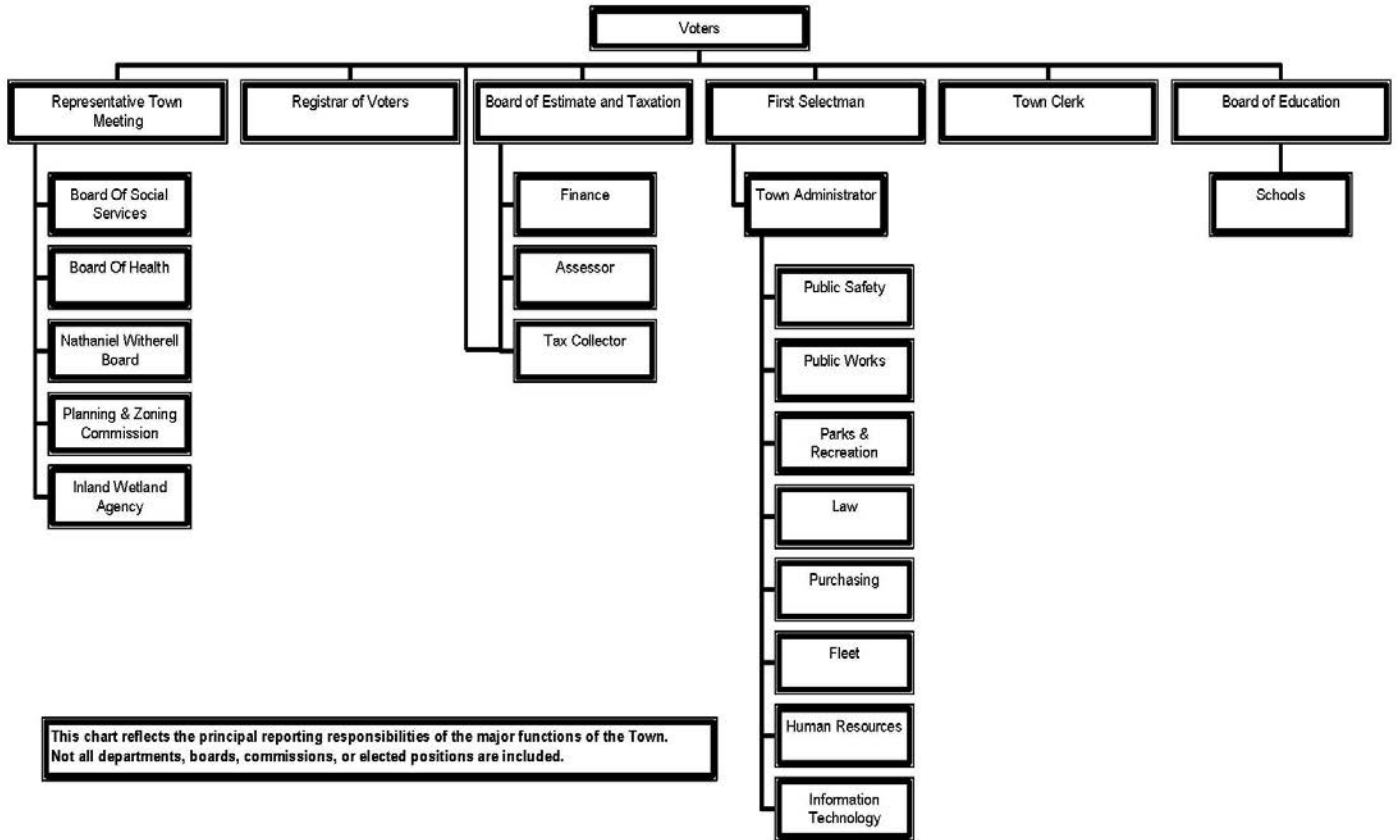
The First Selectman is the Chief Executive Officer of the Town. He is an ex-officio member of all boards, commissions, and committees within the Town. The First Selectman also presides over and has full voting privileges on the three-member Board of Selectmen. The Board of Selectmen appoints numerous officials as indicated on the Town's organizational chart (See "Organizational Chart" herein). A professional Town Administrator and Chief Finance Officer/Comptroller are employed on a full-time basis.

The twelve members of the BET are elected to serve two-year terms. As policy maker of Greenwich's financial affairs, the BET meets monthly. Subject to action by the RTM, the BET passes on all budgets and recommends the tax rate.

*[The remainder of this page intentionally left blank]*



## ORGANIZATIONAL CHART



*[The remainder of this page intentionally left blank]*

**MUNICIPAL OFFICIALS**

The current Town officials are:

|  | <u>Term of Office</u> |
|--|-----------------------|
| Fred Camillo, First Selectman.....                             | Elected 2 years       |
| Janet Stone McGuigan, Selectwoman.....                         | Elected 2 years       |
| Lauren Rabin, Selectwoman.....                                 | Elected 2 years       |
| Alexis Voulgaris, Moderator, Representative Town Meeting ..... | Elected 2 years       |
| Dan Ozizmir, Chair, Board of Estimate and Taxation.....        | Elected 2 years       |
| Ben Branyan, Town Administrator.....                           | Appointed Indefinite  |
| Peter Mynarski, CFO/Comptroller.....                           | Appointed Indefinite  |
| Roland Gieger, Budget Director.....                            | Appointed Indefinite  |
| Nataliya Yemets, Treasurer.....                                | Appointed Indefinite  |
| Jackie Budkins, Town Clerk.....                                | Elected 2 years       |
| Heather Smeriglio, Tax Collector.....                          | Elected 2 years       |
| Barbara Schellenberg, Town Attorney.....                       | Appointed Indefinite  |
| Dr. Toni Jones, Superintendent of Schools.....                 | Appointed Indefinite  |

**SUMMARY OF MUNICIPAL SERVICES**

**Police Protection:** The Police Department is under the direction and control of the First Selectman. The Department is headed by the Chief of Police and two Deputy Chiefs. Police protection services are provided by 152 full-time officers, 27 full-time civilian employees, 6 part-time civilian employees, 31 special police officers, and 21 regular school crossing guards.

**Fire Protection:** The Fire Department is under the direction and control of the First Selectman. The Fire Chief, assisted by two Assistant Chiefs and four Deputy Chiefs, is responsible for the administration and command of the Department. A force of 120 volunteers and 105 career fire personnel and officers provides fire protection services. There are eight fire districts in Town; six are manned by career Firefighters, one station is manned by all volunteers and one is operated on a mutual aid basis with Banksville, New York. A District Chief supervises each station.

**Emergency Management:** Greenwich Emergency Management is under the direction and control of the First Selectman. The Emergency Management Operations Coordinator is responsible for planning, responding, and coordinating the Town’s Emergency Operations Plan and Emergency Operation Center, through the utilization of an all-hazard system and N.I.M.S. Doctrines for Emergency Management.

**Sewers:** The Greenwich sanitary sewer system consists of 185 miles of mains, 29 pump stations and a Waste Water Treatment Facility. The system is available to approximately 72% of properties in Town. All operational, maintenance and repair costs, are paid primarily from benefiting owners through taxation and sewer assessments. The Town assesses benefiting owners approximately 50% of the costs of sewer improvements and extensions.

**Solid Waste Disposal:** The Town owns and operates a municipal solid waste transfer station and recycling facility, which accepts waste generated within the Town's borders. The Town has contracted with City Carting for the transportation and final disposal of its municipal solid waste and recycling. Under the terms of the contract with City Carting, the Town paid a fixed monthly rate of \$52,843.13 per month and \$93.66 per ton for solid waste during fiscal year 2022. The rates did not change and the Town will continue to pay a fixed monthly rate of \$52,843.13 and a per ton charge for solid waste of \$95.66 per ton for fiscal year 2023. City Carting provides the Town with a recycling rebate equal to 80% of the difference between the base processing fee (for FY 2023 the fee is \$65.00/ton) and the amount paid for the commodity based on the “mixed paper grade” Market Price obtained from the RISI Pulp & Paper News (Northeast Pricing). In addition, the Town of Greenwich implemented a Tipping Fee ordinance. As of July 1, 2020, a tipping fee of \$112.00 is charged to commercial waste haulers dumping at the Town transfer station.

**Housing Authority:** In August 2020, the Housing Authority of the Town of Greenwich, also know as Greenwich Communities, owns and manages 17 residential complexes, accommodating senior citizens, families, and disabled persons within 862 apartments, as well as Parsonage Cottage, a 40-bed facility for the aged. In addition to the residences, Greenwich Communities is also responsible for administering approximately 225 residences throughout the community from private landlords under a special federal program known as Section 8, which provides certificates or vouchers to absorb the difference between published market rents and the residents’ ability to pay, based on individual or family income.

**Nathaniel Witherell Nursing Facility:** The Town operates a 202-bed chronic and convalescent nursing facility which provides professional and rehabilitative care to the infirm elderly and other disabled persons who are primarily residents of the Town. The Town annually appropriates funding to cover expenses incurred during operation of the facility. Over eighty percent of appropriations are earmarked for personnel costs (salaries, wages, and other compensation). The Nathaniel Witherell Nursing Facility is responsible for collecting payments for services rendered directly from residents of the facility and/or from third party payment sources (Medicare, Medicaid and private insurance). The longstanding goal has been to achieve a break-even net cost to the Town, reducing or eliminating the requirements of local tax subsidy. Over the past few years Nathaniel Witherell has operated at a loss and has required the Town to subsidize operations. As a result, in 2016 the BET established a Special Committee on Nathaniel Witherell (the “Special Committee”) to under-take a broad and thorough review of Nathaniel Witherell’s operations to determine if the Town should maintain ownership, sell or lease the facility to an operator or close the facility outright. Over the past six years, the Special Committee has produced multiple reports on the Nathaniel Witherell’s financial condition and operating efficiency. Based on the finding of the Special Committee, in October 2020 the Town issued a Request for Proposal for Management Services for Nathaniel Witherell. The Town’s objectives were to achieve a high level of care, to serve the interests of both the residents of Nathaniel Witherell and the Town, to achieve financial stability and independence bringing an end to the need for the Town to subsidize operations and to maximize the proceeds to the Town in a possible lease or sale transaction. The Town received nine proposals and after conducting an extensive due diligence review, the Special Committee short-listed four firms. Interviews were conducted with the short-listed firms, and ultimately the Special Committee selected a preferred operator. The Town is currently negotiating a long-term lease agreement with the preferred operator. If terms of a long-term lease agreement cannot be agreed upon with the preferred operator, the Special Committee has recommended that the Town engage the firm with second-ranked proposal.

During the fiscal year ending 2022, a change in personnel at Nathaniel Witherell unintentionally lead to a delay in patient billing for services. The delay in patient billing contributed to an operating deficit for the fiscal year which in turn required an increase in the interfund loan between the General Fund and the Nathaniel Witherell Special Revenue Fund typically made each year. The interfund loan increased from \$5.7 million in fiscal year ending 2021 to \$10.2 million in fiscal year ending 2022. The increased in the interfund loan created a corresponding increase in Nonspendable Fund Balance in the General Fund for the same amount. The Town expects that at least a portion of the delayed patient revenue will be received in fiscal year ending 2023 although the Town can make no assurances that all of the revenue will eventually be recognized. The Town expects to continue its practice of budgeting for Nathaniel Witherell operating losses in subsequent General Fund operating budgets.

**Public Works:** The Public Works Department is comprised of several divisions including Engineering, Highway, Waste Disposal, Building Construction and Maintenance, and Building Inspection and Sewer. The Engineering Division provides a wide spectrum of engineering services including the design and inspection of drainage, bridge and traffic improvement projects. The Highway Division is responsible for the maintenance of over 265 miles of Town roads, installation, operation and maintenance of all traffic signs, signals, and pavement markings in Town. The Sewer and Waste Disposal Divisions were described previously. The Building Construction and Maintenance Division is responsible for the administration, planning and execution of all construction and maintenance of Town-owned buildings except those assigned to the Board of Education. The Building Inspection Division issues permits, inspects all work associated with said permits, and is responsible for the administration and enforcement of all applicable building codes and regulations.

**Parks and Recreation:** The Town offers varied and extensive recreation programs at its numerous facilities. Among its facilities are 20 parks, 12 playgrounds, 4 Town beaches, 4 harbors, ferry service to Town island beach facilities, 2 civic centers, a skating rink, a municipal golf course, 3 children’s summer camps, a summer music and art program, paddle tennis, tennis courts and numerous recreation fields. The Department is divided into three divisions: Recreation, Parks and Trees, and Marine and Facilities Operations.

## **EDUCATIONAL SYSTEM**

The school system is governed by a local eight-member Board of Education elected to four-year staggered terms. The primary function of the Board is to establish policy. Some areas for which such policies are set include curriculum, budget request submissions, ensuring funds for education as appropriated by the Town are properly expended, implementation of both State and Federal laws, and planning for facilities needed by the system, including construction and renovation. The Town’s school system consists of 15 schools located strategically throughout Town. The schools consist of 11 schools for pupils in grades K through 5, 3 middle schools for pupils in grades 6-8, and a high school for pupils in grades 9-12. In addition to the Town’s public school system, there are a total of 10 private schools in Greenwich serving 5,244 students for the 2022-2023 school year.

**EDUCATIONAL FACILITIES**

| <b>School</b>                              | <b>Grades</b> | <b>Date Occupied</b> | <b>Additions/<br/>Renovations</b> | <b>Enrollment<br/>10/01/2022</b> | <b>Functional<br/>Capacity<sup>1</sup></b> |
|--|---------------|----------------------|-----------------------------------|----------------------------------|--|
| <u>Elementary</u>                          |               |                      |                                   |                                  |  |
| New Lebanon Elem. School.....              | Pre K-5       | 1956                 | 1992, 1996, 2019                  | 336                              | 445  |
| Old Greenwich Elem. School.....            | Pre K-5       | 1902                 | 1924, 1950, 1957, 1997, 1998      | 406                              | 400  |
| North Street Elem. School.....             | Pre K-5       | 1954                 | 1955, 1986, 1996                  | 388                              | 403  |
| Riverside Elem. School.....                | K-5           | 1932                 | 1949, 1950, 1983, 1996            | 435                              | 383  |
| North Mianus Elem. School.....             | K-5           | 1925                 | 1952, 1973, 1980, 1996            | 492                              | 460  |
| International School @ Dundee..            | K-5           | 1962                 | 1974, 1998, 2000                  | 341                              | 305  |
| Parkway Elem. School.....                  | K-5           | 1959                 | 1971, 1990                        | 243                              | 259  |
| Cos Cob Elem. School.....                  | K-5           | 1914                 | 1924, 1929, 1960, 1982, 1992      | 339                              | 413  |
| Glenville Elem. School.....                | K-5           | 1975                 | 1989, 2009                        | 385                              | 500  |
| J. Curtiss Elem. School.....               | Pre K-5       | 1947                 | 1979                              | 241                              | 306  |
| Hamilton Ave. Elem. School.....            | Pre K-5       | 1915                 | 1924, 1938, 1962, 1979, 2009      | 295                              | 394  |
| <u>Middle School</u>                       |               |                      |                                   |                                  |  |
| Central Middle School.....                 | 6-8           | 1958                 | 1982, 1998                        | 508                              | 734  |
| Eastern Middle School.....                 | 6-8           | 1954                 | 1961, 1982, 1998                  | 786                              | 904  |
| Western Middle School.....                 | 6-8           | 1963                 | 1971, 1984                        | 621                              | 696  |
| <u>High School</u>                         |               |                      |                                   |                                  |  |
| Greenwich High School <sup>2,3</sup> ..... | 9-12          | 1970                 | 1994 to 2000, 2012 to 2016        | 2,719                            | 2,637                                      |
| Total .....                                |               |                      |                                   | <u>8,535</u>                     | <u>9,239</u>                               |

<sup>1</sup> Based on Functional Capacity developed by KG&D Architects, September 26, 2019.

<sup>2</sup> Included 19 students beyond 12<sup>th</sup> grade in the Community Connections program.

<sup>3</sup> Includes 28 students in Windrose Greenwich High School program.

Source: Office of the Superintendent of Schools.

**SCHOOL ENROLLMENT**

The following table presents school enrollment history:

| <b>As of<br/>October 1</b> | <b>K - 5</b> | <b>6 - 8</b> | <b>9 - 12</b> | <b>Pre-K</b> | <b>Total</b> |
|----------------------------|--------------|--------------|---------------|--------------|--------------|
| 2013                       | 4,105        | 1,881        | 2,635         | 150          | 8,771        |
| 2014                       | 4,156        | 1,923        | 2,570         | 154          | 8,803        |
| 2015                       | 4,150        | 1,924        | 2,575         | 164          | 8,813        |
| 2016                       | 4,177        | 1,963        | 2,626         | 162          | 8,928        |
| 2017                       | 4,154        | 2,005        | 2,692         | 165          | 9,016        |
| 2018                       | 4,060        | 2,074        | 2,809         | 170          | 9,113        |
| 2019                       | 3,944        | 2,088        | 2,802         | 189          | 9,023        |
| 2020                       | 3,804        | 2,044        | 2,796         | 144          | 8,788        |
| 2021                       | 3,707        | 1,991        | 2,715         | 177          | 8,590        |
| 2022                       | 3,699        | 1,915        | 2,719         | 202          | 8,535        |

The following table presents projected school enrollment:

| <b>As of<br/>October 1</b> | <b>K - 5</b> | <b>6 - 8</b> | <b>9 - 12</b> | <b>Pre-K</b> | <b>Total</b> |
|----------------------------|--------------|--------------|---------------|--------------|--------------|
| 2023                       | 3,617        | 1,881        | 2,691         | 200          | 8,389        |
| 2024                       | 3,586        | 1,840        | 2,700         | 208          | 8,334        |
| 2025                       | 3,610        | 1,780        | 2,643         | 216          | 8,249        |
| 2026                       | 3,647        | 1,749        | 2,564         | 224          | 8,184        |

Source: Office of the Superintendent of Schools.

**MUNICIPAL EMPLOYMENT**

| <u>Fiscal Year</u>      | <u>2023</u>  | <u>2022</u>  | <u>2021</u>  | <u>2020</u>  | <u>2019</u>  |
|-------------------------|--------------|--------------|--------------|--------------|--------------|
| Board of Education..... | 1,416        | 1,392        | 1,404        | 1,403        | 1,405        |
| General Government..... | 943          | 943          | 961          | 962          | 961          |
| Totals .....            | <u>2,359</u> | <u>2,335</u> | <u>2,365</u> | <u>2,365</u> | <u>2,366</u> |

Source: Town Officials.

**MUNICIPAL EMPLOYEES BY CATEGORY**

| <u>Department</u>                            | <u>Employees</u> |
|--|------------------|
| <u>General Government</u>                    |                  |
| General Government.....                      | 109              |
| Public Safety.....                           | 286              |
| Public Works.....                            | 123              |
| Vehicle Maintenance.....                     | 10               |
| Health Department.....                       | 23               |
| Nathaniel Witherell Healthcare Facility..... | 148              |
| Human Services.....                          | 22               |
| Parks and Recreation.....                    | 99               |
| Libraries.....                               | 71               |
| Parking Fund.....                            | 17               |
| Griffith E. Harris Golf Course.....          | 8                |
| Community Development.....                   | 1                |
| Retirement Administration.....               | 1                |
| Sewer Fund.....                              | 25               |
| Subtotal.....                                | <u>943</u>       |
| <u>Board of Education</u>                    |                  |
| Administration.....                          | 12               |
| Instruction.....                             | 1,262            |
| Health.....                                  | 19               |
| Operation of Plants.....                     | 101              |
| Maintenance of Plants.....                   | 11               |
| Pupil Transportation.....                    | 1                |
| School Lunch Revolving Fund.....             | 10               |
| Subtotal.....                                | <u>1,416</u>     |
| Total Town Employees.....                    | <u>2,359</u>     |

Source: Town Officials.

**MUNICIPAL EMPLOYEES BARGAINING UNITS**

| <u>Employees</u>                             | <u>Union Representation</u>  | <u>Contract Employee</u> | <u>Contract Expiration</u> |
|--|--|--------------------------|----------------------------|
| <b><u>General Government</u></b>             |  |                          |                            |
| Secretaries/Clerical/<br>Administrative..... | Greenwich Municipal Employees'<br>Association (GMEA).....                          | 145                      | 6/30/2023 <sup>1</sup>     |
| Public Works/Nathaniel<br>Witherell.....     | International Brotherhood of Teamsters (IBT)<br>Local 456.....                     | 302                      | 6/30/2024                  |
| Professional/Managerial.....                 | Laborers' International Union of North America<br>(LIUNA), Local 136, AFL-CIO..... | 192                      | 6/30/2024                  |
| Fire Fighters.....                           | International Association of Fire Fighters (IAFF),<br>Local 1042, AFL-CIO.....     | 102                      | 6/30/2023 <sup>1</sup>     |
| Police Department.....                       | Silver Shield Association, Inc.....  | 146                      | 6/30/2024                  |
| Public Health .....                          | United Public Service Employees Union<br>Local 424 - Unit 90.....                  | 3                        | 6/30/2024                  |
| Elected Officials.....                       | Elected/Non-Union.....   | 3                        | N/A                        |
| Management/Confidential...                   | Non-Union Management Positions.....  | 50                       | N/A                        |
|  | Sub-total General Government.....  | <u>943</u>               |                            |
| <b><u>Board of Education</u></b>             |  |                          |                            |
| Administrators.....                          | Greenwich Organization of School Administrators..                                  | 54                       | 6/30/2025                  |
| Teachers.....                                | Greenwich Education Association.....   | 913                      | 6/30/2026                  |
| Paraprofessionals/Security..                 | Laborers' International Union of North America<br>(LIUNA), Local 136, AFL-CIO..... | 182                      | 6/30/2024                  |
| Secretaries/Clerical/<br>Administrative..... | Greenwich Municipal Employees'<br>Association (GMEA).....                          | 113                      | 6/30/2023 <sup>1</sup>     |
| Facilities Operations/<br>Maintenance.....   | International Brotherhood of Teamsters (IBT)<br>Local 456.....                     | 101                      | 6/30/2024                  |
| Professional/Managerial.....                 | Laborers' International Union of North America<br>(LIUNA), Local 136, AFL-CIO..... | 22                       | 6/30/2023 <sup>1</sup>     |
| School Nurses.....                           | United Public Service Employees Union<br>Local 424 - Unit 90.....                  | 19                       | 6/30/2024                  |
| Administrators.....                          | Non-Union School Administrators.....   | 6                        | N/A                        |
| Management/Confidential...                   | Non-Union Management Positions.....  | 6                        | N/A                        |
|  | Sub-total Board of Education.....  | <u>1,416</u>             |                            |
|  | Grand Total.....   | <u><u>2,359</u></u>      |                            |

<sup>1</sup> In negotiations

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

*[The remainder of this page intentionally left blank]*

### III. ECONOMIC AND DEMOGRAPHIC INFORMATION

#### POPULATION TRENDS

| <u>Year</u> | <u>Town of<br/>Greenwich</u> | <u>Fairfield<br/>County</u> | <u>State of<br/>Connecticut</u> |
|-------------|------------------------------|-----------------------------|---------------------------------|
| 1990        | 58,441                       | 857,270                     | 3,287,116                       |
| 2000        | 61,101                       | 882,567                     | 3,405,565                       |
| 2010        | 61,171                       | 916,829                     | 3,574,097                       |
| 2020        | 62,714                       | 944,306                     | 3,570,549                       |

Source: U.S. Department of Commerce, Bureau of the Census, 1990 -2010; 2016-2020 American Community Survey.

#### AGE DISTRIBUTION OF THE POPULATION

| <u>Age</u>        | <u>Town of Greenwich</u> |                | <u>Fairfield County</u> |                | <u>State of Connecticut</u> |                |
|-------------------|--------------------------|----------------|-------------------------|----------------|-----------------------------|----------------|
|                   | <u>Number</u>            | <u>Percent</u> | <u>Number</u>           | <u>Percent</u> | <u>Number</u>               | <u>Percent</u> |
| Under 5 .....     | 3,200                    | 5.1            | 51,645                  | 5.5            | 182,708                     | 5.1            |
| 5 - 9 .....       | 4,911                    | 7.8            | 56,285                  | 6.0            | 192,321                     | 5.4            |
| 10 - 14 .....     | 4,861                    | 7.8            | 64,426                  | 6.8            | 221,648                     | 6.2            |
| 15 - 19 .....     | 4,715                    | 7.5            | 65,893                  | 7.0            | 241,286                     | 6.8            |
| 20 - 24 .....     | 2,532                    | 4.0            | 60,005                  | 6.4            | 243,381                     | 6.8            |
| 25 - 34 .....     | 4,721                    | 7.5            | 108,197                 | 11.5           | 443,917                     | 12.4           |
| 35 - 44 .....     | 7,710                    | 12.3           | 117,840                 | 12.5           | 426,097                     | 11.9           |
| 45 - 54 .....     | 10,415                   | 16.6           | 137,890                 | 14.6           | 493,186                     | 13.8           |
| 55 - 59 .....     | 4,802                    | 7.7            | 70,725                  | 7.5            | 267,164                     | 7.5            |
| 60 - 64 .....     | 3,918                    | 6.2            | 61,253                  | 6.5            | 243,375                     | 6.8            |
| 65 - 74 .....     | 6,069                    | 9.7            | 82,565                  | 8.7            | 345,407                     | 9.7            |
| 75 - 84 .....     | 3,468                    | 5.5            | 44,397                  | 4.7            | 175,909                     | 4.9            |
| 85 and over ..... | 1,392                    | 2.2            | 23,185                  | 2.5            | 94,150                      | 2.6            |
| Total .....       | <u>62,714</u>            | <u>100.0</u>   | <u>944,306</u>          | <u>100.0</u>   | <u>3,570,549</u>            | <u>100.0</u>   |

Median Age (years) ... 43.4 40.8 41.1

Source: U. S. Bureau of the Census, American Community Survey, 2016-2020.

#### INCOME DISTRIBUTION

|                           | <u>Town of Greenwich</u> |                | <u>Fairfield County</u> |                | <u>State of Connecticut</u> |                |
|---------------------------|--------------------------|----------------|-------------------------|----------------|-----------------------------|----------------|
|                           | <u>Families</u>          | <u>Percent</u> | <u>Families</u>         | <u>Percent</u> | <u>Families</u>             | <u>Percent</u> |
| Less than \$10,000 .....  | 289                      | 1.7            | 5,627                   | 2.3            | 24,418                      | 2.7            |
| \$ 10,000 to 14,999 ..... | 140                      | 0.8            | 3,679                   | 1.5            | 14,648                      | 1.6            |
| \$ 15,000 to 24,999 ..... | 483                      | 2.9            | 8,914                   | 3.7            | 38,026                      | 4.2            |
| \$ 25,000 to 34,999 ..... | 491                      | 3.0            | 10,914                  | 4.6            | 46,409                      | 5.1            |
| \$ 35,000 to 49,999 ..... | 700                      | 4.2            | 18,403                  | 7.7            | 75,375                      | 8.3            |
| \$ 50,000 to 74,999 ..... | 1,253                    | 7.6            | 29,012                  | 12.1           | 129,070                     | 14.3           |
| \$ 75,000 to 99,999 ..... | 1,011                    | 6.1            | 23,467                  | 9.8            | 113,813                     | 12.6           |
| \$100,000 to 149,999 ...  | 1,935                    | 11.7           | 43,384                  | 18.1           | 189,460                     | 21.0           |
| \$150,000 to 199,999 ...  | 1,437                    | 8.7            | 28,460                  | 11.9           | 110,975                     | 12.3           |
| \$200,000 or more .....   | 8,787                    | 53.2           | 67,643                  | 28.2           | 160,802                     | 17.8           |
| Total .....               | <u>16,526</u>            | <u>100.0</u>   | <u>239,503</u>          | <u>100.0</u>   | <u>902,996</u>              | <u>100.0</u>   |

Source: U. S. Bureau of the Census, American Community Survey, 2016-2020.



## INCOME LEVELS

|                        | <u>Median Family Income</u> |               | <u>Per Capita Income</u> |               |
|------------------------|-----------------------------|---------------|--------------------------|---------------|
|                        | <u>(2000)</u>               | <u>(2020)</u> | <u>(2000)</u>            | <u>(2020)</u> |
| Town of Greenwich..... | \$122,719                   | \$217,889     | \$74,346                 | \$108,412     |
| Fairfield County.....  | 77,690                      | 120,156       | 38,350                   | 58,851        |
| Connecticut.....       | 65,521                      | 102,061       | 28,766                   | 45,668        |
| United States.....     | 49,600                      | 80,069        | 21,690                   | 35,384        |

Source: U. S. Bureau of the Census, American Community Survey, 2016-2020.

## PER CAPITA PERSONAL INCOME

By Metropolitan Statistical Area, 2019 - 2021

| <u>Metropolitan Statistical Area</u>    | <u>2019</u> | <u>2020</u> | <u>2021</u> | <u>Rank in 2021</u> |
|---|-------------|-------------|-------------|---------------------|
| San Jose-Sunnyvale-Santa Clara, CA..... | \$ 111,825  | \$ 120,805  | \$ 136,338  | 1                   |
| Bridgeport-Stamford-Norwalk, CT.....    | 116,996     | 119,366     | 127,391     | 2                   |
| Midland, TX.....                        | 141,994     | 109,263     | 125,455     | 3                   |
| San Francisco-Oakland-Berkeley, CA..... | 101,569     | 110,342     | 123,711     | 4                   |
| Naples-Marco Island, FL.....            | 110,272     | 112,479     | 117,984     | 5                   |
| Sebastian-Vero Beach, FL.....           | 86,856      | 89,294      | 95,109      | 6                   |
| Boston-Cambridge-Newton, MA-NH.....     | 81,126      | 86,239      | 92,290      | 7                   |
| Napa, CA.....                           | 74,379      | 82,643      | 90,608      | 8                   |
| Boulder, CO.....                        | 79,698      | 83,173      | 89,593      | 9                   |
| Seattle-Tacoma-Bellevue, WA.....        | 77,788      | 82,342      | 89,274      | 10                  |
| State of Connecticut.....               | 75,533      | 78,463      | 83,294      |                     |
| United States.....                      | 56,250      | 59,765      | 64,143      |                     |

Source: U.S. Bureau of Economic Analysis, November 2022.

## EDUCATIONAL ATTAINMENT

Years of School Completed, Age 25 & Over

| <u>Educational Attainment Group</u>    | <u>Town of Greenwich</u> |                | <u>Fairfield County</u> |                | <u>State of Connecticut</u> |                |
|--|--------------------------|----------------|-------------------------|----------------|-----------------------------|----------------|
|  | <u>Number</u>            | <u>Percent</u> | <u>Number</u>           | <u>Percent</u> | <u>Number</u>               | <u>Percent</u> |
| Less than 9th grade.....               | 771                      | 1.8            | 33,571                  | 5.2            | 99,436                      | 4.0            |
| 9th to 12th grade.....                 | 844                      | 2.0            | 29,610                  | 4.6            | 126,114                     | 5.1            |
| High School graduate.....              | 5,453                    | 12.8           | 134,341                 | 20.8           | 655,381                     | 26.3           |
| Some college - no degree.....          | 3,933                    | 9.3            | 92,894                  | 14.4           | 419,238                     | 16.8           |
| Associates degree.....                 | 1,915                    | 4.5            | 39,623                  | 6.1            | 193,036                     | 7.8            |
| Bachelor's degree.....                 | 14,701                   | 34.6           | 174,948                 | 27.1           | 551,459                     | 22.2           |
| Graduate or professional degree.....   | 14,878                   | 35.0           | 141,065                 | 21.8           | 444,541                     | 17.9           |
| Totals.....                            | <u>42,495</u>            | <u>100.0</u>   | <u>646,052</u>          | <u>100.0</u>   | <u>2,489,205</u>            | <u>100.0</u>   |
| Total high school graduate or higher.. |                          | 96.2%          |                         | 90.2%          |                             | 90.9%          |
| Total bachelor's degree or higher..... |                          | 69.6%          |                         | 48.9%          |                             | 40.0%          |

Source: U. S. Bureau of the Census, American Community Survey, 2016-2020.

**MAJOR EMPLOYERS**

| <u>Name of Employer</u>             | <u>Nature of Entity</u>          | <u>Estimated Number of Employees</u> |
|-------------------------------------|----------------------------------|--------------------------------------|
| Town of Greenwich.....              | Government.....                  | 2,359                                |
| Greenwich Hospital.....             | Health Care Facility.....        | 1,786                                |
| Interactive Brokers.....            | Financial Services.....          | 1,380                                |
| AQR Capital Management .....        | Investment Management Firm.....  | 905                                  |
| Bimbo Bakeries USA.....             | Bakery.....                      | 330                                  |
| Icon International.....             | Specialized Finance Company..... | 320                                  |
| Brunswick School.....               | Private School.....              | 245                                  |
| Hyatt Regency.....                  | Hotel and Banquet Facility.....  | 230                                  |
| Greenwich Woods Rehabilitation..... | Rehabilitation Center.....       | 215                                  |
| Whole Foods.....                    | Supermarket.....                 | 198                                  |
| Total.....                          |                                  | <u>7,968</u>                         |

Source: Town of Greenwich.

**EMPLOYMENT BY INDUSTRY**

| <u>Employment Sector</u>                     | <u>Town of Greenwich</u> |                | <u>Fairfield County</u> |                | <u>State of Connecticut</u> |                |
|--|--------------------------|----------------|-------------------------|----------------|-----------------------------|----------------|
|  | <u>Number</u>            | <u>Percent</u> | <u>Number</u>           | <u>Percent</u> | <u>Number</u>               | <u>Percent</u> |
| Agriculture, Forestry, Fishing, & Mining ... | 132                      | 0.5            | 1,411                   | 0.3            | 7,173                       | 0.4            |
| Construction .....                           | 1,335                    | 4.6            | 30,948                  | 6.5            | 110,308                     | 6.1            |
| Manufacturing .....                          | 1,310                    | 4.5            | 37,712                  | 7.9            | 188,968                     | 10.5           |
| Wholesale Trade .....                        | 836                      | 2.9            | 12,002                  | 2.5            | 42,782                      | 2.4            |
| Retail Trade .....                           | 1,611                    | 5.6            | 48,246                  | 10.1           | 190,314                     | 10.5           |
| Transportation, Warehousing & Utilities ...  | 705                      | 2.4            | 17,655                  | 3.7            | 78,107                      | 4.3            |
| Information .....                            | 1,063                    | 3.7            | 12,085                  | 2.5            | 36,880                      | 2.0            |
| Finance, Insurance & Real Estate .....       | 7,112                    | 24.6           | 57,138                  | 12.0           | 163,661                     | 9.1            |
| Professional, Scientific & Management ....   | 4,505                    | 15.6           | 75,860                  | 15.9           | 211,665                     | 11.7           |
| Educational Services & Health Care .....     | 6,147                    | 21.3           | 109,514                 | 23.0           | 478,318                     | 26.5           |
| Arts, Entertainment, Recreation .....        | 1,985                    | 6.9            | 38,675                  | 8.1            | 149,684                     | 8.3            |
| Other Service (including nonprofit) .....    | 1,678                    | 5.8            | 23,340                  | 4.9            | 82,940                      | 4.6            |
| Public Administration .....                  | 441                      | 1.5            | 12,171                  | 2.6            | 66,725                      | 3.7            |
| Total .....                                  | <u>28,860</u>            | <u>100.0</u>   | <u>476,757</u>          | <u>100.0</u>   | <u>1,807,525</u>            | <u>100.0</u>   |

Source: U.S. Bureau of Census, American Community Survey, 2016-2020.

*[The remainder of this page intentionally left blank]*

**UNEMPLOYMENT RATE STATISTICS**  
(Non-seasonally adjusted)

| <u>Period</u>         | <u>Town of Greenwich</u> |                   | <u>Percentage Unemployed</u> |   |                                 |
|-----------------------|--------------------------|-------------------|------------------------------|---|---------------------------------|
|                       | <u>Employed</u>          | <u>Unemployed</u> | <u>Town of Greenwich (%)</u> | <u>Bridgeport-Stamford Labor Market (%)</u> | <u>State of Connecticut (%)</u> |
| Jan-Nov 2022.....     | 27,926                   | 970               | 3.4                          | 4.3   | 4.2                             |
| <u>Annual Average</u> |                          |                   |                              |   |                                 |
| 2021.....             | 26,634                   | 1,224             | 4.4                          | 6.3   | 6.3                             |
| 2020.....             | 26,572                   | 1,624             | 5.8                          | 8.0   | 7.8                             |
| 2019.....             | 28,805                   | 819               | 2.8                          | 3.5   | 3.5                             |
| 2018.....             | 28,448                   | 862               | 2.9                          | 3.9   | 3.9                             |
| 2017.....             | 28,136                   | 1,011             | 3.5                          | 4.4   | 4.4                             |
| 2016.....             | 27,725                   | 1,055             | 3.7                          | 4.8   | 4.8                             |
| 2015 .....            | 27,479                   | 1,179             | 4.1                          | 5.5   | 5.6                             |
| 2014 .....            | 27,099                   | 1,367             | 4.8                          | 6.4   | 6.6                             |
| 2013 .....            | 26,414                   | 1,681             | 4.0                          | 7.7   | 8.0                             |
| 2012 .....            | 26,616                   | 1,752             | 6.2                          | 8.0   | 8.4                             |

Source: State of Connecticut, Department of Labor; United States Department of Labor, Bureau of Labor Statistics.

**BUILDING PERMITS**

| <u>Fiscal Year Ending 6/30</u> | <u>Residential</u>    |               | <u>Industrial/Commercial</u> |              | <u>Total</u>  |               |
|--------------------------------|-----------------------|---------------|------------------------------|--------------|---------------|---------------|
|                                | <u>Number Permits</u> | <u>Value</u>  | <u>Number of Permits</u>     | <u>Value</u> | <u>Permit</u> | <u>Value</u>  |
| 2023 <sup>1</sup>              | 624                   | \$147,284,601 | 190                          | \$62,621,744 | 814           | \$209,906,345 |
| 2022                           | 1,552                 | 337,902,713   | 440                          | 138,486,275  | 1,992         | 476,388,988   |
| 2021                           | 1,503                 | 248,518,612   | 619                          | 147,066,979  | 2,122         | 395,585,591   |
| 2020                           | 1,099                 | 207,098,844   | 548                          | 113,666,015  | 1,647         | 320,764,859   |
| 2019                           | 1,377                 | 235,377,452   | 762                          | 140,922,288  | 2,139         | 376,299,740   |
| 2018                           | 1,480                 | 295,584,879   | 790                          | 96,204,511   | 2,270         | 391,789,390   |
| 2017                           | 1,382                 | 283,211,963   | 941                          | 126,505,961  | 2,323         | 409,717,924   |
| 2016                           | 1,344                 | 292,503,174   | 815                          | 107,763,249  | 2,159         | 400,266,423   |
| 2015                           | 1,485                 | 259,126,846   | 820                          | 85,890,989   | 2,305         | 345,017,835   |
| 2014                           | 1,432                 | 281,683,005   | 854                          | 127,279,078  | 2,286         | 408,962,083   |

<sup>1</sup> As of November 30, 2022.

Source: Town Officials; Building Inspector's Office.

## GREENWICH HOUSING INVENTORY

| <u>Type</u>                   | <u>Units</u>  | <u>Percent</u> |
|-------------------------------|---------------|----------------|
| 1-unit detached.....          | 15,471        | 62.1           |
| 1-unit attached.....          | 1,693         | 6.8            |
| 2 to 4 units.....             | 3,970         | 15.9           |
| 5 to 9 units.....             | 1,068         | 4.3            |
| 10 or more units.....         | 2,677         | 10.7           |
| Mobile home, trailer, other.. | 55            | 0.2            |
| Total Inventory.....          | <u>24,934</u> | <u>100.0</u>   |

Source: U.S. Bureau of Census, American Community Survey, 2016-2020.

## CHARACTERISTICS OF HOUSING UNITS

| <u>Value of Owner Occupied Units</u> | <u>(Owner Occupied)</u>  |                |                         |                |                             |                |
|--------------------------------------|--------------------------|----------------|-------------------------|----------------|-----------------------------|----------------|
|                                      | <u>Town of Greenwich</u> |                | <u>Fairfield County</u> |                | <u>State of Connecticut</u> |                |
|                                      | <u>Number</u>            | <u>Percent</u> | <u>Number</u>           | <u>Percent</u> | <u>Number</u>               | <u>Percent</u> |
| \$ 0 to \$ 50,000.....               | 81                       | 0.5            | 3,679                   | 1.6            | 17,908                      | 2.0            |
| 50,000 to 99,999.....                | 70                       | 0.5            | 3,610                   | 1.6            | 26,616                      | 2.9            |
| 100,000 to 149,999.....              | 68                       | 0.5            | 6,982                   | 3.0            | 76,280                      | 8.3            |
| 150,000 to 199,999.....              | 84                       | 0.6            | 13,356                  | 5.8            | 135,429                     | 14.8           |
| 200,000 to 299,999.....              | 234                      | 1.6            | 34,433                  | 15.0           | 249,697                     | 27.3           |
| 300,000 to 499,999.....              | 668                      | 4.5            | 72,547                  | 31.5           | 255,697                     | 27.9           |
| 500,000 to 999,999.....              | 4,005                    | 26.8           | 61,174                  | 26.6           | 110,850                     | 12.1           |
| 1,000,000 and over.....              | 9,742                    | 65.2           | 34,342                  | 14.9           | 42,931                      | 4.7            |
| Total.....                           | <u>14,952</u>            | <u>100.0</u>   | <u>230,123</u>          | <u>100.0</u>   | <u>915,408</u>              | <u>100.0</u>   |
| Median Value .....                   | \$1,377,800              |                | \$433,000               |                | \$279,700                   |                |

Source: U.S. Bureau of Census, American Community Survey, 2016-2020.

## AGE DISTRIBUTION OF HOUSING

| <u>Year Structure Built</u> | <u>Town of Greenwich</u> |                | <u>Fairfield County</u> |                | <u>State of Connecticut</u> |                |
|-----------------------------|--------------------------|----------------|-------------------------|----------------|-----------------------------|----------------|
|                             | <u>Number</u>            | <u>Percent</u> | <u>Number</u>           | <u>Percent</u> | <u>Number</u>               | <u>Percent</u> |
| 2014 or later.....          | 520                      | 2.1            | 9,426                   | 2.5            | 23,860                      | 1.6            |
| 2010 to 2013.....           | 470                      | 1.9            | 8,330                   | 2.2            | 22,107                      | 1.5            |
| 2000 to 2009.....           | 2,216                    | 8.9            | 24,014                  | 6.4            | 102,986                     | 6.8            |
| 1990 to 1999.....           | 1,667                    | 6.7            | 26,525                  | 7.1            | 118,768                     | 7.8            |
| 1980 to 1989.....           | 2,436                    | 9.8            | 41,720                  | 11.1           | 188,346                     | 12.4           |
| 1970 to 1979.....           | 2,696                    | 10.8           | 48,138                  | 12.9           | 204,902                     | 13.5           |
| 1960 to 1969.....           | 3,133                    | 12.6           | 55,453                  | 14.8           | 206,458                     | 13.6           |
| 1950 to 1959.....           | 4,028                    | 16.2           | 57,526                  | 15.4           | 223,513                     | 14.7           |
| 1940 to 1949.....           | 1,583                    | 6.3            | 27,666                  | 7.4            | 102,488                     | 6.7            |
| 1939 or earlier.....        | 6,185                    | 24.8           | 75,531                  | 20.2           | 327,771                     | 21.5           |
| Total.....                  | <u>24,934</u>            | <u>100.0</u>   | <u>374,329</u>          | <u>100.0</u>   | <u>1,521,199</u>            | <u>100.0</u>   |

Source: U.S. Bureau of Census, American Community Survey, 2016-2020.

## IV. TAX BASE DATA

---

### ASSESSMENT PRACTICES

In accordance with State law, the Town last completed a general revaluation of real property as of October 1, 2021, which was effective for fiscal year 2022-23. Connecticut General Statutes Section 12-62, as amended in 2006, requires a revaluation every five years and requires the assessor to fully inspect each parcel, including measuring or verifying the exterior dimensions of a building and entering and examining the interior of the building, once every ten assessment years. The maintenance of an equitable tax base and the location and appraisal of all real and personal property within the Town for inclusion onto the Grand List are the responsibilities of the Assessor's Office. The Grand List represents the total assessed values for all taxable real and personal property and motor vehicles located within the Town on October 1. Each year, a Board of Assessment Appeals determines whether adjustments to the Assessor's list on assessments under appeal are warranted. Assessments for real property are computed at 70% of the estimated market value at the time of the last general revaluation.

When a new structure, or modification to an existing structure, is undertaken, the Assessor's Office receives a copy of the permit issued by the Building Official. A physical appraisal is then completed and the structure classified and priced from a schedule developed at the time of the last general revaluation. The property depreciation and obsolescence factors are also considered when arriving at an equitable value.

All personal property (furniture, fixtures, equipment, and machinery) is revalued annually. An Assessor's check and audit is completed periodically. Assessments for personal property are computed at 70% of present value.

Motor vehicle lists are furnished to the Town by the State of Connecticut and appraisals of motor vehicles are accomplished in accordance with an automobile price schedule developed by the Connecticut Association of Assessing Officials. Section 12-7b of the Connecticut General Statutes as amended provides that motor vehicles which are registered with the Commissioner of Motor Vehicles after the October 1 assessment date but before the next July 1, are subject to a property tax as if the motor vehicle had been included on the October 1 Grand List. The tax is prorated, and the pro-ration is based on the number of months of ownership between October 1 and the following July 1. Cars purchased in August and September are not taxed until the next October 1 Grand List. If the motor vehicle replaces a motor vehicle that was taxed on the October 1 Grand List, the taxpayer is entitled to certain credits. Assessments for motor vehicles are computed at 70% of the annual appraisal of market value.

### PROPERTY TAX COLLECTION PROCEDURE

Real estate property taxes for the fiscal year are paid on the grand list of the prior October 1, and are due July 1, payable in two installments, one-half on July 1 and one-half on January 1. Personal property and motor vehicle taxes are payable in one installment on July 1, with motor vehicle supplemental bills payable on January 1. Payments not received by August 1 and February 1 become delinquent and are subject to interest at the rate of 1.5% per month (18% per annum) for all delinquent property taxes. In accordance with State law, the oldest outstanding tax is collected first. Outstanding real estate tax accounts are lien-ed each year prior to June 30 with legal demands and alias tax warrants used in the collection of personal property and motor vehicle tax bills. Delinquent motor vehicle and personal property accounts are transferred to a suspense account after three years at which time they cease to be carried as receivables. Real estate accounts are transferred to suspense 15 years after the due date in accordance with State statutes.

### MOTOR VEHICLE PROPERTY TAX RATE

Connecticut General Statutes Section 12-71e, as amended, allows municipalities to tax motor vehicles at a different rate than other taxable property, but caps the motor vehicle tax rate at 45.00 mills for the assessment year commencing October 1, 2017, and 32.46 mills for the assessment year commencing October 1, 2021, and each assessment year thereafter. Section 4-66l of the General Statutes, as amended, diverts a portion of State collected sales tax revenue to provide funding to municipalities to mitigate the revenue loss attributed to the motor vehicle property tax cap. The Town's motor vehicle tax rates for the current 2021 assessment year (the fiscal year ending June 30, 2023) is 11.28 mills.

**PROPERTY TAX LEVIES AND COLLECTIONS**

| <b>Grand List of Oct. 1</b> | <b>Fiscal Year Ending 6/30</b> | <b>Total Net Taxable Grand List</b> | <b>Tax Rate (In Mills)</b> | <b>Property Tax Levy</b> | <b>Collected End of Each Fiscal Year</b> | <b>Uncollected Taxes</b>            |                        |
|-----------------------------|--------------------------------|-------------------------------------|----------------------------|--------------------------|--|-------------------------------------|------------------------|
|                             |                                |                                     |                            |                          |  | <b>End of Year Adjusted Balance</b> | <b>As of 6/30/2022</b> |
| 2021 <sup>1,2</sup>         | 2023 <sup>1,2</sup>            | \$35,630,360,646                    | 11.280                     | \$401,913,000            | In process                               | In process                          | In process             |
| 2020                        | 2022                           | 33,720,737,892                      | 11.590                     | 390,810,000              | 99.3 %                                   | \$2,638,970                         | \$2,638,970            |
| 2019                        | 2021                           | 33,438,497,489                      | 11.590                     | 387,573,521              | 99.3                                     | 2,799,110                           | 1,175,339              |
| 2018                        | 2020                           | 33,102,411,425                      | 11.682                     | 385,143,990              | 99.3                                     | 3,293,229                           | 847,690                |
| 2017                        | 2019                           | 32,901,340,544                      | 11.369                     | 373,512,848              | 99.3                                     | 3,137,495                           | 564,564                |
| 2016                        | 2018                           | 32,636,596,124                      | 11.369                     | 371,316,311              | 99.4                                     | 2,290,381                           | 254,854                |
| 2015 <sup>2</sup>           | 2017 <sup>2</sup>              | 32,320,377,361                      | 11.202                     | 362,287,824              | 99.3                                     | 2,705,436                           | 395,349                |
| 2014                        | 2016                           | 31,108,370,652                      | 11.271                     | 350,302,617              | 99.3                                     | 2,528,048                           | 347,028                |
| 2013                        | 2015                           | 30,955,949,595                      | 10.969                     | 338,822,823              | 98.9                                     | 2,862,165                           | 295,248                |
| 2012                        | 2014                           | 30,824,751,610                      | 10.675                     | 328,586,523              | 99.0                                     | 3,578,548                           | 283,829                |

<sup>1</sup> Adopted budget.

<sup>2</sup> Revaluation.

Source: Tax Collector's Office, Town of Greenwich.

**TAXABLE GRAND LIST**

| <b>Grand List Dated</b> | <b>Gross Real Estate Property</b> | <b>Gross Personal Property</b> | <b>Gross Motor Vehicle Property</b> | <b>Gross Taxable Grand List</b> | <b>Board of Assessment Appeals Adj./ Exemptions</b> | <b>Net Taxable Grand List</b> |
|-------------------------|-----------------------------------|--------------------------------|-------------------------------------|---------------------------------|---|-------------------------------|
|                         |                                   |                                |                                     |                                 |   |                               |
| 10/01/21 <sup>1</sup>   | \$33,999,518,273                  | \$755,137,690                  | \$1,038,022,573                     | \$35,792,678,536                | \$162,317,890                                       | \$35,630,360,646              |
| 10/01/20                | 32,235,138,022                    | 709,062,360                    | 844,204,290                         | 33,788,404,672                  | 67,666,780  | 33,720,737,892                |
| 10/01/19                | 32,003,081,038                    | 703,807,100                    | 825,458,930                         | 33,532,347,068                  | 93,849,579  | 33,438,497,489                |
| 10/01/18                | 31,725,609,326                    | 631,993,640                    | 814,501,914                         | 33,172,104,880                  | 69,693,455  | 33,102,411,425                |
| 10/01/17                | 31,520,170,762                    | 639,594,080                    | 816,454,965                         | 32,976,219,807                  | 74,879,263  | 32,901,340,544                |
| 10/01/16                | 31,247,476,178                    | 634,163,640                    | 796,801,566                         | 32,678,441,384                  | 41,845,260  | 32,636,596,124                |
| 10/01/15 <sup>1</sup>   | 31,073,982,404                    | 632,691,990                    | 784,116,667                         | 32,490,791,061                  | 170,413,700   | 32,320,377,361                |
| 10/01/14                | 29,742,595,878                    | 633,792,740                    | 772,886,594                         | 31,149,275,212                  | 40,904,560  | 31,108,370,652                |
| 10/01/13                | 29,583,885,305                    | 633,707,190                    | 768,121,640                         | 30,985,714,135                  | 29,764,540  | 30,955,949,595                |
| 10/01/12                | 29,506,955,500                    | 642,520,750                    | 738,679,540                         | 30,888,155,790                  | 63,404,180  | 30,824,751,610                |

<sup>1</sup> Revaluation.

Source: Assessor's Office, Town of Greenwich.

*[The remainder of this page intentionally left blank]*

**TEN LARGEST TAXPAYERS**

| <u>Name of Tax Payer</u>                 | <u>Nature of Property</u>     | <u>Grand List Amount</u> | <u>Rank</u> | <u>Percent of Total <sup>1</sup></u> |
|--|-------------------------------|--------------------------|-------------|--------------------------------------|
| Greenwich Plaza Holding Company.....     | Land Development Company..    | \$210,733,110            | 1           | 0.59%                                |
| Pickwick Properties LLC.....             | Mixed Use - Office & Retail.. | 149,898,770              | 2           | 0.42%                                |
| Greenwich American Incorporated.....     | Office Building.....          | 126,296,450              | 3           | 0.35%                                |
| GRC Realty Corporation.....              | Office Building.....          | 106,828,190              | 4           | 0.30%                                |
| Railroad Properities LLC.....            | Office Building.....          | 102,476,290              | 5           | 0.29%                                |
| Greenwich Park LLC.....                  | Office Building.....          | 91,361,620               | 6           | 0.26%                                |
| 100 West Putnam Owner LLC.....           | Apartment Building.....       | 90,687,520               | 7           | 0.25%                                |
| 33 Benedict Place LLC - Willet Company.. | Real Estate Corporation.....  | 72,993,340               | 8           | 0.20%                                |
| Greenwich Place L/CAL - LLC.....         | Office Building.....          | 66,906,560               | 9           | 0.19%                                |
| Putnam Hill Apartments Inc.....          | Apartment Building.....       | 65,109,520               | 10          | 0.18%                                |
| Total.....                               |                               | <u>\$1,083,291,370</u>   |             | <u>3.03%</u>                         |

<sup>1</sup> Based on 10/1/21 Net Taxable Grand List of \$35,630,360,646.

Source: Assessor's Office, Town of Greenwich

**EQUALIZED NET GRAND LIST**

| <u>Grand List of 10/1</u> | <u>Equalized Net Grand List</u> | <u>% Growth</u> |
|---------------------------|---------------------------------|-----------------|
| 2020                      | \$53,622,467,631                | 9.64%           |
| 2019                      | 48,909,139,349                  | -2.99%          |
| 2018                      | 50,416,714,165                  | 3.74%           |
| 2017                      | 48,596,792,470                  | 5.24%           |
| 2016                      | 46,177,528,894                  | -7.70%          |
| 2015                      | 50,031,483,545                  | 2.67%           |
| 2014                      | 48,731,135,496                  | 6.78%           |
| 2013                      | 45,635,509,076                  | 7.96%           |
| 2012                      | 42,269,356,545                  | -2.56%          |
| 2011                      | 43,381,228,410                  | -1.48%          |

Source: Assessor's Office, Town of Greenwich

*[The remainder of this page intentionally left blank]*

## V. FINANCIAL INFORMATION

---

### FISCAL YEAR

The Town's fiscal year begins July 1 and ends June 30.

### ACCOUNTING POLICIES

The Town's accounting policies are summarized in Note 1 "Summary of Significant Accounting Policies" in the Notes to the Financial Statements.

### BASIS OF ACCOUNTING

See Note 1 "Measurement Focus, Basis of Accounting and Financial Statement Presentation" in the Notes to the Financial Statements (Appendix A).

### ANNUAL AUDIT

The Town has engaged outside independent auditors, RSM US LLP, of New Haven, Connecticut. The most recently completed audit report covers the fiscal year ended June 30, 2021. Included in this Official Statement and made a part hereof as Appendix A are the "Financial Statements of the Town of Greenwich, Connecticut" as of June 30, 2021. Appendix A includes the auditor's opinion on the general-purpose financial statements and does not include all schedules, management letter or supplemental schedules from the complete audit report.

**Certificate of Achievement for Excellence in Financial Reporting** - The Town has received a Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association ("GFOA") of the United States and Canada for its annual financial reports for fiscal years ended June 30, 1960 through 2021. To be eligible for the award, financial reports must include general purpose financial statements presented in conformity with GAAP, and have been audited in accordance with generally accepted audit standards. The report also contains a wide variety of information useful in evaluating the financial condition of a government and conforms to certain generally accepted terminology and formatting standards established for the Certificate Program. The Town will submit its annual financial report for fiscal year ended June 30, 2022 to the GFOA to determine its eligibility for another certificate.

### BUDGETARY PROCEDURES

All annual budgets are recommended by the Board of Selectmen and the Board of Estimate and Taxation ("BET") for approval by the Representative Town Meeting ("RTM"). The BET is authorized to approve all inter-departmental budget transfers that do not increase the operating budget. Additional appropriations greater than \$5,000 are recommended by the BET for RTM approval. The Board of Selectmen has the authority to approve appropriations less than this amount.

The budget calendar requires the Board of Selectmen and Board of Education to file their budgets with the BET on or before December 1.

On or before April 10, the BET holds one or more public hearing for taxpayers' comments. The BET subsequently reviews the requests.

During the budget reviews the BET meets in special session as frequently as twice a week. Under normal conditions and per Town Charter, on or before May 5, the BET files its recommended budget and approximate tax rate with the Town Clerk for action by the RTM. The RTM then meets on or before May 15 to act on the budget. The RTM may decrease the budget recommended by the BET, but it does not have the power to increase it.

### EMPLOYEE PENSION SYSTEMS

The Town contributes to a single employer, contributory defined benefit pension plan (the "Town Plan") covering certain Town employees (except teachers) and non-certified Board of Education employees. Certain employees of the Town regularly employed on a permanent full-time basis (excluding teachers) and certain paid full-time elected officials are covered by the Town Plan with the exceptions of employees listed herein. The Town Plan provides retirement benefits as well as death and disability benefits. Under the provisions of the system benefit formula, eligibility, retirement ages and vesting vary between police, fire and other covered employees (See Appendix A "Audited Financial Statements" herein).





The following presents historical information regarding the pension systems funding progress.

**Schedule of Funding Progress**

| <u>Actuarial Valuation Date</u> | <u>Actuarial Value of Assets</u> | <u>Actuarial Accrued Liability (AAL)</u> | <u>(Overfunded) Actuarial Accrued Liability</u> | <u>Funded Ratio</u> | <u>Estimated Covered Payroll</u> | <u>(Over-funded) Actuarial Accrued Liability as a Percentage of Covered Payroll</u> |
|---------------------------------|----------------------------------|--|---|---------------------|----------------------------------|---|
| July 1, 2022                    | \$594,932,124                    | \$740,772,969                            | \$145,840,845                                   | 80.3%               | \$55,202,332                     | 264%  |
| July 1, 2021                    | 555,621,885                      | 701,173,414                              | 145,551,529                                     | 79.2                | 56,464,462                       | 257.8   |
| July 1, 2020                    | 504,309,267                      | 662,441,884                              | 158,132,617                                     | 76.1                | 59,207,330                       | 267.1   |
| July 1, 2019                    | 481,883,559                      | 629,811,932                              | 147,928,373                                     | 76.5                | 67,132,342                       | 220.4   |
| July 1, 2018                    | 461,386,141                      | 599,140,838                              | 137,754,697                                     | 77.0                | 64,074,478                       | 215.0   |

**Schedule of Employer Contributions**

| <u>Year Ended</u> | <u>Actuarially Determined Contribution</u> | <u>Actual Contribution</u> | <u>Percentage Contributed</u> |
|-------------------|--|----------------------------|-------------------------------|
| 2023 <sup>1</sup> | \$28,231,465                               | \$28,232,000               | 100.0%                        |
| 2022              | 28,308,008                                 | 28,308,000                 | 100.0                         |
| 2021              | 26,081,591                                 | 26,100,000                 | 100.1                         |
| 2020              | 23,715,726                                 | 23,716,000                 | 100.0                         |
| 2019              | 21,136,000                                 | 21,136,000                 | 100.0                         |

<sup>1</sup> Adopted budget.

Teachers participate in a contributory defined benefit plan established under Chapter 167a of Connecticut General Statutes and administered by the Connecticut State Teachers' Retirement Board. Certain certified teachers are eligible to participate in the plan and are required to contribute 7.0% of their annual earnings. Neither the Board of Education nor the Town contributes to the plan. The State of Connecticut is legally responsible for making contributions to the plan.

Teachers are eligible to receive normal retirement benefits if they have attained age sixty and have accumulated twenty years of credited service in the public schools of Connecticut or have attained any age and have accumulated thirty-five years of credited service, at least twenty-five of which were served in the public schools of Connecticut. The State of Connecticut contributes amounts based on actuarial estimates. The financial statements of the plan are available from the Connecticut State Teachers' Retirement Board, 21 Grand Street, Hartford, CT 06105. For further information regarding the Town or Teachers' plans, see Appendix A, "Audited Financial Statements", herein.

The Town has negotiated with certain bargaining units the mandatory participation of new employees hired after certain dates in a Defined Contribution 401(a) Plan (the "DC Plan"). The effective dates of participation in the DC Plan are as follows: (a) Greenwich Municipal Employees Association (GMEA) and the International Brotherhood of Teamsters (IBT) Unions employees hired on or after July 1, 2005; (b) Elected Officials and non-union Management/Confidential employees hired on or after September 1, 2006; (c) Laborers' International Union of North America (LIUNA) employees hired on or after November 1, 2008; (d) American Federation of State, County and Municipal Employees (AFSCME) nurses hired on or after February 1, 2009; (e) the Police Silver Shield Association employees hired on or after January 1, 2019 and (f) Firefighters Local 1042 hired after August 17, 2021. The Town and plan members are both required to make contributions. Immediately upon commencing participation in the DC Plan, each participant shall contribute 5% of their base pay to the plan and the Town shall contribute an additional 5%, except for Police and Fire, which shall be 7%. Participants are always 100% vested in their employee contribution account. Participants interest in employer contributions are vested after 5 years of service.

**OTHER POST-EMPLOYMENT BENEFITS**

The Town provides post-retirement benefits including current and future health and life insurance for certain employees. To provide these benefits, the Town administers the Retiree Medical and Life Insurance Plan (the "RMLI Plan"), a single-employer defined benefit healthcare plan. Benefit provisions are established through negotiations between the Town and the various unions

representing the employees. As of July 1, 2021, there were a total of 2,467 active and retired participants covered by the RMLI Plan.

The Town has reserved assets to provide post-retirement benefits and those benefits are reported in the Other Post-Employment Benefits Fund, a special revenue fund. An actuarial valuation is made annually to determine whether the contributions are sufficient to meet the plan obligations. The contribution requirements of plan members and the Town are negotiated with the various unions representing the employees. Retired plan members and beneficiaries currently receiving benefits are required to contribute specified amounts monthly towards the cost of health insurance premiums. For the year ended June 30, 2022, plan members contributed \$2.2 million. The Town is required to contribute the balance of current premium costs and may contribute an additional amount as determined by the Town to pre-fund benefits. The Town's Actuarially Determined Employer Contribution for FY 2023-24 is expected to be \$5.0 million.

Prior to fiscal year 2001, the Town had reported assets and liabilities for post-retirement benefits in its internal service fund. In fiscal year 2001, the Town transferred assets accumulated for fund post-retirement liabilities to a special revenue fund. Since that time, the Town has been reporting the accrued liability for post-retirement liabilities in its financial statements and has performed an actuarial valuation annually. On December 10, 2007, the Representative Town Meeting voted to create a trust fund whereby employer contributions to the plan are irrevocable, plan assets are dedicated to providing benefits to plan members, and plan assets are legally protected. (See Appendix A – "Audited Financial Statements" Note 13 for more information regarding Other Post-Employment Benefits.)

For fiscal year 2016-17, the Town implemented Government Accounting Standards Board's ("GASB") Statement No. 74. In accordance with GASB Statement No. 74, the net position is based on the fair market value as of the end of the fiscal year and the total OPEB liability is based on the actuarial assumptions as of the prior valuation date updated to the end of the fiscal year. The components of the net OPEB liability of the Town were as follows:

|  | <b>Fiscal Year Ending</b> |                      |                      |                      |                      |
|--|---------------------------|----------------------|----------------------|----------------------|----------------------|
|  | <b>2022</b>               | <b>2021</b>          | <b>2020</b>          | <b>2019</b>          | <b>2018</b>          |
| Total OPEB liability.....  | \$ 70,887,539             | \$ 62,602,461        | \$ 55,581,903        | \$ 55,234,679        | \$ 59,143,951        |
| Plan fiduciary net position.....                                 | 34,116,342                | 39,372,002           | 29,316,148           | 27,647,852           | 24,952,974           |
| Net OPEB liability.....  | <u>\$ 36,771,197</u>      | <u>\$ 23,230,459</u> | <u>\$ 26,265,755</u> | <u>\$ 27,586,827</u> | <u>\$ 34,190,977</u> |
| Plan fiduciary net position as<br>a % of total OPEB liability... | 48.1%                     | 62.9%                | 52.7%                | 50.1%                | 42.2%                |

The following represents the net OPEB liability of the Town, calculated using a discount rate that are 1 percentage point lower or 1 percentage point higher than the current discount rate:

|  | <b>1% Decrease</b>          | <b>Current</b>              | <b>1% Increase</b>          |
|--|-----------------------------|-----------------------------|-----------------------------|
|  | <b>(5.75%)</b>              | <b>Discount Rate</b>        | <b>(7.75%)</b>              |
|  | <u>                    </u> | <u>                    </u> | <u>                    </u> |
| Town's Net OPEB Liability.....                             | \$ 44,186,395               | \$ 36,771,197               | \$ 34,116,342               |
| Ratio of plan net position to<br>total OPEB liability..... | 43.6%                       | 48.1%                       | 50.0%                       |

The following represents the net OPEB liability of the Town, calculated using healthcare cost trend rates that are 1 percentage point lower or 1 percentage point higher than the current healthcare cost trend rate:

|  | <b>1% Decrease</b>          | <b>Current</b>    | <b>1% Increase</b>          |
|--|-----------------------------|-------------------|-----------------------------|
|  | <u>                    </u> | <u>Trend Rate</u> | <u>                    </u> |
| Town's Net OPEB Liability.....                             | \$ 28,565,723               | \$ 36,771,197     | \$ 46,444,571               |
| Ratio of plan net position to<br>total OPEB liability..... | 54.4%                       | 48.1%             | 42.3%                       |

The following presents historical information regarding the post-employment benefit funding progress. The Town's most recent complete actuarial valuation was effective July 1, 2022. Starting in July 1, 2016 certain Board of Education and Town bargaining

units and associated retirees were offered coverage through the Connecticut Partnership Plan 2.0, a multi-employer healthcare plan administered by the State of Connecticut's Office of the Comptroller.

**Schedule of Funding Progress**

| <u>Actuarial Valuation Date</u> | <u>Actuarial Value of Assets</u> | <u>Actuarial Accrued Liability (AAL)</u> | <u>(Overfunded) Actuarial Accrued Liability</u> | <u>Funded Ratio</u> | <u>Estimated Covered Payroll</u> | <u>(Over-funded) Actuarial Accrued Liability as a Percentage of Covered</u> |
|---------------------------------|----------------------------------|--|---|---------------------|----------------------------------|---|
| July 1, 2022                    | \$35,861,655                     | \$76,072,085                             | \$ 40,210,430                                   | 47.1%               | n/a                              | n/a   |
| July 1, 2021                    | 33,673,508                       | 70,708,160                               | 37,034,652                                      | 47.6                | n/a                              | n/a   |
| July 1, 2020                    | 29,903,193                       | 63,518,049                               | 33,614,856                                      | 47.1                | \$199,179,494                    | 16.9%   |
| July 1, 2019                    | 27,405,520                       | 56,400,262                               | 28,994,742                                      | 48.6                | 198,591,018                      | 14.6  |
| July 1, 2018                    | 24,364,105                       | 55,966,178                               | 31,602,073                                      | 43.5                | 198,787,331                      | 15.9  |
| July 1, 2017                    | 20,275,951                       | 60,031,637                               | 39,755,686                                      | 33.8                | 191,311,358                      | 20.8  |

**Schedule of Employer Contributions**

| <u>Fiscal Year Ended</u> | <u>Actuarially Determined Contribution</u> | <u>Actual Contribution</u> | <u>Percentage Contributed</u> |
|--------------------------|--|----------------------------|-------------------------------|
| 2023 <sup>1</sup>        | \$ 4,422,575                               | \$ 4,460,000               | 100.8%                        |
| 2022                     | 3,835,422                                  | 3,836,000                  | 100.0                         |
| 2021                     | 3,447,343                                  | 3,505,510                  | 101.7                         |
| 2020                     | 3,597,737                                  | 3,722,459                  | 103.5                         |
| 2019                     | 4,351,643                                  | 4,737,251                  | 108.9                         |

<sup>1</sup> Adopted budget.

**INVESTMENT POLICIES AND PROCEDURES**

Connecticut General Statutes Sections 7-400 and 7-402 allows investments in the following: (1) obligations of the United States and its agencies; (2) highly rated obligations of any state of the United States or of any political subdivision, authority or agency therefore; and (3) shares or other interests in custodial arrangements or pools maintaining constant net asset values and in highly rated no-load open end money market and mutual funds (with constant or fluctuating net asset values) whose portfolios are limited to obligations of the United States and its agencies, and repurchase agreements fully collateralized by such obligations. The Statutes (Sections 3-24f and 3-27f) also provide for investment in shares of the Connecticut Short Term Invest Fund.

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

| <u>Asset Class</u>                | <u>Pension Funds Allocation % Range</u> | <u>OPEB Funds Allocation % Range</u> |
|-----------------------------------|---|--------------------------------------|
| Equities .....                    | 30% - 90%                               | 30% - 90%                            |
| Fixed Income .....                | 0% - 45%                                | 10% - 70%                            |
| Alternatives.....                 | 0% - 31%                                | 0%                                   |
| Cash or Near-Term Investments.... | 15% - 65%                               | 0% - 60%                             |

The Town has a five-member Retirement Board (the "Board") which serves as trustee of the Town of Greenwich Retirement System (the "Town Plan"). The Board membership consists of: 1) Comptroller; 2) two citizens of the Town not eligible for membership in the Town Plan who are appointed by a committee composed of the First Selectman, the Moderator of the Representative Town Meeting and the Chairman of the Board of Estimate and Taxation; and 3) two employee-members elected by the membership of the Town Plan. The Board is responsible for the investment of the assets of the Town Plan and the Board authorizes the engagement of the services of professional investment managers who accept full fiduciary responsibility and

possess the necessary specialized research facilities and skills to manage a particular asset class(es). The Board retains money managers in the follow categories: (1) Domestic Equity; (2) Domestic Fixed Income; (3) International Equity; (4) Global Fixed Income; (5) Real Estate Investment; and (6) Alternative Assets. The Board outsources management of the funds to Neuberger Berman, the Outsourced Chief Investment Officer.

The OPEB Trust Board is made up of three volunteers appointed by the Board of Estimate and Taxation. The management of the funds is outsourced to Vanguard Institutional Advisory Services.

### MUNICIPAL BUDGET EXPENDITURE CAP

Connecticut General Statutes Section 4-66l, as amended (“Section 4-66l”), creates certain disincentives on increasing adopted budget expenditures for municipalities in Connecticut. Beginning in fiscal year 2018, the Office of Policy and Management (“OPM”) must reduce the amount of the municipal revenue sharing grant for those municipalities whose increase in its adopted budget expenditures, with certain exceptions, exceeds the previous fiscal year by 2.5% or more or the rate of inflation, whichever is greater (the “expenditure cap”). The reduction to the municipal revenue sharing grant will generally equal 50 cents for every dollar by which the municipality’s adopted budget exceeds the expenditure cap. A municipality whose population increased from the previous fiscal year, as determined by OPM, may increase its adopted budget expenditures over the expenditure cap by an amount proportionate to its population growth. Section 4-66l requires each municipality to annually certify to the Secretary of OPM whether the municipality has exceeded the expenditure cap, and if so, the amount by which the expenditure cap was exceeded. For fiscal year ending June 30, 2022 the Town did not receive any municipal revenue sharing grant from the State. For fiscal year ending June 30, 2023, the Town has received \$391,198 in municipal revenue sharing grants to date.

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

### PROPERTY TAX REVENUES

| Fiscal Year       | General Fund Revenues & Transfers | Property Tax Revenues | Property Taxes                                       |
|-------------------|-----------------------------------|-----------------------|--|
|                   |                                   |                       | Revenues as a % of General Fund Revenues & Transfers |
| 2023 <sup>1</sup> | \$464,985,954                     | \$ 399,255,303        | 85.9%  |
| 2022 <sup>2</sup> | 479,193,208                       | 393,712,041           | 82.2   |
| 2021              | 468,550,057                       | 389,781,588           | 83.2   |
| 2020              | 458,811,357                       | 385,892,180           | 84.1   |
| 2019              | 431,682,944                       | 372,451,547           | 86.3   |
| 2018              | 447,892,685                       | 372,549,622           | 83.2   |
| 2017              | 440,633,521                       | 362,243,704           | 82.2   |
| 2016              | 418,616,764                       | 350,698,456           | 83.8   |
| 2015              | 407,968,987                       | 338,909,392           | 83.1   |
| 2014              | 397,016,757                       | 328,529,917           | 82.7   |

<sup>1</sup> Adopted budget, budgetary basis, does not include on-behalf payments to the Connecticut State Teachers' Retirement System.

<sup>2</sup> Unaudited estimate, GAAP basis, includes on-behalf payments to the Connecticut State Teachers' Retirement System.

Source: Annual audited financial statements; Fiscal Year 2022-23 adopted budget.

**INTERGOVERNMENTAL REVENUES**

| <b>Fiscal Year</b> | <b>General Fund Revenues &amp; Transfers</b> | <b>Intergovernmental Revenues</b> | <b>Intergovernmental Revenue as a % of General Fund Revenues &amp; Transfers</b> |
|--------------------|--|-----------------------------------|--|
| 2023 <sup>1</sup>  | \$464,985,954                                | \$ 3,023,064                      | 0.7%   |
| 2022 <sup>2</sup>  | 479,193,208                                  | 38,692,346                        | 8.1  |
| 2021               | 468,550,057                                  | 34,552,054                        | 7.4  |
| 2020               | 458,811,357                                  | 35,955,335                        | 7.8  |
| 2019               | 431,682,944                                  | 19,886,280                        | 4.6  |
| 2018               | 447,892,685                                  | 38,060,209                        | 8.5  |
| 2017               | 440,633,521                                  | 38,170,719                        | 8.7  |
| 2016               | 418,616,764                                  | 29,010,055                        | 6.9  |
| 2015               | 407,968,987                                  | 32,596,244                        | 8.0  |
| 2014               | 397,016,757                                  | 32,376,036                        | 8.2  |

<sup>1</sup> Adopted budget, budgetary basis, does not include on-behalf payments to the Connecticut State Teachers' Retirement System.

<sup>2</sup> Unaudited estimate, GAAP basis, includes on-behalf payments to the Connecticut State Teachers' Retirement System.

Source: Annual audited financial statements; Fiscal Year 2022-23 adopted budget.

*[The remainder of this page intentionally left blank]*

**COMPARATIVE GENERAL FUND OPERATING STATEMENT**  
**Budget and Actual (Budgetary Basis)**

|   | <u>Fiscal Year 2021-22 (unaudited estimate)</u> |                    |   | <b>FY 2022-23<br/>Adopted<br/>Budget</b> |
|---|---|--------------------|---|--|
|   | <b>Final<br/>Budget</b>                         | <b>Actual</b>      | <b>Variance<br/>Favorable<br/>(Unfavorable)</b> |  |
| <b>REVENUES</b>   |   |                    |   |  |
| Property taxes.....   | \$388,225,432                                   | \$393,712,042      | \$ 5,486,610                                    | \$399,255,303                            |
| Licenses and permits.....   | 4,882,142                                       | 7,108,098          | 2,225,956                                       | 5,120,332                                |
| Fines, forfeitures and penalties.....   | 1,120,969                                       | 1,164,207          | 43,238  | 1,007,000                                |
| Use of money and property.....  | 1,623,975                                       | 1,112,574          | (511,401)                                       | 1,966,100                                |
| Intergovernmental revenue.....  | 3,552,645                                       | 8,298,020          | 4,745,375                                       | 3,023,064                                |
| Charges for current services.....   | 15,944,451                                      | 22,300,232         | 6,355,781                                       | 18,039,328                               |
| Other revenues.....   | 2,888,620                                       | 3,584,103          | 695,483   | 12,890,827                               |
| Use of assigned fund balance.....   | 20,470,000                                      | -                  | (20,470,000)                                    | 23,684,000                               |
| <b>TOTAL REVENUES.....</b>  | <b>438,708,234</b>                              | <b>437,279,277</b> | <b>(1,428,957)</b>                              | <b>\$464,985,954</b>                     |
| <b>EXPENDITURES</b>   |   |                    |   |  |
| Current:  |   |                    |   |  |
| General government.....   | 22,350,679                                      | 20,544,645         | 1,806,034                                       | \$ 23,087,385                            |
| Public safety.....  | 39,169,644                                      | 38,478,915         | 690,729   | 40,540,958                               |
| Public works.....   | 24,683,332                                      | 23,449,705         | 1,233,627                                       | 26,238,450                               |
| Health.....   | 2,549,719                                       | 2,345,169          | 204,550   | 2,604,441                                |
| External Operations.....  | 6,116,342                                       | 6,110,903          | 5,439   | 6,141,605                                |
| Human services.....   | 4,013,173                                       | 3,812,268          | 200,905   | 4,084,813                                |
| Schools.....  | 174,188,243                                     | 173,614,714        | 573,529   | 176,955,742                              |
| Libraries.....  | 11,680,739                                      | 11,422,622         | 258,117   | 11,953,207                               |
| Parks and recreation.....   | 12,368,077                                      | 12,098,452         | 269,625   | 12,823,017                               |
| Fixed charges.....  | 105,633,273                                     | 100,868,577        | 4,764,696                                       | 108,556,336                              |
| Debt Service.....   | 35,965,710                                      | 35,923,317         | 42,393  | 42,200,000                               |
| <b>TOTAL EXPENDITURES.....</b>  | <b>438,718,931</b>                              | <b>428,669,289</b> | <b>10,049,642</b>                               | <b>455,185,954</b>                       |
| Excess (deficiency) of revenues<br>over expenditures.....   | (10,697)  | 8,609,988          | 8,620,685                                       | 9,800,000                                |
| <b>Other financing sources (uses):</b>  |   |                    |   |  |
| Premium on bonds.....   | -   | -                  | -   | -  |
| Transfers in.....   | 9,837,000                                       | 8,933,687          | (903,313)                                       | -  |
| Transfers out.....  | (13,038,000)                                    | (13,038,000)       | -   | (9,800,000)                              |
| Total financing sources (uses).....   | (3,201,000)                                     | (4,104,313)        | (903,313)                                       | (9,800,000)                              |
| Excess (deficiency) of revenues, and<br>other financing sources over (under)<br>expenditures and other financing uses.. | \$ (3,211,697)                                  | \$ 4,505,675       | \$ 7,717,372                                    | \$ -                                     |

Source: Town annual audited financial statements; FY 2021-22 unaudited estimate, FY 2022-23 Adopted Budget; Town officials.

**COMPARATIVE GENERAL FUND BALANCE SHEET**  
Summary of Assets and Liabilities (GAAP Basis)

| <b>Fiscal Year Ended:</b>   | <b>2018</b>          | <b>2019</b>          | <b>2020</b>          | <b>2021</b>          | <b>2022<sup>1</sup></b> |
|---|----------------------|----------------------|----------------------|----------------------|-------------------------|
| <b>Assets</b>   |                      |                      |                      |                      |                         |
| Cash and cash equivalents.....  | \$ 79,216,694        | \$ 65,846,909        | \$ 68,053,026        | \$106,122,497        | \$118,443,910           |
| Investments.....  | 10,012,690           | 20,511,422           | 23,383,694           | 21,193,246           | 20,727,134              |
| Receivables:  |                      |                      |                      |                      |                         |
| Property taxes.....   | 6,090,413            | 6,247,056            | 6,702,914            | 6,253,408            | 6,023,496               |
| Accrued interest.....   | -                    | -                    | -                    | -                    | 6,239,124               |
| Accounts receivable.....  | 1,055,656            | 995,945              | 2,148,586            | 1,148,444            | 1,406,290               |
| Leases receivable.....  | -                    | -                    | -                    | -                    | 28,267                  |
| Due from housing authority.....   | 606,939              | 578,685              | 550,147              | 526,125              | 497,010                 |
| Due from other funds.....   | -                    | 17,143,740           | 18,436,231           | 18,778,553           | 25,418,563              |
| <b>Total Assets.....</b>  | <b>\$ 96,982,392</b> | <b>\$111,323,757</b> | <b>\$119,274,598</b> | <b>\$154,022,273</b> | <b>\$178,783,794</b>    |
| <b>Liabilities</b>  |                      |                      |                      |                      |                         |
| Accounts payable.....   | \$ 5,880,889         | \$ 6,157,058         | \$ 6,118,980         | \$ 5,794,680         | \$ 5,755,850            |
| Accrued liabilities.....  | 9,299,339            | 8,966,155            | 9,868,889            | 10,750,865           | 11,273,278              |
| Deposits held for other.....  | 4,617,848            | 4,417,561            | 4,321,041            | 4,424,221            | 4,255,154               |
| Due to other funds.....   | 5,599,382            | 18,047,360           | 19,580,863           | 17,523,702           | 12,509,989              |
| Unearned revenues.....  | 53,550               | 53,605               | -                    | 2,400,569            | 2,733,384               |
| <b>Total Liabilities.....</b>   | <b>25,451,008</b>    | <b>37,641,739</b>    | <b>39,889,773</b>    | <b>40,894,037</b>    | <b>36,527,655</b>       |
| <b>Deferred Inflows of Resources</b>  |                      |                      |                      |                      |                         |
| Advance tax collections.....  | 6,518,940            | 5,217,208            | 4,447,271            | 32,770,169           | 53,720,053              |
| Leases.....   | -                    | -                    | -                    | -                    | 26,988                  |
| Unavailable revenue.....  | 5,021,876            | 5,648,421            | 6,267,969            | 6,273,182            | 12,649,348              |
| <b>Total Deferred Inflows of Resources.....</b>   | <b>11,540,816</b>    | <b>10,865,629</b>    | <b>10,715,240</b>    | <b>39,043,351</b>    | <b>66,396,389</b>       |
| <b>Fund Balances (Deficits)</b>   |                      |                      |                      |                      |                         |
| Nonspendable.....   | -                    | -                    | 4,214,271            | 5,707,652            | 10,198,222 <sup>2</sup> |
| Assigned.....   | 17,903,917           | 20,425,026           | 23,893,670           | 26,844,494           | 27,591,882              |
| Unassigned.....   | 42,086,651           | 42,391,363           | 40,561,644           | 41,532,739           | 38,069,646              |
| <b>Total Fund Balances (Deficits)..</b>   | <b>59,990,568</b>    | <b>62,816,389</b>    | <b>68,669,585</b>    | <b>74,084,885</b>    | <b>75,859,750</b>       |
| <b>Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits).....</b> | <b>\$ 96,982,392</b> | <b>\$111,323,757</b> | <b>\$119,274,598</b> | <b>\$154,022,273</b> | <b>\$178,783,794</b>    |

<sup>1</sup> Unaudited estimate.

<sup>2</sup> The year-over-year increase in Nonspendable Fund Balance is the result of an increase of an interfund loan from the General Fund to the Nathaniel Witherell Special Revenue Fund. The increase in the interfund loan was facilitated by a delay in patient billings at Nathaniel Witherell. Please see "Summary of Municipal Services/Nathaniel Witherell Facility" herein for more information.

Source: Town annual audited financial statements.

**ANALYSIS OF GENERAL FUND EQUITY**  
(GAAP BASIS)

|   | <b>Actual<br/>2017-18</b> | <b>Actual<br/>2018-19</b> | <b>Actual<br/>2019-20</b> | <b>Actual<br/>2020-21</b> | <b>Actual<br/>2021-22<sup>1</sup></b> |
|---|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------------------|
| Nonspendable.....                       | \$ -                      | \$ -                      | \$ 4,214,271              | \$ 5,707,652              | \$ 10,198,222                         |
| Assigned.....                           | 6,435,107                 | 5,146,216                 | 8,893,670                 | -                         | -                                     |
| Assigned to subsequent year's budget... | 11,468,810                | 15,278,810                | 15,000,000                | 26,844,494                | 27,591,882                            |
| Unassigned.....                         | 42,086,651                | 42,391,363                | 40,561,644                | 41,532,739                | 38,069,646                            |
| <b>Total Fund Balance.....</b>          | <b>\$ 59,990,568</b>      | <b>\$ 62,816,389</b>      | <b>\$ 68,669,585</b>      | <b>\$ 74,084,885</b>      | <b>\$ 75,859,750</b>                  |
| Total Fund Balance                      |                           |                           |                           |                           |                                       |
| As % of Total Expenditures.....         | <u>13.55%</u>             | <u>14.65%</u>             | <u>15.16%</u>             | <u>16.00%</u>             | <u>15.89%</u>                         |

<sup>1</sup> Unaudited estimate.



**COMPARATIVE GENERAL FUND REVENUES AND EXPENDITURES**  
Summary of Audited Revenues and Expenditures  
(GAAP Basis)

| <b>Fiscal Year Ended:</b>   | <b>2018</b>          | <b>2019</b>          | <b>2020</b>          | <b>2021</b>          | <b>2022<sup>1</sup></b> |
|---|----------------------|----------------------|----------------------|----------------------|-------------------------|
| <b>REVENUES</b>   |                      |                      |                      |                      |                         |
| Property taxes.....   | \$372,549,622        | \$372,451,547        | \$385,892,180        | \$389,781,588        | \$393,712,041           |
| Licenses and permits.....   | 5,319,326            | 5,458,191            | 4,703,715            | 5,983,877            | 7,108,098               |
| Fines, forfeits, and penalties.....                               | 1,693,520            | 1,621,435            | 1,191,392            | 1,056,988            | 1,164,207               |
| Other revenue.....  | 6,962,770            | 6,381,535            | 6,906,158            | 1,089,801            | 831,072                 |
| Charges for services.....   | 13,767,625           | 14,036,375           | 13,644,748           | 21,270,860           | 22,354,893              |
| Use of money and property.....                                    | 2,626,916            | 3,724,421            | 2,862,659            | 1,280,974            | 1,112,574               |
| Intergovernmental revenues.....                                   | <u>38,060,209</u>    | <u>19,886,280</u>    | <u>35,955,335</u>    | <u>34,552,054</u>    | <u>38,692,346</u>       |
| <b>TOTAL REVENUES.....</b>  | <u>440,979,988</u>   | <u>423,559,784</u>   | <u>451,156,187</u>   | <u>455,016,142</u>   | <u>464,975,231</u>      |
| <b>EXPENDITURES</b>   |                      |                      |                      |                      |                         |
| Current:  |                      |                      |                      |                      |                         |
| General government.....   | 27,684,197           | 25,877,681           | 26,505,099           | 26,830,173           | 27,448,215              |
| Public safety.....  | 61,603,352           | 59,433,506           | 61,672,084           | 64,467,102           | 66,825,156              |
| Public works.....   | 30,236,205           | 31,677,646           | 29,582,589           | 30,384,226           | 31,806,833              |
| Health.....   | 9,639,788            | 9,519,665            | 9,920,590            | 4,843,490            | 9,963,651               |
| Human Services.....   | 4,176,120            | 4,706,730            | 5,040,515            | 11,002,958           | 5,114,091               |
| Schools.....  | 228,652,269          | 213,348,575          | 232,610,360          | 237,351,146          | 248,299,525             |
| Libraries.....  | 13,854,620           | 14,679,657           | 14,693,574           | 14,901,913           | 15,264,762              |
| Parks and recreation.....   | 15,668,704           | 15,872,875           | 15,950,672           | 16,559,225           | 18,450,503              |
| Debt Services.....  | <u>37,657,446</u>    | <u>41,953,788</u>    | <u>44,065,678</u>    | <u>45,694,524</u>    | <u>41,207,607</u>       |
| <b>TOTAL EXPENDITURES</b>   | <u>429,172,701</u>   | <u>417,070,123</u>   | <u>440,041,161</u>   | <u>452,034,757</u>   | <u>464,380,343</u>      |
| Excess (deficiency) of revenues<br>over (under) expenditures..... | <u>11,807,287</u>    | <u>6,489,661</u>     | <u>11,115,026</u>    | <u>2,981,385</u>     | <u>594,888</u>          |
| Other financing sources (Uses)                                    |                      |                      |                      |                      |                         |
| Operating transfers in.....                                       | 6,912,697            | 8,123,160            | 7,655,170            | 13,533,915           | 14,217,977              |
| Operating transfers out.....                                      | <u>(13,447,000)</u>  | <u>(11,787,000)</u>  | <u>(12,917,000)</u>  | <u>(11,100,000)</u>  | <u>(13,038,000)</u>     |
| Total other financing<br>sources (uses).....                      | <u>(6,534,303)</u>   | <u>(3,663,840)</u>   | <u>(5,261,830)</u>   | <u>2,433,915</u>     | <u>1,179,977</u>        |
| Net change in fund balances.....                                  | 5,272,984            | 2,825,821            | 5,853,196            | 5,415,300            | 1,774,865               |
| Fund Balance - Beginning of year .                                | <u>54,717,584</u>    | <u>59,990,568</u>    | <u>62,816,389</u>    | <u>68,669,585</u>    | <u>74,084,885</u>       |
| Fund Balance - End of year.....                                   | <u>\$ 59,990,568</u> | <u>\$ 62,816,389</u> | <u>\$ 68,669,585</u> | <u>\$ 74,084,885</u> | <u>\$ 75,859,750</u>    |

<sup>1</sup> Unaudited estimate.

Source: Town annual audited financial statements.

**VI. DEBT SUMMARY**

**PRINCIPAL AMOUNT OF INDEBTEDNESS**

As of February 9, 2023  
(Pro Forma)

**Long-Term Debt: Bonds**

| <u>Date</u>                   | <u>Purpose</u>                     | <u>Rate %</u> | <u>Original Issue Amount</u> | <u>Principal Outstanding as of 1/13/22</u> | <u>Date of Fiscal Year Maturity</u> |
|-------------------------------|------------------------------------|---------------|------------------------------|--|-------------------------------------|
| <b><u>General Purpose</u></b> |                                    |               |                              |  |                                     |
| 5/31/2016                     | Refunding - Nathaniel Witherell... | 2.00 - 5.00   | \$ 16,660,000                | 12,230,000                                 | 2033                                |
| 1/20/2017                     | Nathaniel Witherell.....           | 2.00 - 5.00   | 1,026,000                    | 718,200                                    | 2037                                |
| 1/18/2019                     | General Purpose .....              | 5.00          | 18,712,286                   | 3,742,457                                  | 2024                                |
| 1/18/2019                     | Nathaniel Witherell.....           | 5.00          | 950,000                      | 760,000                                    | 2024                                |
| 1/16/2020                     | General Purpose .....              | 5.00          | 22,766,176                   | 9,106,470                                  | 2025                                |
| 1/14/2021                     | General Purpose .....              | 5.00          | 16,469,560                   | 9,859,092                                  | 2026                                |
| 1/13/2022                     | General Purpose.....               | 5.00          | 22,334,105                   | 17,867,284                                 | 2027                                |
| 2/9/2023                      | General Purpose (This Issue) ....  | TBD           | 18,380,976                   | 18,380,976                                 | 2028                                |
|                               |                                    |               | <b>\$ 117,299,103</b>        | <b>\$ 72,664,479</b>                       |                                     |
| <b><u>Schools</u></b>         |                                    |               |                              |  |                                     |
| 1/18/2019                     | Schools .....                      | 5.00          | 14,987,714                   | 2,997,543                                  | 2024                                |
| 1/16/2020                     | Schools .....                      | 5.00          | 17,233,824                   | 6,893,530                                  | 2025                                |
| 1/14/2021                     | Schools.....                       | 5.00          | 13,530,440                   | 8,140,908                                  | 2036                                |
| 1/13/2022                     | Schools.....                       | 5.00          | 17,665,895                   | 14,132,716                                 | 2027                                |
| 2/9/2023                      | Schools (This Issue) .....         | TBD           | 16,619,024                   | 16,619,024                                 | 2028                                |
|                               |                                    |               | <b>80,036,897</b>            | <b>48,783,721</b>                          |                                     |
| <b><u>Sewers</u></b>          |                                    |               |                              |  |                                     |
| 12/31/2004                    | Clean Water Fund Loan #364-C...    | 2.00          | 8,671,620                    | 939,615                                    | 2025                                |
| 5/31/2016                     | Refunding- Sewers.....             | 2.00 - 5.00   | 7,395,000                    | 3,695,000                                  | 2030                                |
| 1/20/2017                     | Sewers .....                       | 2.00 - 5.00   | 3,010,000                    | 2,081,800                                  | 2037                                |
| 1/18/2019                     | Sewers .....                       | 2.00 - 5.00   | 5,350,000                    | 4,280,000                                  | 2039                                |
| 1/14/2021                     | Sewers .....                       | 1.00 - 4.00   | 10,740,000                   | 7,205,000                                  | 2035                                |
|                               |                                    |               | <b>35,166,620</b>            | <b>18,201,415</b>                          |                                     |
|                               | <b>Total .....</b>                 |               | <b>\$ 232,502,620</b>        | <b>\$139,649,615</b>                       |                                     |

**Short-Term Debt: Notes**

| <u>Authorization</u>      | <u>Bonding Authorization</u> | <u>Notes Maturity 2/9/2023</u> | <u>Additions/Reductions</u> | <u>Notes This Issue</u> |
|---------------------------|------------------------------|--------------------------------|-----------------------------|-------------------------|
| Fiscal Year 2017-18.....  | \$ 34,879,131                | \$ 500,000                     | \$ 1,000,000                | \$ 1,500,000            |
| Fiscal Year 2018-19 ..... | 33,105,000                   | -                              | 178,477                     | 178,477                 |
| Fiscal Year 2019-20 ..... | 50,254,000                   | 2,594,478                      | (1,167,021) <sup>1</sup>    | 1,427,457               |
| Fiscal Year 2020-21.....  | 37,473,000                   | 31,735,210                     | (27,534,534) <sup>1</sup>   | 4,200,676               |
| Fiscal Year 2021-22.....  | 55,166,000                   | 40,170,312                     | (5,516,903) <sup>2</sup>    | 34,653,409              |
| Fiscal Year 2022-23.....  | 48,632,000                   | -                              | 33,039,981                  | 33,039,981              |
| <b>Total .....</b>        | <b>\$259,509,131</b>         | <b>\$75,000,000</b>            | <b>\$ -</b>                 | <b>\$ 75,000,000</b>    |

<sup>1</sup> Financed by The Bonds of this issue.

<sup>2</sup> Financed by a combination of The Bonds of this issue and grants-in-aid.

**COMBINED SCHEDULE OF LONG-TERM DEBT**

As of February 9, 2023

(Pro Forma)

| Fiscal Year          | Existing Indebtness <sup>1</sup> |                      |                       | This Issue<br>Principal | ALL ISSUES<br>Total Principal |
|----------------------|----------------------------------|----------------------|-----------------------|-------------------------|-------------------------------|
|                      | Principal Payments               | Interest Payments    | Total Debt Service    |                         |                               |
| 2022-23 <sup>2</sup> | \$ 2,261,214                     | \$ 124,976           | \$ 2,386,190          | \$ -                    | \$ 2,261,214                  |
| 2023-24              | 31,759,804                       | 4,655,313            | 36,415,117            | 7,000,000               | 38,759,804                    |
| 2024-25              | 24,818,597                       | 3,091,130            | 27,909,727            | 7,000,000               | 31,818,597                    |
| 2025-26              | 16,595,000                       | 1,888,069            | 18,483,069            | 7,000,000               | 23,595,000                    |
| 2026-27              | 10,610,000                       | 1,098,875            | 11,708,875            | 7,000,000               | 17,610,000                    |
| 2027-28              | 2,625,000                        | 602,994              | 3,227,994             | 7,000,000               | 9,625,000                     |
| 2028-29              | 2,635,000                        | 504,544              | 3,139,544             | -                       | 2,635,000                     |
| 2029-30              | 2,650,000                        | 405,194              | 3,055,194             | -                       | 2,650,000                     |
| 2030-31              | 2,360,000                        | 311,144              | 2,671,144             | -                       | 2,360,000                     |
| 2031-32              | 2,120,000                        | 241,844              | 2,361,844             | -                       | 2,120,000                     |
| 2032-33              | 1,865,000                        | 179,013              | 2,044,013             | -                       | 1,865,000                     |
| 2033-34              | 1,855,000                        | 116,263              | 1,971,263             | -                       | 1,855,000                     |
| 2034-35              | 835,000                          | 74,013               | 909,013               | -                       | 835,000                       |
| 2035-36              | 515,000                          | 52,163               | 567,163               | -                       | 515,000                       |
| 2036-37              | 515,000                          | 36,319               | 551,319               | -                       | 515,000                       |
| 2037-38              | 315,000                          | 20,475               | 335,475               | -                       | 315,000                       |
| 2038-39              | 315,000                          | 10,238               | 325,238               | -                       | 315,000                       |
| Total                | <u>\$104,649,615</u>             | <u>\$ 13,412,563</u> | <u>\$ 118,062,178</u> | <u>\$ 35,000,000</u>    | <u>\$ 139,649,615</u>         |

<sup>1</sup> Clean Water Loans are paid 50% from the general fund and 50% from the annual assessments of benefiting property owners.

<sup>2</sup> Excludes principal payments of \$39,213,899 and interest payments of \$6,575,039 made by the Town as of February 9, 2023.

Source: Town Officials.

**THE TOWN OF GREENWICH, CONNECTICUT HAS NEVER DEFAULTED IN THE PAYMENT OF PRINCIPAL OR INTEREST ON ITS BONDS OR NOTES.**

**OVERLAPPING AND UNDERLYING INDEBTEDNESS**

The Town of Greenwich has no overlapping or underlying debt.

*[The remainder of this page intentionally left blank]*

**DEBT STATEMENT**

As of February 9, 2022

(Pro Forma)

**Indebtedness <sup>1</sup>**

**Long Term Debt**

|   |               |
|---|---------------|
| <i>The Bonds (This Issue)</i> .....             | \$ 35,000,000 |
| General Purpose.....                            | 54,283,503    |
| Schools.....                                    | 32,164,697    |
| Sewers.....                                     | 17,261,800    |
| State of Connecticut CWF PLO <sup>2</sup> ..... | 939,615       |
| Total Long Term Indebtedness.....               | 139,649,615   |

**Short Term Debt**

|                                     |            |
|-------------------------------------|------------|
| <i>The Notes (This Issue)</i> ..... | 75,000,000 |
|-------------------------------------|------------|

|  |             |
|--|-------------|
| <b>Gross Direct Indebtedness</b> ..... | 214,649,615 |
|--|-------------|

**Exclusions:**

|   |             |
|---|-------------|
| Sewer Assessments Receivable <sup>3</sup> ..... | (6,900,892) |
|---|-------------|

|                                      |                       |
|--------------------------------------|-----------------------|
| <b>Net Direct Indebtedness</b> ..... | <b>\$ 207,748,723</b> |
|--------------------------------------|-----------------------|

<sup>1</sup> Does not include \$51,915,255 of authorized but unissued debt.

<sup>2</sup> The Town annually assesses benefitting property owners for 50% of the cost of the PLO's outstanding and 50% is paid from the general fund (See "Clean Water Fund" herein).

<sup>3</sup> Represents sewer assessments receivable from benefitting property owners as of December 1, 2022.

**CURRENT DEBT RATIOS**

As of February 9, 2022

(Pro Forma)

|                        |               |
|------------------------|---------------|
| Total Direct Debt..... | \$214,649,615 |
| Net Direct Debt.....   | \$207,748,723 |

|   |                  |
|---|------------------|
| Population <sup>1</sup> .....                             | 62,714           |
| Net Taxable Grand List (10/1/21).....                     | \$35,630,360,646 |
| Estimated Full Value.....                                 | \$50,900,515,209 |
| Equalized Net Taxable Grand List (2020) <sup>2</sup> .... | \$53,622,467,631 |
| Per Capita Income <sup>1</sup> .....                      | \$108,412        |

**Total Direct Indebtedness:**

|  |            |
|--|------------|
| Per Capita.....                          | \$3,422.67 |
| To Net Taxable Grand List .....          | 0.60%      |
| To Estimated Full Value .....            | 0.42%      |
| To Equalized Net Taxable Grand List..... | 0.40%      |
| Per Capita to Per Capita Income.....     | 3.16%      |

**Net Direct Indebtedness:**

|  |            |
|--|------------|
| Per Capita.....                          | \$3,312.64 |
| To Net Taxable Grand List.....           | 0.58%      |
| To Estimated Full Value.....             | 0.41%      |
| To Equalized Net Taxable Grand List..... | 0.39%      |
| Per Capita to Per Capita Income.....     | 3.06%      |

<sup>1</sup> U.S. Bureau of Census, American Community Survey 2016-20

<sup>2</sup> Office of Policy and Management, State of Connecticut.

**LEGAL REQUIREMENTS FOR APPROVAL OF BORROWING**

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

**TEMPORARY FINANCING**

When general obligation bonds have been authorized, bond anticipation notes may be issued maturing in not more than two years (CGS Sec. 7-378). Temporary notes may be renewed up to ten years from their original date of issue as long as all project grant payments are applied toward payment of project costs or temporary notes when they become due and payable, and the legislative body schedules principal reductions by the end of the third year and for each subsequent year during which such temporary notes remain outstanding, in an amount equal to a minimum of 1/20<sup>th</sup> (1/30<sup>th</sup> for sewer projects and certain school projects) of the estimated net project cost (CGS Sec. 7-378a). The term of the bond issue is reduced by the amount of time temporary financing exceeds two years.

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

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

**SCHOOL BUILDING GRANT REIMBURSEMENTS**

Pursuant to Section 10-287i of the Connecticut General Statutes, the State of Connecticut will make proportional progress payments for eligible construction costs during certain phases of construction. The following projects will be reimbursed under this method:

| <u>Project</u>   | <u>Total<br/>Appropriation</u> | <u>Estimated<br/>Reimbursement<br/>Rate (%)</u> | <u>Estimated<br/>Grant <sup>1</sup></u> |
|--|--------------------------------|---|---|
| Hamilton Avenue School Improvements <sup>2</sup> ..... | \$ 30,905,000                  | 20.00   | \$ 3,688,887                            |
| Glenville School Improvements <sup>3</sup> .....       | 24,700,000                     | 20.00   | 3,401,391                               |
| Greenwich High School Auditorium/MISA <sup>4</sup> ... | 45,951,000                     | 20.00   | 8,700,000                               |
| New Lebanon Elementary School <sup>5</sup> .....       | 37,309,000                     | 68.00   | 23,800,000                              |
| Total.....   | <u>\$138,865,000</u>           |   | <u>\$39,590,278</u>                     |

<sup>1</sup> Estimated grants receivable are based upon eligibility of reimbursable project costs. Final eligible costs to be determined at completion of post project audit.

<sup>2</sup> The project will be funded by a combination of State of Connecticut school construction progress payments and budget appropriations only. The Town does not expect to issue any debt to finance the project. To date, the Town has received \$3,504,433 in progress payments and is currently negotiating with the State of Connecticut on the final grant amount.

<sup>3</sup> To date, the Town has received \$3,058,843 in progress payments for this project.

<sup>4</sup> Currently, the Town has received \$7,865,264 in progress payments and donations for the renovation project. Additionally, the Town has determined that soil remediation is required at Greenwich High School and estimates the future liability at \$24 million based on estimates from an environmental consultant. To date, the Town has authorized bonds in the amount of \$33 million and the Town’s Capital Improvement Plan includes an additional \$3 million in future years. Additionally, the Town has allocated \$10 million of American Rescue Plan Act funding for this project. This estimate is subject to revision due to price increases or reductions, changes in technology or changes in applicable laws and regulations. Management anticipates this project taking three to five years to complete. There are no anticipated recoveries of costs at this time. (See Footnote 8 in Appendix A "Audited Financial Statements" herein).

<sup>5</sup> The Town has received authorization to proceed with the construction of the New Lebanon Elementary School Project for a cost of \$37,309,000. The State of Connecticut has approved up to \$23,800,000 in school construction reimbursement for eligible costs. The project has exceeded space standards and the total approved amount of school construction reimbursements will likely be reduced. Construction for this project commenced in December 2017 and the project was completed in late 2019. The Town has received \$17,702,446 in reimbursements received to date.

**CLEAN WATER FUND PROGRAM**

The Town is a participant in the State of Connecticut Clean Water Fund Program (General Statutes Section 22a-475 et seq., as amended) which provides financial assistance through a combination of grants and loans bearing interest at a rate of 2% per annum. All participating municipalities receive a grant of 20% and a loan of 80% of total eligible costs (with the exception of combined sewer overflow correction projects which are financed with a 50% grant and a 50% loan and de-nitrification projects which are financed with a 30% grant and a 70% loan).

Loans to each municipality are made pursuant to Project Grant and Project Loan Agreements (the "Loan Agreements"). Each municipality is obligated to repay only that amount which it draws down for the payment of project costs (Interim Funding Obligations). Each municipality must deliver to the state one obligation secured by the full faith and credit of the municipality, and/or a dedicated source of revenue of such municipality.

Amortization of each loan is required to begin one year from the earlier of the project completion date specified in the Loan Agreement, or the actual project completion date. The final maturity of each loan is twenty years from the project completion date. Principal and payments are payable (1) in equal monthly installments commencing one month after the scheduled completion date, or (2) in a single annual installment representing, 1/20 of total principal not later than one year from the project completion date specified in the Loan Agreement and repayable thereafter in monthly installments. Loans made under Loan Agreements entered into prior to July 1, 1998 are repayable in annual installments. Borrowers may elect to make level debt service payments or level principal payments. The borrowers may prepay their loans at any time prior to maturity without penalty.

The Town has the following permanent Clean Water Fund loans outstanding:

| <u>Project</u>     | <u>Date of Issue</u> | <u>Original 2%<br/>Loan Amount</u> | <u>Amount<br/>Outstanding<br/>as of<br/>2/9/2023</u> |
|--------------------|----------------------|------------------------------------|--|
| CWF PLO 364-C..... | 12/31/2004           | \$8,671,620                        | \$939,615  |

The Town annually assesses benefiting property owners for 50% of the cost of the PLO's while the remaining 50% is paid from the general fund.

**LIMITATION OF INDEBTEDNESS**

Municipalities shall not incur indebtedness through the issuance of bonds or notes which will cause aggregate indebtedness by class to exceed the following:

|                                      |  |
|--------------------------------------|--|
| General Purposes:                    | 2.25 times annual receipts from taxation |
| School Purposes:                     | 4.50 times annual receipts from taxation |
| Sewer Purposes:                      | 3.75 times annual receipts from taxation |
| Urban Renewal Purposes:              | 3.25 times annual receipts from taxation |
| Unfunded Pension Liability Purposes: | 3.00 times annual receipts from taxation |

In no case however, shall total indebtedness exceed seven times the base. "Annual receipts from taxation," (the "base") are defined as total tax collections including interest, penalties and late payment of taxes and state payments for revenue loss under CGS Sections 12-129d and 7-528.

The CGS also provide for exclusion from the debt limit calculation debt (i) issued in anticipation of taxes; (ii) issued for the supply of water, gas, electricity, electric demand response, conservation and load management, distributed generation and renewable energy projects; for the construction of subways for cables, wires and pipes; for the construction of underground conduits for cables, wires and pipes; for the construction and operation of a municipal community antenna television system and for two or more of such purposes; (iii) issued in anticipation of the receipt of proceeds from assessments levied upon property benefited by any public improvement; (iv) issued in anticipation of the receipt of proceeds from State or Federal grants evidenced by a written commitment or for which allocation has been approved by the State Bond Commission or from a contract with the state, state agencies or another municipality providing for the reimbursement of costs but only to the extent such indebtedness can be paid from such proceeds; (v) issued for certain water pollution control projects; and (vi) upon placement in an escrow of the proceeds of refunding bonds, notes or other obligations or other funds of the municipality in an amount sufficient to provide for the payment when due of principal of and interest on such bond, note or other evidence of indebtedness.

## STATEMENT OF STATUTORY DEBT LIMITATION

As of February 9, 2023 (Pro Forma)

|  |                       |
|--|-----------------------|
| Total fiscal year 2021 tax collections (including interest and lien fees)..... | \$ 388,729,746        |
| State Reimbursement for Revenue Loss on Tax Relief for the Elderly.....        | -                     |
| Base for Establishing Debt Limit.....  | <u>\$ 388,729,746</u> |

| <b>Debt Limitation</b> <sup>1</sup>  | <b>General Purpose</b> | <b>Schools</b>           | <b>Sewers</b>            | <b>Urban Renewal</b>    | <b>Unfunded Pension Obligation</b> | <b>Total Debt</b>      |
|--|------------------------|--------------------------|--------------------------|-------------------------|------------------------------------|------------------------|
| (2.25 times base).....   | \$ 874,641,929         |                          |                          |                         |                                    |                        |
| (4.50 times base).....   |                        | \$ 1,749,283,857         |                          |                         |                                    |                        |
| (3.75 times base).....   |                        |                          | \$ 1,457,736,548         |                         |                                    |                        |
| (3.25 times base).....   |                        |                          |                          | \$ 1,263,371,675        |                                    |                        |
| (3.00 times base).....   |                        |                          |                          |                         | \$ 1,166,189,238                   |                        |
| (7.00 times base).....   |                        |                          |                          |                         |                                    | \$2,721,108,222        |
| <b>Indebtedness (Including this issue)</b>   |                        |                          |                          |                         |                                    |                        |
| Bonds Payable.....   | \$ 54,283,503          | \$ 32,164,697            | \$ 17,261,800            | \$ -                    | \$ -                               | \$ 103,710,000         |
| <i>The Bonds (This Issue)....</i>  | 18,380,976             | 16,619,024               | -                        | -                       | -                                  | 35,000,000             |
| <i>The Notes (This Issue)....</i>  | 43,341,610             | 30,658,390               | 1,000,000                | -                       | -                                  | 75,000,000             |
| State of Connecticut Clean Water Fund ("CWF") Project Loan Obligation ("PLO") <sup>2</sup> ..... | -                      | -                        | 939,615                  | -                       | -                                  | 939,615                |
| Authorized but Unissued Debt.....  | 18,533,985             | 25,094,765               | 8,786,505                | -                       | -                                  | 52,415,255             |
| Gross Direct Debt.....   | 134,540,074            | 104,536,876              | 27,987,920               | -                       | -                                  | 267,064,870            |
| Exclusions:  | -                      | (7,274,838) <sup>3</sup> | (6,900,892) <sup>4</sup> | -                       | -                                  | (14,175,723)           |
| Net Direct Debt  | 134,540,074            | 97,262,038               | 21,087,028               | -                       | -                                  | 252,889,147            |
| Excess of Limit Over Outstanding and Authorized Debt.....  | <u>\$ 740,101,855</u>  | <u>\$ 1,652,021,819</u>  | <u>\$ 1,436,649,520</u>  | <u>\$ 1,263,371,675</u> | <u>\$ 1,166,189,238</u>            | <u>\$2,468,219,075</u> |

<sup>1</sup> Under Connecticut General Statutes total indebtedness for all classes cannot exceed seven times the base, or \$2,721,108,222.

<sup>2</sup> The Town has two outstanding Project Loan Obligations (PLO) issued under the State of Connecticut Clean Water Program. As of February 9, 2023, the outstanding principal balance of the PLO's are \$939,615. The PLO's are paid 50% from the general fund and 50% from annual assessments on the benefiting property owners (See "Clean Water Fund" herein).

<sup>3</sup> The Town expects to receive school construction progress payments from State of Connecticut which will reduce the authorized but unissued debt a similar amount. (See "School Construction Projects" herein).

<sup>4</sup> Represents sewer assessments receivable from benefiting property owners as of December 1, 2022

### EXISTING AND FUTURE CAPITAL PROJECT FINANCING

In fiscal year 2022-23, the Town has authorized borrowing of up to \$48.6 million for Town and Board of Education projects to be amortized over five years.

The annual borrowings and the transfers into the Capital Reserve Fund along with contributions from current capital reserves and other revenue sources are expected to be adequate to fund the Town's capital improvement plan ("CIP") over the next fifteen years, absent any changes in such plan. Amendments or supplements to the CIP in the future will affect the Town's capital contribution requirements. Currently the Town's fifteen-year CIP includes \$1.125 billion of capital projects, of which approximately \$1.098 billion will be debt funded. Highlights to the plan include renovations at four Elementary schools, Greenwich High School soil remediation, Central Middle School Expansion, a new Eastern Civic Center, improvements to the Holly Hill Resource Recovery Facility, Dorothy Hamill Ice Rink Renovation, Roger Sherman Baldwin Park improvements,

annual road paving and soil remediation at Western Middle School. For the Western Middle School soil remediation project, the Board of Education currently estimates a cost of \$16 million over the next three years. The estimate is subject to revision due to price increases or reductions, changes in technology or changes in applicable laws and regulations. (See Footnote 8 in Appendix A "Audited Financial Statements" herein).

During the spring of 2017, the Town's Board of Education contracted with an architect to develop a fifteen-year Facilities Master Plan ("Master Plan") to assess the programmatic and physical condition of all school facilities and to plan for the future maintenance, renovations and possible replacement of those facilities. The Master Plan sought to develop preliminary design options to achieve model program requirements, develop a phasing schedule for implementation and ultimately integrate the model program through infrastructure improvements. The cost estimates for the original Master Plan ranged between \$740 million and \$773 million. Overtime, the priority order of certain school replacement projects has been modified such that the Master Plan as originally contemplated is obsolete. The Town can provide no assurances that the Master Plan will be undertaken in the amounts or the timeframe as recommended. However, in its fiscal year 2022-23 fifteen-year Capital Budget, the Town has included over \$623 million for school facility improvements.

### AUTHORIZED BUT UNISSUED DEBT

| Projects                                      | Amount of<br>Authorization | Prior Debt/<br>Grants <sup>1</sup> | BANS                 |                     |                     | Authorized<br>But<br>Unissued Debt |
|---|----------------------------|------------------------------------|----------------------|---------------------|---------------------|------------------------------------|
|   |                            |                                    | Maturing<br>2/9/2023 | The Bonds           | The Notes           |                                    |
| Total Fiscal Year 2007-08 Authorizations..... | \$ 55,730,365              | \$ 55,283,843                      | \$ -                 | \$ -                | \$ -                | \$ 446,522                         |
| Total Fiscal Year 2012-13 Authorizations..... | 71,766,207                 | 69,630,538                         | -                    | -                   | -                   | 2,135,669                          |
| Total Fiscal Year 2014-15 Authorizations..... | 42,903,696                 | 42,331,696                         | -                    | 92,000              | -                   | 480,000                            |
| Total Fiscal Year 2015-16 Authorizations..... | 42,070,072                 | 41,173,567                         | -                    | -                   | -                   | 896,505                            |
| Total Fiscal Year 2016-17 Authorizations..... | 60,097,310                 | 57,487,698                         | -                    | 100,000             | -                   | 2,509,612                          |
| Total Fiscal Year 2017-18 Authorizations..... | 34,653,886                 | 31,644,437                         | 500,000              | 257,717             | 1,500,000           | 1,251,732                          |
| Total Fiscal Year 2018-19 Authorizations..... | 32,435,115                 | 30,677,992                         | -                    | 707,646             | 178,477             | 871,000                            |
| Total Fiscal Year 2019-20 Authorizations..... | 49,859,434                 | 34,089,406                         | 2,594,478            | 2,107,427           | 1,427,457           | 12,235,144                         |
| Total Fiscal Year 2020-21 Authorizations..... | 42,401,938                 | -                                  | 31,735,210           | 31,735,210          | 4,200,676           | 6,466,052                          |
| Total Fiscal Year 2021-22 Authorizations..... | 59,184,409                 | 15,000,000                         | 40,170,312           | -                   | 34,653,409          | 9,531,000                          |
| Total Fiscal Year 2022-23 Authorizations..... | 48,632,000                 | -                                  | -                    | -                   | 33,039,981          | 15,592,019                         |
| <b>Total</b>                                  | <b>\$539,734,432</b>       | <b>\$377,319,177</b>               | <b>\$75,000,000</b>  | <b>\$35,000,000</b> | <b>\$75,000,000</b> | <b>\$ 52,415,255</b>               |

<sup>1</sup> The Town expects to receive school construction progress payments for eligible school projects which will reduce the authorized but unissued debt by a similar amount. (See "School Building Grant Reimbursements" herein).

### HISTORICAL DEBT STATEMENT

|   | 2021-22 <sup>1</sup> | 2020-21          | 2019-20          | 2018-19          | 2017-18          |
|---|----------------------|------------------|------------------|------------------|------------------|
| Population <sup>2</sup> .....                     | 62,714               | 62,714           | 62,714           | 62,587           | 62,574           |
| Net taxable grand list.....                       | \$35,630,360,646     | \$33,438,497,489 | \$33,102,411,425 | \$32,901,340,544 | \$32,636,596,124 |
| Estimated full value.....                         | \$50,900,515,209     | \$47,769,282,127 | \$47,289,159,179 | \$47,001,915,063 | \$46,623,708,749 |
| Equalized net taxable grand list <sup>3</sup> ... | \$53,622,467,631     | \$48,909,139,349 | \$49,305,412,148 | \$50,416,714,165 | \$48,596,792,470 |
| Per capita income <sup>2</sup> .....              | \$108,412            | \$108,412        | \$108,412        | \$101,619        | \$98,467         |
| Short-term debt.....                              | \$75,000,000         | \$55,000,000     | \$50,000,000     | \$60,000,000     | \$65,000,000     |
| Long-term debt.....                               | \$143,863,514        | \$144,434,129    | \$159,855,432    | \$162,776,756    | \$163,091,868    |
| Total Direct debt.....                            | \$218,863,514        | \$199,434,129    | \$209,855,432    | \$222,776,756    | \$228,091,868    |
| Net Direct debt.....                              | \$211,962,622        | \$191,061,800    | \$199,882,432    | \$211,501,194    | \$215,561,290    |

<sup>1</sup> Unaudited estimate.

<sup>2</sup> U.S. Bureau of Census.

<sup>3</sup> Office of Policy and Management, State of Connecticut.



**HISTORICAL DEBT RATIOS**

|  | <u>2021-22</u> <sup>1</sup> | <u>2020-21</u> | <u>2019-20</u> | <u>2018-19</u> | <u>2017-18</u> |
|--|-----------------------------|----------------|----------------|----------------|----------------|
| <b>Total Direct debt:</b>                    |                             |                |                |                |                |
| Per capita.....                              | \$3,489.87                  | \$3,180.06     | \$3,346.23     | \$3,559.47     | \$3,645.15     |
| To net taxable grand list.....               | 0.61%                       | 0.60%          | 0.63%          | 0.68%          | 0.70%          |
| To estimated full value.....                 | 0.43%                       | 0.42%          | 0.44%          | 0.47%          | 0.49%          |
| To equalized net taxable<br>grand list.....  | 0.41%                       | 0.41%          | 0.43%          | 0.44%          | 0.47%          |
| Debt per capita to per capita<br>income..... | 4.69%                       | 4.28%          | 4.50%          | 4.79%          | 4.90%          |
| <b>Net direct debt:</b>                      |                             |                |                |                |                |
| Per capita.....                              | \$3,379.83                  | \$3,046.56     | \$3,187.21     | \$3,379.32     | \$3,444.90     |
| To net taxable grand list.....               | 0.59%                       | 0.57%          | 0.60%          | 0.64%          | 0.66%          |
| To estimated full value.....                 | 0.42%                       | 0.40%          | 0.42%          | 0.45%          | 0.46%          |
| To equalized net taxable<br>grand list.....  | 0.40%                       | 0.39%          | 0.41%          | 0.42%          | 0.44%          |
| Debt per capita to per capita<br>income..... | 4.55%                       | 4.10%          | 4.29%          | 4.55%          | 4.63%          |

<sup>1</sup> Unaudited estimate.

**RATIO OF ANNUAL DEBT SERVICE EXPENDITURES TO TOTAL GENERAL FUND EXPENDITURES AND TRANSFERS OUT**

| <u>Fiscal Year<br/>Ended 6/30</u> | <u>Annual<br/>Debt Service</u> | <u>Total General<br/>Fund Expenditures<br/>and Transfers out</u> | <u>Ratio of General<br/>Fund Debt Service<br/>to Total General<br/>Fund Expenditures<br/>and Transfers Out %</u> |
|-----------------------------------|--------------------------------|--|--|
| 2023 <sup>1</sup>                 | \$ 42,200,000                  | \$ 464,985,954   | 9.08%  |
| 2022 <sup>2</sup>                 | 41,207,607                     | 479,193,208  | 8.60%  |
| 2021                              | 45,720,000                     | 463,134,757  | 9.87%  |
| 2020                              | 44,065,678                     | 452,958,161  | 9.73%  |
| 2019                              | 37,657,446                     | 449,678,176  | 8.37%  |
| 2018                              | 32,160,663                     | 447,892,685  | 7.18%  |
| 2017                              | 25,591,451                     | 442,090,765  | 5.79%  |
| 2016                              | 25,591,451                     | 416,375,357  | 6.15%  |
| 2015                              | 26,257,201                     | 401,335,702  | 6.54%  |
| 2014                              | 21,924,664                     | 369,009,698  | 5.94%  |

<sup>1</sup> Fiscal Year 2022-23 Adopted Budget.

<sup>2</sup> Unaudited estimate.

## VII. LEGAL AND OTHER LITIGATION

---

### LITIGATION

In the opinion of the Town Attorney, there are no claims or litigation pending or to her knowledge threatened, which would individually or in the aggregate, result in final judgments against the Town which would have a material adverse effect on the finances of the Town, or which would impact the validity of the Bonds and the Notes or the power of the Town to levy and collect taxes to pay the principal of and interest on the Bonds and the Notes.

### MUNICIPAL ADVISOR

Munistat Services, 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 municipal advisor to the Town on matters relating to debt management. The Municipal Advisor is a municipal 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 assisted the Town as to the plan of finance and the structuring of the Bonds and has reviewed and commented on certain legal documents, including this Official Statement. The advice on the plan of financing and the structuring of the Bonds was based on materials provided by the Town and other sources of information believed to be reliable. The Municipal Advisor has not audited, authenticated, or otherwise verified the information provided by the Town or the information set forth in this Official Statement or any other information available to the Town 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.

### TRANSCRIPTS AND CLOSING DOCUMENTS

Upon the delivery of the Bonds and the Notes, the original purchaser(s) will be furnished with the following:

1. Signature and No Litigation Certificates stating that at the time of delivery no litigation is pending or threatened affecting the validity of the Bonds or the Notes or the levy or collection of taxes to pay them;
2. A certificate on behalf of the Town signed by the Comptroller, which will be dated the date of delivery and attached to a signed copy of the Preliminary Official Statement, certifying that to the best of said official's knowledge and belief, at the time bids on the Bonds and the Notes were accepted, the descriptions and statements in the Preliminary Official Statement relating to the Town and its finances were true and correct in all material respects and did not contain any untrue statement of a material fact, or omit to state a material fact, necessary to make the statements therein, in light of the circumstances under which they were made, not misleading, and that there has been no material adverse change in the financial condition of the Town from that set forth in or contemplated by the Preliminary Official Statement;
3. Receipts for the purchase price of the Bonds and the Notes;
4. The approving opinions of Robinson & Cole LLP, Bond Counsel as to the Bonds and the Notes in substantially the forms attached hereto as Appendices B and C, respectively; and
5. Executed Continuing Disclosure Agreements for the Bonds and the Notes in substantially the forms attached hereto as Appendices D and E, respectively.

The Town has a Preliminary Official Statement for the Bonds and the Notes which is dated January 19, 2023. The Town deems such Preliminary Official Statement final as of its date for purposes of SEC Rule 15c-12(b)(1), but it is subject to revision or amendment. The Town will make available to the winning purchaser(s) of the Bonds and the Notes a reasonable number of copies of the Official Statement at the Town's expense. The copies of the Official Statement will be made available to the winning purchaser(s) within seven business days of the bid opening. If the Town's municipal advisor is provided with the necessary information from the winning purchaser(s) by noon of the day following the day bids are received, the copies of the Official Statement will include an additional cover page and other pages indicating the interest rates, ratings, yields or reoffering prices, the name of the managing underwriter and any changes on the Bonds and Notes. Additional copies may be obtained by the purchaser(s) at its own expense by arrangement with the printer.

A transcript of the proceedings taken by the Town in authorizing the Bonds will be kept on file at the office of U.S. Bank Trust Company, National Association and may be examined upon reasonable request.

## **CONCLUDING STATEMENT**

Additional information may be obtained upon request from the Office of the Comptroller, Attention: Mr. Peter Mynarski, Jr. at (203) 622-2226 or from Munistat Services, Inc. at (203) 421-2880.

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

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

## **TOWN OF GREENWICH, CONNECTICUT**

By: \_\_\_\_\_  
**PETER MYNARSKI, JR.**  
*Comptroller*

**Dated: January \_\_, 2023**

[THIS PAGE INTENTIONALLY LEFT BLANK]

**APPENDIX A – AUDITED FINANCIAL STATEMENTS**

**TOWN OF GREENWICH, CONNECTICUT**

**June 30, 2021**

**TABLE OF CONTENTS**

|  | <u>Page</u> |
|--|-------------|
| Independent Auditors' Report   | 1-2         |
| <i>Basic Financial Statements:</i>   |             |
| Management Discussion and Analysis   | 3-10        |
| Statement of Net Position  | 11          |
| Statement of Activities  | 12          |
| Balance Sheet – Government Funds   | 14-15       |
| Statement of Revenues, Expenditures and Changes in<br>Fund Balance – Government Funds  | 16-17       |
| Statement of Net Position – Proprietary Funds  | 18          |
| Statement of Revenues, Expenses and Changes in<br>Fund Net Assets – Proprietary Funds  | 19          |
| Statement of Cash Flows - Proprietary Funds  | 20          |
| Statement of Fiduciary Net Position - Fiduciary Funds  | 21          |
| Statement of Changes in Fiduciary Net Position - Fiduciary Funds   | 22          |
| Notes to General Purpose Financial Statements  | 23-68       |
| <i>Required Supplementary Information</i>  |             |
| RSI-1 Schedule of Revenues, Expenditures and Changes in Budgetary Fund Balance<br>– Budgetary Basis – General Fund           | 69          |
| RSI-2 Schedule of Revenues, Expenditures and Changes in Budgetary Fund Balance<br>– Budgetary Basis – Sewer Improvement Fund | 70          |
| RSI-3 Schedule of Contributions and schedule of Investment Returns – Pension Plan  | 71          |
| RSI-4 OPEB - Schedule of Annual Required Contributions– Schedule of Funding Progress   | 72          |
| RSI-5 Schedule of changes in the Town's Net Pension Liability and related ratios<br>– Last eight fiscal years                | 73          |
| RSI-6 Schedule of changes in the Town’s OPEB liability and related ratios – last five fiscal years                           | 74          |
| RSI-7 Schedule of the Town’s proportionate share of the Net Pension Liability – Teachers’<br>Retirement System               | 75          |
| RSI-8 Schedule of the Town’s proportionate share of the Net OPEB Liability – Teachers’<br>Retirement System                  | 76          |
| Notes to Required Supplementary Information  | 77-78       |

**Appendix A - Financial Statements** - is taken from the Annual Comprehensive Financial Report of the Town of Greenwich for the Fiscal Year ended June 30, 2021, as presented by the auditors for the general-purpose financial statements. This Appendix does not include all schedules, management letter, or auditor's supplemental schedules from the completed audit report. A copy of the complete report is available upon request to the Town Comptroller, Town of Greenwich, Connecticut.

[THIS PAGE INTENTIONALLY LEFT BLANK]

## Independent Auditor's Report

Board of Estimate and Taxation  
Town of Greenwich, Connecticut

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Town of Greenwich, Connecticut (the Town) as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

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

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town as of June 30, 2021, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

**Emphasis of Matter**

As discussed in Note 1 to the financial statements, the Town adopted the recognition and disclosure requirements of Governmental Accounting Standards Board Statement No. 84, *Fiduciary Activities*. The beginning net position and fund balance of the governmental activities and the aggregate remaining fund information as of July 1, 2020 have been restated. Our opinion is not modified with respect to this matter.

**Other Matters****Required Supplementary Information**

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

*RSM US LLP*

Hartford, Connecticut  
December 20, 2021



**Town of Greenwich, Connecticut  
Management's Discussion and Analysis – Unaudited  
June 30, 2021**

As management of the Town of Greenwich, Connecticut (the Town), we offer readers of the financial statements this narrative overview and analysis of the financial activities of the Town for the fiscal year ended June 30, 2021. We encourage readers to consider the information presented here along with additional information we have furnished in our letter of transmittal.

**Financial Highlights**

On a government-wide basis, the assets and deferred outflows of resources of the Town exceeded its liabilities and deferred inflows of resources resulting in net position at the close of the fiscal year of \$563.2 million. The total net position for governmental activities at fiscal year-end were \$554.9 million, and the total net position for business-type activities were \$8.3 million. Net position for business-type activities decreased slightly by \$0.3 million, while net position for governmental activities increased by \$46.1 million. It should be noted that the Student Activities Fund, formerly an Agency Fund, was converted to a Special Revenue Fund. This resulted in an approximate \$1.0 million restatement of opening total fund balances.

On a government-wide basis, during the year, the Town's net position increased by \$45.8 million from \$517.4 million to \$563.2 million with the \$1 million opening fund balance restatement reflected. Government-wide expenses were \$511.4 million, while revenues were \$557.2 million.

At the close of the fiscal year, the Town's governmental funds reported, on a current financial resource basis, combined ending fund balances of \$81.4 million, a net decrease of \$1.5 million from the prior fiscal year's fund balances. The Capital Projects Funds had a net decrease of \$10.6 million, which will reverse when capital projects are permanently bonded.

At the end of the prior fiscal year 2020, the fund balance for the General Fund was \$68.7 million, an increase of \$5.9 million from the 2019 fiscal year. For the current fiscal year, the surplus of \$5.4 million increased General Fund balance to \$74.1 million.

The Town had its Aaa/AAA bond ratings reaffirmed by two major rating agencies, Moody's Investors Service and S&P Global in January 2021.

The Town's net pension liability as of June 30, 2021 decreased from \$155,822,941 to \$42,409,695. The ratio of the Plan's fiduciary net position to the total pension liability is 93.7%, an increase of 17.7% since the prior year. The Town was able to achieve this improvement while further reducing the plan's discount rate from 6.50% to 6.25%. The improvements were mainly attributed to an approximate 30% gain in market value assets.

The Town's total debt decreased by \$15.4 million. The net decrease is due to the issuance of \$30.0 million in General Obligation Bonds and \$10.7 million in General Obligation Refunding Bonds with an offsetting payment on \$55.7 million of principal amounts including the refunded bonds. The Town's debt administration practice is to pay down General Fund debt over a five-year period. Borrowings for funds other than the General Fund continue to be amortized over a twenty-year period. This does not include short-term Bond Anticipation Notes with \$55.0 million outstanding as of June 30, 2021.

**Overview of the Financial Statements**

This discussion and analysis are intended to serve as an introduction to the Town's basic financial statements. The basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to the financial statements. This report also contains other supplementary information, as well as the basic financial statements.

## **Government-Wide Financial Statements**

The government-wide financial statements are designed to provide readers with a broad overview of the Town's finances, in a manner similar to private-sector business. All of the resources the Town has at its disposal are shown, including major assets such as buildings and infrastructure. A thorough accounting of the cost of government is rendered because the statements present all costs, not just how much was collected and disbursed. They provide both long-term and short-term information about the Town's overall financial status.

The statement of net position presents information on all of the Town's assets and deferred outflows of resources and liabilities and deferred inflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as an indicator of whether the financial position of the Town is improving or deteriorating. It speaks to the question of whether or not the Town, as a whole, is better or worse off as a result of this year's activities. Other nonfinancial factors will need to be considered, however, such as changes in the Town's property tax base and the condition of the Town's infrastructure, to assess the overall health of the Town.

The statement of activities presents information showing how the Town's net position changed during the most recent fiscal year. All of the current year's revenues and expenses are taken into account, regardless of when cash is received or paid. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flow in some future fiscal period, uncollected taxes and earned but unused vacation leave are examples.

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

Governmental activities of the Town encompass most of the Town's basic services and include general government, public safety, public works, health, The Nathaniel Witherell Skilled Nursing Facility, parks and recreation, human services, education and other activities. Property taxes, charges for services and state and federal grants finance most of these activities.

Business-type activities of the Town include the Parking Fund. It is reported as a business-type activity, as the Town charges a fee to customers to help cover all or most of the cost of the operations.

The government-wide financial statements include only the Town itself, as the Town has no component units. The government-wide financial statements can be found on Exhibits I and II of this report.

## **Fund Financial Statements**

A fund is a grouping of related accounts that is used to maintain control and accountability over resources that have been segregated for specific activities or objectives. The Town, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the Town can be divided into three categories: governmental funds, proprietary funds and fiduciary funds.

**Governmental Funds.** Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The Town now maintains 15 individual governmental funds with the addition of the Student Activities Fund. The Town has combined the two Capital Projects and Bonded Capital Projects funds into one fund. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances for the General Fund, Sewer Improvement Fund and Capital Projects Fund, which are all considered to be major funds. Data from the other twelve governmental funds is combined into a single aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements elsewhere in this report.

The basic governmental fund financial statements can be found on Exhibits III and IV.

**Proprietary Funds.** The Town maintains two proprietary funds, an enterprise fund and an internal service fund. Enterprise Funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The Town uses enterprise funds to account for its parking services activities. The internal service fund is used to report the risk reserve used to accumulate funds to pay for future unanticipated legal claims against the Town.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for parking activities, which is considered to be a major fund of the Town.

The basic proprietary fund financial statements can be found on Exhibits V through VII.

**Fiduciary Funds.** Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statement because the resources of those funds are not available to provide services to the Town constituency. The Town has three pension trust funds. The accounting used for fiduciary funds is much like that used for proprietary funds.

The basic fiduciary fund financial statements can be found on Exhibits VIII and IX.

### **Notes to the Financial Statements**

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 24-68 of this report.

## Government-Wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position and an important determinant of its ability to finance services in the future. In the case of the Town, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$563.2 million at June 30, 2021. This is an increase of \$45.8 million from the previous fiscal year.

### TOWN OF GREENWICH, CONNECTICUT CONDENSED STATEMENT OF NET POSITION (\$000s)

|                                   | June 30, 2021              |                             |                   | June 30, 2020 (as restated) |                             |                   |
|-----------------------------------|----------------------------|-----------------------------|-------------------|-----------------------------|-----------------------------|-------------------|
|                                   | Primary Government         |                             |                   | Primary Government          |                             |                   |
|                                   | Governmental<br>Activities | Business-type<br>Activities | Total             | Governmental<br>Activities  | Business-type<br>Activities | Total             |
| Current and other assets          | \$ 247,922                 | \$ 1,637                    | \$ 249,559        | \$ 192,812                  | \$ 2,572                    | \$ 195,384        |
| Capital assets                    | 817,496                    | 6,873                       | 824,369           | 802,451                     | 6,592                       | 809,043           |
| <b>Total assets</b>               | <b>1,065,418</b>           | <b>8,510</b>                | <b>1,073,928</b>  | <b>995,263</b>              | <b>9,164</b>                | <b>1,004,427</b>  |
| Deferred outflows of resources    | 26,094                     | -                           | 26,094            | 31,664                      | -                           | 31,664            |
| Current liabilities               | 106,160                    | 145                         | 106,305           | 82,614                      | 502                         | 83,116            |
| Long-term liabilities outstanding | 296,748                    | 100                         | 296,848           | 417,200                     | 73                          | 417,273           |
| <b>Total liabilities</b>          | <b>402,908</b>             | <b>245</b>                  | <b>403,153</b>    | <b>499,814</b>              | <b>575</b>                  | <b>500,389</b>    |
| Deferred inflows of resources     | 133,670                    | -                           | 133,670           | 18,287                      | -                           | 18,287            |
| Net position:                     |                            |                             |                   |                             |                             |                   |
| Net Investment in capital assets  | 631,688                    | 6,872                       | 638,560           | 606,274                     | 6,592                       | 612,866           |
| Restricted                        | 1,902                      | -                           | 1,902             | 2,059                       | -                           | 2,059             |
| Unrestricted net deficit          | (78,656)                   | 1,393                       | (77,263)          | (99,507)                    | 1,996                       | (97,511)          |
| <b>Total net position</b>         | <b>\$ 554,934</b>          | <b>\$ 8,265</b>             | <b>\$ 563,199</b> | <b>\$ 508,826</b>           | <b>\$ 8,588</b>             | <b>\$ 517,414</b> |

On a government-wide basis, the assets and deferred outflows of resources of the Town exceeded its liabilities and deferred inflows or resources resulting in total net position at the close of the fiscal year of \$563.2 million. The total assets were up over last year due principally to; 1) additional capital asset additions, 2) \$32.8 million in advanced property tax collections, 3) \$15.7 million in American Rescue Plan proceeds and 4) overall good operating results. The total net position increased from last year's net position of \$517.4 million and due principally to a \$116.4 million decline in unfunded pension liabilities and generally good operating results. Total net position for governmental activities at fiscal year-end were \$554.9 million (up from \$508.8 million), and total net position for business-type activities were \$8.2 million (slightly down from \$8.6 million in the previous year). By far, the largest portion of the Town's net position (\$638.5 million) reflects its investment in capital assets (e.g., land, buildings, machinery and equipment); less any related debt used to acquire those assets that is still outstanding. The Town uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the Town's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

**TOWN OF GREENWICH, CONNECTICUT**  
**CONDENSED STATEMENT OF ACTIVITIES (\$000s)**

|  | Year Ended                 |                             |                   |                             |                             |                   |
|--|----------------------------|-----------------------------|-------------------|-----------------------------|-----------------------------|-------------------|
|  | June 30, 2021              |                             |                   | June 30, 2020 (as restated) |                             |                   |
|  | Primary Government         |                             |                   | Primary Government          |                             |                   |
|  | Governmental<br>Activities | Business-type<br>Activities | Total             | Governmental<br>Activities  | Business-type<br>Activities | Total             |
| <b>Revenues</b>  |                            |                             |                   |                             |                             |                   |
| Program revenues:                                      |                            |                             |                   |                             |                             |                   |
| Charges for services                                   | \$ 62,791                  | \$ 3,217                    | \$ 66,008         | \$ 59,208                   | \$ 3,182                    | \$ 62,390         |
| Operating grants and contributions                     | 83,901                     | -                           | 83,901            | 55,477                      | -                           | 55,477            |
| Capital grants and contributions                       | 5,919                      | -                           | 5,919             | 2,458                       | -                           | 2,458             |
| General revenues:                                      |                            |                             |                   |                             |                             |                   |
| Property taxes   | 399,726                    | -                           | 399,726           | 397,412                     | -                           | 397,412           |
| Miscellaneous  | 274                        | -                           | 274               | 285                         | -                           | 285               |
| Investment earnings                                    | 1,365                      | 2                           | 1,367             | 3,725                       | 39                          | 3,764             |
| <b>Total revenues</b>                                  | <b>553,976</b>             | <b>3,219</b>                | <b>557,195</b>    | <b>518,565</b>              | <b>3,221</b>                | <b>521,786</b>    |
| <b>Expenses</b>  |                            |                             |                   |                             |                             |                   |
| General government                                     | 7,238                      | -                           | 7,238             | 25,167                      | -                           | 25,167            |
| Public safety  | 61,186                     | -                           | 61,186            | 64,915                      | -                           | 64,915            |
| Public works   | 54,167                     | -                           | 54,167            | 51,764                      | -                           | 51,764            |
| Health   | 27,289                     | -                           | 27,289            | 38,992                      | -                           | 38,992            |
| Human services   | 11,003                     | -                           | 11,003            | 5,041                       | -                           | 5,041             |
| Schools  | 309,861                    | -                           | 309,861           | 275,130                     | -                           | 275,130           |
| Libraries  | 15,178                     | -                           | 15,178            | 14,955                      | -                           | 14,955            |
| Parks and recreation                                   | 20,774                     | -                           | 20,774            | 19,911                      | -                           | 19,911            |
| Parking  | -                          | 2,842                       | 2,842             | -                           | 2,717                       | 2,717             |
| Interest on long-term debt                             | 1,872                      | -                           | 1,872             | 2,781                       | -                           | 2,781             |
| <b>Total expenses</b>                                  | <b>508,568</b>             | <b>2,842</b>                | <b>511,410</b>    | <b>498,656</b>              | <b>2,717</b>                | <b>501,373</b>    |
| <b>Change in net position<br/>    before transfers</b> | <b>45,408</b>              | <b>377</b>                  | <b>45,785</b>     | <b>19,909</b>               | <b>504</b>                  | <b>20,413</b>     |
| Transfers  | 700                        | (700)                       | -                 | 700                         | (700)                       | -                 |
| <b>Change in net position</b>                          | <b>46,108</b>              | <b>(323)</b>                | <b>45,785</b>     | <b>20,609</b>               | <b>(196)</b>                | <b>20,413</b>     |
| <b>Net Position, beginning (as restated)</b>           | <b>508,826</b>             | <b>8,588</b>                | <b>517,414</b>    | <b>488,217</b>              | <b>8,784</b>                | <b>497,001</b>    |
| <b>Net Position, ending</b>                            | <b>\$ 554,934</b>          | <b>\$ 8,265</b>             | <b>\$ 563,199</b> | <b>\$ 508,826</b>           | <b>\$ 8,588</b>             | <b>\$ 517,414</b> |

**Government Activities**

Major revenue factors included:

For governmental activities, \$399.7 million or 72.16% of the revenues were derived from property taxes (up from \$397.4 million in the prior year), followed by \$152.6 million from program revenues, (up from \$117.1 million in the prior year). The remaining revenue is lower by \$2.4 million. The net increase in total revenues is principally due to the increase in property taxes and the amount attributed to the State of Connecticut teacher's pension/health plans.

Major expense factors included:

For governmental activities, approximately \$309.9 million of the Town's expenses relate to education, \$61.2 million relates to public safety, \$7.2 million for general government, \$54.2 million for public works, \$20.8 million for parks and recreation, \$38.3 million for health and human services and \$1.9 million for interest on long-term debt. The net increase in total expenses was due primarily to an increase on-behalf expense for contributions by the State to the Teachers Retirement System for pension and health and an increase in the pollution remediation liability.

## Financial Analysis of the Fund Financial Statements

As noted earlier, the Town uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

**Governmental Funds.** The focus of the Town's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the Town's financing requirements.

As of the end of the current fiscal year, the Town's governmental funds reported combined ending fund balances of \$81.4 million. This positive fund balance situation is partially offset by negative fund balances in the Sewer Improvement (\$3.7 million), Capital Projects Funds (\$17.8 million), Nathaniel Witherell Fund (\$5.0 million), Public School Lunch (\$0.8 million), Community Development Block Grant Fund (\$0.3 million) and the Educational Projects Fund (\$2.2 million). For the Sewer Improvement and Capital Projects Funds, they are created by the issuance of Bond Anticipation Notes (BANS) of \$55 million dollars collectively. When the BANS are converted to General Obligation Bonds, the proceeds will be recognized as other financing sources and that portion will reverse the negative fund balances. The Nathaniel Witherell Fund operates on a deficit basis and requires future subsidies to minimize the negative fund balance positions. The deficit in the remaining funds will be also offset with future subsidies.

The Nathaniel Witherell fund was previously recognized as a major governmental fund. For the year ended June 30, 2021, the Nathaniel Witherell Fund was classified as a nonmajor fund.

The General Fund is the chief operating fund of the Town. At the end of the current fiscal year, the unassigned fund balance of the general fund was \$47.2 million, while the total fund balance was \$74.1 million. The unassigned fund balance represents 10.45% of total General Fund expenditures, while total fund surplus represents 16.39% of that same amount. The Town has changed its Fund Balance Policy to maintenance of a ratio of 8% to 15% of budgeted General Fund expenditures compared to General Fund Balance on a budgetary basis. The budgetary General Fund balance was \$68.3 million on a budgetary basis compared to \$420,300,205 of budgeted expenditures on a budgetary basis. This translates into a ratio of 16.25%.

The fund balance of the Town's General Fund was \$74.1 million for the year ended 2021. In the current year, there was a net change in fund balance of \$5.4 million. The surplus was the net result of 1) large unexpected revenue surpluses in property tax, conveyance tax and building permit collections and 2) expenditure savings in the school system due to the COVID-19 pandemic reimbursements.

The Capital Projects Fund has a negative fund balance of (\$17.8) million, mainly due to the outstanding Bond Anticipation Notes outstanding to be converted to General Obligation Bond permanent financings.

The Sewer Improvement Fund has a negative fund balance of (\$3.7) million, mainly due to the pre-funding of 2003 Sewer Assessment debt by the General Fund. The negative balance will be eliminated at the end of the payback period by the homeowners.

**Proprietary Funds.** The Town's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. The Parking Fund had revenues of \$3.2 million, a very slight decrease of less than \$2,000 over the previous year, and expenses of \$2.8 million for the current fiscal year, a decrease of \$0.2 million from the prior year. The Parking Fund was only slightly impacted financially by COVID-19.

### General Fund Budgetary Highlights

The difference between the original budget and the final amended budget for expenditures was approximately \$0.9 million. The major additional appropriations and transfers approved during the year are summarized below:

There were miscellaneous appropriations for the Board of Education of \$0.1 million, Fixed Charges of \$0.3 million for insurance policy overruns, \$0.2 for the Town Clerk for additional COVID related expenses and \$0.2 for the Fire Department for a number of retirement payouts.

During the year, actual revenues and transfers on a budgetary basis were \$443.0 million, which were \$4.5 million more than budgetary estimates. There were two major accounting changes affecting revenue recognition; 1) Premium on Bonds for \$4.5 million were moved to offset debt service expenditures and 2) Employee Healthcare contributions were moved to offset healthcare expenditures. Although the Town budgeted \$19.1 million for use of fund balance, there were significant revenue surpluses as follows: 1) \$4.9 for property taxes, 2) \$1.7 million for building permit revenue, 3) \$5.7 million for conveyance taxes and 4) \$6.9 million for unbudgeted intergovernmental revenues. These surpluses collectively offset the \$19.1 million use of fund balance to create a \$4.5 million surplus.

Actual expenditures and transfers out, on a budgetary basis, totaled \$434.4 million, which were less than budgeted amounts by \$5.4 million. As stated earlier that there were two accounting changes that had a \$9.8 million impact on both revenues and expenditures. Premium on Bonds and Employee Healthcare contributions were previously budgeted as revenues and were moved to offset expenditures. The largest favorable variances were for employee benefits of \$3.0 million, workers' compensation savings of \$0.5 million and an overall salary savings of about \$4 million due to budgeting salaries at 100%. The Town historically budgets for all positions and, on average, has 35 to 45 vacancies. This translates to an additional savings of almost \$4.0 million dollars Town-wide. There was one large cost overrun for about \$0.5 million for increased insurance policy coverages.

It should be noted and notwithstanding the above noted revenue and expenditure surpluses that there were many revenue shortfalls and many offsetting expenditure savings created by the COVID-19 experience for this year.

### Capital Asset and Debt Administration

**Capital Assets.** As of June 30, 2021, the Town's investment in capital assets for its governmental and business-type activities amounted to \$824.4 million, net of accumulated depreciation. This investment in capital assets includes land, building and land improvements, machinery and equipment and infrastructure. The total increase in the Town's investment in capital assets for the current fiscal year was \$15.3 million or 2.1%.

| <b>TOWN OF GREENWICH, CONNECTICUT</b>                |                    |                 |                   |                    |                 |                   |
|--|--------------------|-----------------|-------------------|--------------------|-----------------|-------------------|
| <b>CAPITAL ASSETS (net of depreciation) (\$000s)</b> |                    |                 |                   |                    |                 |                   |
|  | June 30, 2021      |                 |                   | June 30, 2020      |                 |                   |
|  | Primary Government |                 |                   | Primary Government |                 |                   |
|  | Governmental       | Business-type   |                   | Governmental       | Business-type   |                   |
|  | Activities         | Activities      | Total             | Activities         | Activities      | Total             |
| Land   | \$ 64,665          | \$ 4,047        | \$ 68,712         | \$ 63,651          | \$ 4,047        | \$ 67,698         |
| Land Improvements                                    | 25,677             | 2,181           | 27,858            | 25,132             | 1,477           | 26,609            |
| Buildings  | 448,978            | -               | 448,978           | 445,352            | -               | 445,352           |
| Machinery and equipment                              | 50,621             | 51              | 50,672            | 48,441             | 51              | 48,492            |
| Infrastructure                                       | 219,703            | 594             | 220,297           | 216,508            | 638             | 217,146           |
| Construction in progress                             | 7,853              | -               | 7,853             | 3,368              | 379             | 3,747             |
| <b>Total</b>   | <b>\$ 817,497</b>  | <b>\$ 6,873</b> | <b>\$ 824,370</b> | <b>\$ 802,452</b>  | <b>\$ 6,592</b> | <b>\$ 809,044</b> |

Major capital asset events during the current fiscal year included the following:

- Board of Education maintenance (e.g., boilers, roofing, HVAC, etc.).
- Town-wide infrastructure maintenance (e.g., paving, drainage, etc.).

Additional information on the Town's capital assets can be found in Note 6 of this report.

**Long-Term Debt.** As of June 30, 2021, the Town had total long-term debt outstanding of \$144.4 million. All of this debt is backed by the full faith and credit of the Town.

| <b>TOWN OF GREENWICH, CONNECTICUT<br/>OUTSTANDING LONG-TERM DEBT (\$000s)</b> |                            |                             |                   |                            |                             |                   |
|---|----------------------------|-----------------------------|-------------------|----------------------------|-----------------------------|-------------------|
| June 30, 2021   |                            |                             |                   | June 30, 2020              |                             |                   |
| Primary Government  |                            |                             |                   | Primary Government         |                             |                   |
|   | Governmental<br>Activities | Business-type<br>Activities | Total             | Governmental<br>Activities | Business-type<br>Activities | Total             |
| General obligation bonds  | \$ 142,745                 | \$ -                        | \$ 142,745        | \$ 157,705                 | \$ -                        | \$ 157,705        |
| Notes payable   | 1,689                      | -                           | 1,689             | 2,150                      | -                           | 2,150             |
| <b>Total</b>  | <b>\$ 144,434</b>          | <b>\$ -</b>                 | <b>\$ 144,434</b> | <b>\$ 159,855</b>          | <b>\$ -</b>                 | <b>\$ 159,855</b> |

The Town's total long-term debt decreased by \$15.4 million during the current fiscal year. Additionally, the Town's balance of bond anticipations notes increased by \$5 million.

The Town maintains the following ratings from Wall Street's credit agencies for general obligation debt: an Aaa rating from Moody's Investors Service, and AAA from Standard and Poor's and Fitch.

The overall statutory debt limit for the Town is equal to seven times annual receipts from taxation or \$2,728,471,116. As of June 30, 2021, the Town recorded long-term debt of \$144.4 million related to governmental activities.

Additional information on the Town's long-term debt can be found in Note 8 of this report.

### **Economic Factors and Next Year's Budgets and Rates**

As of June 30, 2021, the unemployment rate for the Town was 4.8%, a decrease from that of 8.7% in the prior year. Connecticut's overall unemployment rate was 7.7% at June 30, 2021, down from 11.4% a year ago. The decreases in unemployment are directly attributed to the lessening of the COVID-19 spike from the prior year.

### **Requests for Information**

The financial report is designed to provide a general overview of the Town's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Comptroller, Town Hall, 101 Field Point Road, Greenwich, CT 06830.



## **Basic Financial Statements**



**Statement of Net Position**  
**June 30, 2021**

|   | Primary Government         |                             |                       |
|---|----------------------------|-----------------------------|-----------------------|
|   | Governmental<br>Activities | Business-Type<br>Activities | Total                 |
| <b>Assets</b>                                   |                            |                             |                       |
| Cash and cash equivalents                       | \$ 162,660,616             | \$ 1,646,824                | \$ 164,307,440        |
| Certificates of deposit                         | 21,193,246                 | -                           | 21,193,246            |
| Receivables, net:                               |                            |                             |                       |
| Property taxes                                  | 6,392,925                  | -                           | 6,392,925             |
| Accrued interest                                | 6,331,709                  | -                           | 6,331,709             |
| Special assessments                             | 8,372,329                  | -                           | 8,372,329             |
| Accounts receivable                             | 9,145,710                  | -                           | 9,145,710             |
| Due from Housing Authority                      | 790,910                    | -                           | 790,910               |
| Internal balances                               | 9,580                      | (9,580)                     | -                     |
| Due from fiduciary funds                        | 4,214,371                  | -                           | 4,214,371             |
| Inventory and prepaids                          | 42,386                     | -                           | 42,386                |
| Restricted cash and cash equivalents            | 28,767,807                 | -                           | 28,767,807            |
| Capital assets:                                 |                            |                             |                       |
| Capital assets, nondepreciable                  | 72,517,297                 | 4,047,002                   | 76,564,299            |
| Capital assets, net of accumulated depreciation | 744,978,755                | 2,825,788                   | 747,804,543           |
| <b>Total assets</b>                             | <b>1,065,417,641</b>       | <b>8,510,034</b>            | <b>1,073,927,675</b>  |
| Deferred outflows of resources:                 |                            |                             |                       |
| Deferred pension items                          | 20,707,168                 | -                           | 20,707,168            |
| Deferred OPEB items                             | 5,387,036                  | -                           | 5,387,036             |
| <b>Total deferred outflows of resources</b>     | <b>26,094,204</b>          | <b>-</b>                    | <b>26,094,204</b>     |
| <b>Liabilities</b>                              |                            |                             |                       |
| Accounts payable                                | 15,669,929                 | 101,596                     | 15,771,525            |
| Accrued expenses                                | 11,406,561                 | 43,459                      | 11,450,020            |
| Deposits held for others                        | 4,651,492                  | -                           | 4,651,492             |
| Due to State of Connecticut                     | 200,638                    | -                           | 200,638               |
| Unearned revenue                                | 19,231,901                 | -                           | 19,231,901            |
| Bond anticipation notes payable                 | 55,000,000                 | -                           | 55,000,000            |
| Long-term liabilities:                          |                            |                             |                       |
| Due within one year                             | 56,853,758                 | 24,883                      | 56,878,641            |
| Due in more than one year                       | 239,893,792                | 74,648                      | 239,968,440           |
| <b>Total liabilities</b>                        | <b>402,908,071</b>         | <b>244,586</b>              | <b>403,152,657</b>    |
| Deferred inflows of resources:                  |                            |                             |                       |
| Deferred pension items                          | 83,118,177                 | -                           | 83,118,177            |
| Deferred OPEB items                             | 17,128,308                 | -                           | 17,128,308            |
| Advance tax collections                         | 33,423,387                 | -                           | 33,423,387            |
| <b>Total deferred inflows of resources</b>      | <b>133,669,872</b>         | <b>-</b>                    | <b>133,669,872</b>    |
| Net position:                                   |                            |                             |                       |
| Net Investment in capital assets                | 631,687,551                | 6,872,790                   | 638,560,341           |
| Restricted for:                                 |                            |                             |                       |
| General government                              | 1,902,109                  | -                           | 1,902,109             |
| Unrestricted (deficit)                          | (78,655,758)               | 1,392,658                   | (77,263,100)          |
| <b>Total net position</b>                       | <b>\$ 554,933,902</b>      | <b>\$ 8,265,448</b>         | <b>\$ 563,199,350</b> |

See notes to financial statements.

**Statement of Activities  
For the Year Ended June 30, 2021**

| Functions/Programs                          | Expenses                | Program Revenues     |                                    |                                  | Net (Expense) Revenue and Changes in Net Position |                          |                       |
|---|-------------------------|----------------------|------------------------------------|----------------------------------|---|--------------------------|-----------------------|
|   |                         | Charges for Services | Operating Grants and Contributions | Capital Grants and Contributions | Primary Government                                |                          |                       |
|   |                         |                      |                                    |                                  | Governmental Activities                           | Business-type Activities | Total                 |
| Primary government:                         |                         |                      |                                    |                                  |   |                          |                       |
| Governmental activities:                    |                         |                      |                                    |                                  |   |                          |                       |
| General government                          | \$ (7,239,404)          | \$ 13,177,181        | \$ 1,970,706                       | \$ 1,015,260                     | \$ 8,923,743                                      | \$ -                     | \$ 8,923,743          |
| Public safety                               | (61,185,666)            | 1,271,457            | -                                  | -                                | (59,914,209)                                      | -                        | (59,914,209)          |
| Public works                                | (54,166,992)            | 9,059,584            | 1,530,622                          | 2,247,319                        | (41,329,467)                                      | -                        | (41,329,467)          |
| Health                                      | (27,288,931)            | 29,166,691           | 947,469                            | -                                | 2,825,229   | -                        | 2,825,229             |
| Human services                              | (11,002,958)            | 69,882               | 96,180                             | -                                | (10,836,896)                                      | -                        | (10,836,896)          |
| Schools                                     | (309,861,825)           | 2,237,136            | 79,356,278                         | 2,656,516                        | (225,611,895)                                     | -                        | (225,611,895)         |
| Libraries                                   | (15,178,158)            | 1,089,366            | -                                  | -                                | (14,088,792)                                      | -                        | (14,088,792)          |
| Parks and recreation                        | (20,773,787)            | 6,719,334            | -                                  | -                                | (14,054,453)                                      | -                        | (14,054,453)          |
| Interest on long-term debt                  | (1,872,333)             | -                    | -                                  | -                                | (1,872,333)                                       | -                        | (1,872,333)           |
| <b>Total governmental activities</b>        | <b>(508,570,054)</b>    | <b>62,790,631</b>    | <b>83,901,255</b>                  | <b>5,919,095</b>                 | <b>(355,959,073)</b>                              | <b>-</b>                 | <b>(355,959,073)</b>  |
| Business-type activities:                   |                         |                      |                                    |                                  |   |                          |                       |
| Parking                                     | (2,842,038)             | 3,217,661            | -                                  | -                                | -   | 375,623                  | 375,623               |
| <b>Total business-type activities</b>       | <b>(2,842,038)</b>      | <b>3,217,661</b>     | <b>-</b>                           | <b>-</b>                         | <b>-</b>  | <b>375,623</b>           | <b>375,623</b>        |
| <b>Total primary government</b>             | <b>\$ (511,412,092)</b> | <b>\$ 66,008,292</b> | <b>\$ 83,901,255</b>               | <b>\$ 5,919,095</b>              | <b>(355,959,073)</b>                              | <b>375,623</b>           | <b>(355,583,450)</b>  |
| General revenues:                           |                         |                      |                                    |                                  |   |                          |                       |
| Property taxes                              |                         |                      |                                    |                                  | 399,725,581                                       | -                        | 399,725,581           |
| Miscellaneous income                        |                         |                      |                                    |                                  | 274,132   | -                        | 274,132               |
| Investment earnings                         |                         |                      |                                    |                                  | 1,364,586   | 1,802                    | 1,366,388             |
| Transfers                                   |                         |                      |                                    |                                  | 700,000   | (700,000)                | -                     |
| <b>Total general revenues and transfers</b> |                         |                      |                                    |                                  | <b>402,064,299</b>                                | <b>(698,198)</b>         | <b>401,366,101</b>    |
| <b>Change in net position</b>               |                         |                      |                                    |                                  | <b>46,105,226</b>                                 | <b>(322,575)</b>         | <b>45,782,651</b>     |
| Net position - beginning (as restated)      |                         |                      |                                    |                                  | 508,828,676                                       | 8,588,023                | 517,416,699           |
| Net position - ending                       |                         |                      |                                    |                                  | <b>\$ 554,933,902</b>                             | <b>\$ 8,265,448</b>      | <b>\$ 563,199,350</b> |

See notes to financial statements.

**This page intentionally left blank.**

Town of Greenwich, Connecticut

Exhibit III

Balance Sheet – Governmental Funds  
June 30, 2021

|  | General               | Sewer<br>Improvement<br>Fund | Capital<br>Projects Fund | Nonmajor<br>Governmental | Total<br>Governmental<br>Funds |
|--|-----------------------|------------------------------|--------------------------|--------------------------|--------------------------------|
| <b>Assets</b>  |                       |                              |                          |                          |                                |
| Cash and cash equivalents  | \$ 106,122,497        | \$ 334,510                   | \$ 28,767,807            | \$ 51,644,592            | \$ 186,869,406                 |
| Certificates of deposit  | 21,193,246            | -                            | -                        | -                        | 21,193,246                     |
| Receivables, net of allowance for<br>collection losses:                                      |                       |                              |                          |                          |                                |
| Property taxes   | 6,253,408             | 13,926                       | -                        | 125,591                  | 6,392,925                      |
| Special assessments  | -                     | 8,372,329                    | -                        | -                        | 8,372,329                      |
| Accrued interest   | -                     | 230,370                      | -                        | -                        | 230,370                        |
| Accounts receivable  | 1,148,444             | -                            | -                        | 7,997,266                | 9,145,710                      |
| Due from Housing Authority   | 526,125               | -                            | -                        | 264,785                  | 790,910                        |
| Inventory  | -                     | -                            | -                        | 42,386                   | 42,386                         |
| Due from other funds   | 18,778,553            | -                            | 14,159,440               | 3,363,983                | 36,301,976                     |
| <b>Total assets</b>  | <b>\$ 154,022,273</b> | <b>\$ 8,951,135</b>          | <b>\$ 42,927,247</b>     | <b>\$ 63,438,603</b>     | <b>\$ 269,339,258</b>          |
| <b>Liabilities</b>   |                       |                              |                          |                          |                                |
| Accounts payable   | \$ 5,794,680          | \$ 69                        | \$ 4,999,214             | \$ 1,912,764             | \$ 12,706,727                  |
| Accrued liabilities  | 10,750,865            | -                            | -                        | 655,696                  | 11,406,561                     |
| Deposits held for others   | 4,424,221             | -                            | -                        | 227,271                  | 4,651,492                      |
| Due to State of Connecticut  | -                     | -                            | -                        | 200,638                  | 200,638                        |
| Due to other funds   | 17,523,702            | 4,040,457                    | 707,438                  | 9,806,428                | 32,078,025                     |
| Unearned revenues  | 2,400,569             | -                            | -                        | 16,831,332               | 19,231,901                     |
| Bond anticipation notes payable  | -                     | -                            | 55,000,000               | -                        | 55,000,000                     |
| <b>Total liabilities</b>   | <b>40,894,037</b>     | <b>4,040,526</b>             | <b>60,706,652</b>        | <b>29,634,129</b>        | <b>135,275,344</b>             |
| Deferred inflows of resources:   |                       |                              |                          |                          |                                |
| Advanced tax collections   | 32,770,169            | 75,542                       | -                        | 577,676                  | 33,423,387                     |
| Unavailable revenue  | 6,273,182             | 8,541,278                    | -                        | 4,426,847                | 19,241,307                     |
| <b>Total deferred inflows of<br/>resources</b>   | <b>39,043,351</b>     | <b>8,616,820</b>             | <b>-</b>                 | <b>5,004,523</b>         | <b>52,664,694</b>              |
| Fund balances (deficits):  |                       |                              |                          |                          |                                |
| Nonspendable   | 5,707,652             | -                            | -                        | 42,386                   | 5,750,038                      |
| Restricted   | -                     | -                            | -                        | 1,902,109                | 1,902,109                      |
| Committed  | -                     | -                            | -                        | 35,195,411               | 35,195,411                     |
| Assigned   | 26,844,494            | -                            | -                        | -                        | 26,844,494                     |
| Unassigned   | 41,532,739            | (3,706,211)                  | (17,779,405)             | (8,339,955)              | 11,707,168                     |
| <b>Total fund balances<br/>(deficits)</b>  | <b>74,084,885</b>     | <b>(3,706,211)</b>           | <b>(17,779,405)</b>      | <b>28,799,951</b>        | <b>81,399,220</b>              |
| <b>Total liabilities, deferred<br/>inflows of resources and<br/>fund balances (deficits)</b> | <b>\$ 154,022,273</b> | <b>\$ 8,951,135</b>          | <b>\$ 42,927,247</b>     | <b>\$ 63,438,603</b>     | <b>\$ 269,339,258</b>          |

(Continued)

**Balance Sheet – Governmental Funds (Continued)**  
**June 30, 2021**

---

Reconciliation of the balance sheet – governmental funds to the statement of activities:

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

|  |    |            |
|--|----|------------|
| Fund balances – total governmental funds (Exhibit III) | \$ | 81,399,220 |
|--|----|------------|

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

|                               |                      |             |
|-------------------------------|----------------------|-------------|
| Governmental capital assets   | \$ 1,348,916,086     |             |
| Less accumulated depreciation | <u>(531,420,034)</u> |             |
|                               |                      | 817,496,052 |

Certain assets are not available to pay for current-period expenditures and, therefore, are deferred or not recorded in the funds:

|   |  |            |
|---|--|------------|
| Property tax receivables not collected in 60 days         |  | 5,424,133  |
| Assessments and other receivables not currently available |  | 13,817,174 |
| Interest receivable on property taxes                     |  | 6,101,339  |

Deferred outflows and inflows related to pension and OPEB benefits

|                        |  |              |
|------------------------|--|--------------|
| Deferred pension items |  | 20,707,168   |
| Deferred OPEB items    |  | 5,387,036    |
| Deferred pension items |  | (83,118,177) |
| Deferred OPEB items    |  | (17,128,308) |

Internal service funds are used by management to charge the costs of risk management to individual funds. The assets and liabilities of the internal service funds are reported with governmental activities in the statement of activities.

4,559,017

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

|                           |  |                    |
|---------------------------|--|--------------------|
| Bonds payable             |  | (142,745,000)      |
| Net OPEB liability        |  | (23,230,459)       |
| Net pension liability     |  | (42,409,695)       |
| Interest payable on bonds |  | (2,963,202)        |
| Premiums on bonds         |  | (16,767,646)       |
| Clean water fund notes    |  | (1,689,129)        |
| Compensated absences      |  | (16,112,279)       |
| Self-insurance claims     |  | (11,193,342)       |
| Pollution remediation     |  | (40,000,000)       |
| Other claims              |  | <u>(2,600,000)</u> |

|  |    |                           |
|--|----|---------------------------|
| Net position of governmental activities (Exhibit I): | \$ | <u><u>554,933,902</u></u> |
|--|----|---------------------------|

See notes to financial statements.

**Statement of Revenues, Expenditures and Changes in Fund Balances (Deficits) – Governmental Funds  
For the Year Ended June 30, 2021**

|  | General            | Sewer<br>Improvement<br>Fund | Capital<br>Projects Fund | Other<br>Governmental<br>Funds | Total<br>Governmental<br>Funds |
|--|--------------------|------------------------------|--------------------------|--------------------------------|--------------------------------|
| <b>Revenues:</b>   |                    |                              |                          |                                |                                |
| Property taxes   | \$ 389,781,588     | \$ 3,236,183                 | \$ -                     | \$ 8,447,931                   | \$ 401,465,702                 |
| Licenses and permits   | 5,983,877          | -                            | -                        | 1,060,479                      | 7,044,356                      |
| Fines, forfeitures and penalties                                 | 1,056,988          | -                            | -                        | -                              | 1,056,988                      |
| Other revenues   | 1,089,801          | -                            | -                        | 1,308,271                      | 2,398,072                      |
| Charges for services   | 21,270,860         | 16,052                       | -                        | 30,148,177                     | 51,435,089                     |
| Use of money and property  | 1,280,974          | 2,051                        | 49,972                   | 31,589                         | 1,364,586                      |
| Intergovernmental revenues                                       | 34,552,054         | -                            | 3,407,611                | 12,335,055                     | 50,294,720                     |
| <b>Total revenues</b>  | <b>455,016,142</b> | <b>3,254,286</b>             | <b>3,457,583</b>         | <b>53,331,502</b>              | <b>515,059,513</b>             |
| <b>Expenditures:</b>   |                    |                              |                          |                                |                                |
| <b>Current:</b>  |                    |                              |                          |                                |                                |
| General government   | 26,830,173         | -                            | -                        | 1,782,637                      | 28,612,810                     |
| Public safety  | 64,467,102         | -                            | -                        | 112,634                        | 64,579,736                     |
| Public works   | 30,384,226         | -                            | -                        | 4,592,257                      | 34,976,483                     |
| Health   | 4,843,490          | -                            | -                        | 21,608,589                     | 26,452,079                     |
| Human services   | 11,002,958         | -                            | -                        | -                              | 11,002,958                     |
| Schools  | 237,351,146        | -                            | -                        | 11,827,066                     | 249,178,212                    |
| Libraries  | 14,901,913         | -                            | -                        | -                              | 14,901,913                     |
| Parks and recreation   | 16,559,225         | -                            | -                        | 1,454,981                      | 18,014,206                     |
| <b>Debt service:</b>   |                    |                              |                          |                                |                                |
| State loan repayment – principal                                 | -                  | 500,098                      | -                        | -                              | 500,098                        |
| Principal retirements  | 39,932,800         | 2,938,400                    | -                        | 1,148,800                      | 44,020,000                     |
| Interest and other charges                                       | 5,761,724          | 879,789                      | -                        | 684,831                        | 7,326,344                      |
| Capital outlay   | -                  | 201,901                      | 47,889,494               | 4,055,943                      | 52,147,338                     |
| <b>Total expenditures</b>  | <b>452,034,757</b> | <b>4,520,188</b>             | <b>47,889,494</b>        | <b>47,267,738</b>              | <b>551,712,177</b>             |
| <b>Excess (deficiency) of<br/>revenues over<br/>expenditures</b> | <b>2,981,385</b>   | <b>(1,265,902)</b>           | <b>(44,431,911)</b>      | <b>6,063,764</b>               | <b>(36,652,664)</b>            |
| <b>Other financing sources (uses):</b>                           |                    |                              |                          |                                |                                |
| Issuance of bonds  | -                  | -                            | 30,000,000               | -                              | 30,000,000                     |
| Issuance of refunding bonds                                      | -                  | 10,740,000                   | -                        | -                              | 10,740,000                     |
| Payment to escrow agent  | -                  | (11,735,963)                 | -                        | -                              | (11,735,963)                   |
| Premium on bonds   | -                  | 1,076,240                    | 4,335,720                | -                              | 5,411,960                      |
| Transfers in   | 13,533,915         | 1,270,000                    | 4,369,298                | 6,186,784                      | 25,359,997                     |
| Transfers out  | (11,100,000)       | -                            | (4,882,938)              | (8,677,059)                    | (24,659,997)                   |
| <b>Total other financing<br/>sources (uses)</b>                  | <b>2,433,915</b>   | <b>1,350,277</b>             | <b>33,822,080</b>        | <b>(2,490,275)</b>             | <b>35,115,997</b>              |
| <b>Net changes in fund<br/>balances (deficits)</b>               | <b>5,415,300</b>   | <b>84,375</b>                | <b>(10,609,831)</b>      | <b>3,573,489</b>               | <b>(1,536,667)</b>             |
| Fund balances (deficits), beginning (as restated)                | 68,669,585         | (3,790,586)                  | (7,169,574)              | 25,226,462                     | 82,935,887                     |
| Fund balances (deficits), ending                                 | \$ 74,084,885      | \$ (3,706,211)               | \$ (17,779,405)          | \$ 28,799,951                  | \$ 81,399,220                  |

(Continued)



**Statement of Revenues, Expenditures and Changes in Fund Balances (Deficits) –  
Governmental Funds (Continued)  
For the Year Ended June 30, 2021**

Reconciliation of the statement of revenues, expenditures and changes in fund balances (deficits) to the statement of activities:

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

|  |                      |
|--|----------------------|
| Net change in fund balances (deficits) – total governmental funds (Exhibit IV)   | \$ (1,536,667)       |
| Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.  |                      |
| Capital outlay   | 50,460,013           |
| Depreciation expense   | (35,318,422)         |
| Loss on disposal of capital assets   | (96,532)             |
| Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.   |                      |
| Change in property taxes and assessments collected after 60 days   | (293,689)            |
| Change in other receivables  | 582,811              |
| Change in interest receivable on property taxes  | 185,893              |
| Deferred outflows and inflows related to pension and OPEB benefits   |                      |
| Change in deferred pension expense   | (9,768,309)          |
| Change in deferred OPEB expense  | 4,461,435            |
| Change in deferred OPEB credit   | (3,848,675)          |
| Change in deferred pension credit  | (82,676,684)         |
| The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The following is a listing of the differences: |                      |
| Issuance of debt   | (40,740,000)         |
| Premium on debt issuance   | (5,411,960)          |
| Deferred loss on refunding   | (263,221)            |
| Amortization of premium on refunding bond  | 492,020              |
| Amortization of premium on general obligation bonds  | 4,427,530            |
| Principal payments   | 56,161,303           |
| Accrued interest   | 853,645              |
| Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.  |                      |
| Change in long-term compensated absences   | 456,769              |
| Change in net pension liability  | 113,413,246          |
| Change in net OPEB liability   | 3,035,296            |
| Change in pollution remediation  | (12,000,000)         |
| Change in accrued self-insurance claims  | 618,503              |
| Internal service funds are used by management to charge costs to individual funds. The net income of certain activities of internal service funds is reported with governmental activities.  |                      |
|  | <u>2,910,921</u>     |
| Change in net position of governmental activities (Exhibit II)   | <u>\$ 46,105,226</u> |

See notes to financial statements.

**Statement of Net Position – Proprietary Funds  
June 30, 2021**

|   | Business-Type<br>Activities | Governmental<br>Activities |
|---|-----------------------------|----------------------------|
|   | Enterprise<br>Fund          | Internal Service<br>Fund   |
|   | Parking<br>Fund             | Risk Reserve<br>Fund       |
| <b>Assets</b>                                   |                             |                            |
| Current assets:                                 |                             |                            |
| Cash and cash equivalents                       | \$ 1,646,824                | \$ 4,559,017               |
| <b>Total current assets</b>                     | <u>1,646,824</u>            | <u>4,559,017</u>           |
| Noncurrent assets:                              |                             |                            |
| Capital assets, nondepreciable                  | 4,047,002                   | -                          |
| Capital assets, net of accumulated depreciation | 2,825,788                   | -                          |
| <b>Total noncurrent assets</b>                  | <u>6,872,790</u>            | <u>-</u>                   |
| <b>Total assets</b>                             | <u>8,519,614</u>            | <u>4,559,017</u>           |
| <b>Liabilities</b>                              |                             |                            |
| Current liabilities:                            |                             |                            |
| Accounts payable                                | 101,596                     | -                          |
| Accrued liabilities                             | 43,459                      | -                          |
| Due to other funds                              | 9,580                       | -                          |
| Compensated absences                            | 24,883                      | -                          |
| <b>Total current liabilities</b>                | <u>179,518</u>              | <u>-</u>                   |
| Long-term liabilities:                          |                             |                            |
| Compensated absences                            | 74,648                      | -                          |
| <b>Total liabilities</b>                        | <u>254,166</u>              | <u>-</u>                   |
| Fund net position:                              |                             |                            |
| Net investment in capital assets                | 6,872,790                   | -                          |
| Unrestricted                                    | 1,392,658                   | 4,559,017                  |
| <b>Total fund net position</b>                  | <u>\$ 8,265,448</u>         | <u>\$ 4,559,017</u>        |

See notes to financial statements.

**Statement of Revenues, Expenses and Changes in Fund Net Position (Deficit) – Proprietary Funds  
For the Year Ended June 30, 2021**

|                                    | Business-Type                         | Governmental                                     |
|------------------------------------|---------------------------------------|--|
|                                    | Activities                            | Activities                                       |
|                                    | Enterprise<br>Fund<br>Parking<br>Fund | Internal Service<br>Fund<br>Risk Reserve<br>Fund |
| Operating revenues:                |                                       |  |
| Meters and parking licenses        | \$ 2,997,005                          | \$ -   |
| Miscellaneous                      | 220,656                               | -  |
| Charges for services               | -                                     | 3,000,000  |
| <b>Total operating revenues</b>    | <b>3,217,661</b>                      | <b>3,000,000</b>                                 |
| Operating expenses:                |                                       |  |
| Parking – operating costs          | 856,907                               | -  |
| Salaries expense                   | 1,738,938                             | -  |
| Claims                             | -                                     | 92,190   |
| Depreciation                       | 246,193                               | -  |
| <b>Total operating expenses</b>    | <b>2,842,038</b>                      | <b>92,190</b>                                    |
| <b>Operating income</b>            | <b>375,623</b>                        | <b>2,907,810</b>                                 |
| Nonoperating revenues:             |                                       |  |
| Interest income                    | 1,802                                 | 3,111  |
| <b>Total nonoperating revenues</b> | <b>1,802</b>                          | <b>3,111</b>                                     |
| <b>Net income before transfers</b> | <b>377,425</b>                        | <b>2,910,921</b>                                 |
| Transfers out                      | (700,000)                             | -  |
| <b>Change in fund net position</b> | <b>(322,575)</b>                      | <b>2,910,921</b>                                 |
| Fund net position, beginning       | 8,588,023                             | 1,648,096  |
| Fund net position, ending          | <b>\$ 8,265,448</b>                   | <b>\$ 4,559,017</b>                              |

See notes to financial statements.

**Statement of Cash Flows – Proprietary Funds  
For the Year Ended June 30, 2021**

|   | Business-Type<br>Activities | Governmental<br>Activities |
|---|-----------------------------|----------------------------|
|   | Enterprise<br>Fund          | Internal Service<br>Fund   |
|   | Parking<br>Fund             | Risk Reserve<br>Fund       |
| <b>Cash flows from operating activities:</b>  |                             |                            |
| Receipts from customers and users   | \$ 3,217,661                | \$ 3,000,000               |
| Payments for claims   | -                           | (92,190)                   |
| Payments to employees   | (1,726,013)                 | -                          |
| Payments to suppliers   | (1,208,174)                 | -                          |
| <b>Net cash provided by operating activities</b>  | <b>283,474</b>              | <b>2,907,810</b>           |
| <b>Cash flows from capital and related financing activities:</b>                        |                             |                            |
| Purchase of property and equipment  | (527,450)                   | -                          |
| <b>Net cash used in capital and related financing activities</b>                        | <b>(527,450)</b>            | <b>-</b>                   |
| <b>Cash flows from noncapital financing activities:</b>                                 |                             |                            |
| Transfers out   | (700,000)                   | -                          |
| <b>Net cash used in noncapital financing activities</b>                                 | <b>(700,000)</b>            | <b>-</b>                   |
| <b>Cash flows from investing activities:</b>  |                             |                            |
| Interest received on investments  | 1,802                       | 3,111                      |
| <b>Net cash provided by investing activities</b>  | <b>1,802</b>                | <b>3,111</b>               |
| <b>Net (decrease) increase in cash and cash equivalents</b>                             | <b>(942,174)</b>            | <b>2,910,921</b>           |
| <b>Cash and cash equivalents:</b>   |                             |                            |
| Beginning   | 2,588,998                   | 1,648,096                  |
| Ending  | <u>\$ 1,646,824</u>         | <u>\$ 4,559,017</u>        |
| <b>Reconciliation of operating income to net cash provided by operating activities:</b> |                             |                            |
| Operating income  | \$ 375,623                  | \$ 2,907,810               |
| Adjustments to reconcile operating income to net cash provided by operating activities: |                             |                            |
| Depreciation  | 246,193                     | -                          |
| Changes in assets and liabilities:  |                             |                            |
| Decrease in accounts payable  | (343,957)                   | -                          |
| Increase in accrued expenses  | 11,066                      | -                          |
| Increase in compensated absences  | 1,858                       | -                          |
| Decrease in due to other funds  | (7,309)                     | -                          |
| <b>Net cash provided by operating activities</b>  | <b>\$ 283,474</b>           | <b>\$ 2,907,810</b>        |

See notes to financial statements.

**Statement of Fiduciary Net Position – Fiduciary Funds  
June 30, 2021**

|   | Fiduciary<br>Trust Funds     |
|---|------------------------------|
| <b>Assets</b>                               |                              |
| Cash and cash equivalents                   | \$ 20,748,596                |
| Accounts receivable                         | 2,793,455                    |
| Investments:                                |                              |
| Alternatives                                | 173,261,879                  |
| Collective investment trusts - equities     | 27,555,445                   |
| Collective investment trusts - fixed income | 15,127,937                   |
| Common stock                                | 128,461,044                  |
| Exchanged traded funds                      | 138,982,008                  |
| Fixed income                                | 27,929,775                   |
| U.S. Treasury bill                          | 149,586,511                  |
| <b>Total assets</b>                         | <u>684,446,650</u>           |
| <b>Liabilities</b>                          |                              |
| Accounts payable                            | 4,884,837                    |
| Due to other funds                          | 4,214,371                    |
| <b>Total liabilities</b>                    | <u>9,099,208</u>             |
| Net position:                               |                              |
| Restricted for OPEB benefits                | 39,372,002                   |
| Restricted for pension benefits             | 635,975,440                  |
| <b>Total net position</b>                   | <u><u>\$ 675,347,442</u></u> |

See notes to financial statements.

**Statement of Changes in Fiduciary Net Position – Fiduciary Funds  
For the Year Ended June 30, 2021**

|   | Fiduciary<br>Trust Funds     |
|---|------------------------------|
| <hr/>   |                              |
| Additions:                                    |                              |
| Contributions:                                |                              |
| Employer                                      | \$ 29,578,768                |
| Plan members                                  | 5,067,612                    |
| Miscellaneous                                 | 478,502                      |
| <b>Total contributions</b>                    | <u>35,124,882</u>            |
| Investment income:                            |                              |
| Net appreciation in fair value of investments | 152,937,252                  |
| Interest and dividends                        | 8,021,622                    |
|   | <u>160,958,874</u>           |
| Less investment expenses:                     |                              |
| Investment management fees                    | 751,553                      |
| <b>Net investment income</b>                  | <u>160,207,321</u>           |
| <b>Total additions</b>                        | <u>195,332,203</u>           |
| Deductions:                                   |                              |
| Benefits                                      | 40,908,105                   |
| Administrative costs                          | 626,732                      |
| Contributions refunded                        | 176,327                      |
| <b>Total deductions</b>                       | <u>41,711,164</u>            |
| <b>Net increase</b>                           | 153,621,039                  |
| Restricted net position:                      |                              |
| Beginning of year                             | <u>521,726,403</u>           |
| End of year                                   | <u><u>\$ 675,347,442</u></u> |

See notes to financial statements.

## Town of Greenwich, Connecticut

### Notes to Financial Statements

---

#### Note 1. Summary of Significant Accounting Policies

**Reporting entity:** The Town of Greenwich, Connecticut (the Town) was incorporated in 1656 under the provisions of the Connecticut General Statutes. The Town operates under and is governed by a Representative Town Meeting (RTM), Board of Estimate and Taxation (BET) and Board of Selectmen. The Town provides a full range of services including public safety, street maintenance and sanitation, health and human services, public parks and recreation, library, education, culture, public improvement, planning, zoning, sewer and general administrative services to its residents.

Accounting principles generally accepted in the United States of America (GAAP) require that the reporting entity include the primary government and its component units, entities for which the government is considered to be financially accountable, all organizations for which the primary government is financially accountable, and other organizations which by the nature and significance of their relationship with the primary government would cause the financial statements to be incomplete or misleading if excluded. The Town has no component units as defined by the Government Accounting Standards Board (GASB).

**Basis of presentation:** The accompanying financial statements conform to GAAP as applicable to governments. The GASB is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the Town's accounting policies are described below.

**Accounting standards adopted in the current year:** In January 2017, the GASB issued Statement No. 84, *Fiduciary Activities* (GASB 84). The objective of this statement is to improve guidance regarding the identification of fiduciary activities for accounting and financial reporting purposes and how those activities should be reported. This statement established criteria for identifying fiduciary activities of all state and local governments. The focus of the criteria generally is on (1) whether a government is controlling the assets of the fiduciary activity and (2) the beneficiaries with whom a fiduciary relationship exists. Separate criteria are included to identify fiduciary component units and postemployment benefit arrangements that are fiduciary activities. The requirements of this statement are effective for the Town's reporting period beginning July 1, 2020.

The Town has implemented provisions of GASB 84 in the accompanying financial statements on a retrospective basis. Accordingly, an adjustment has been recorded to increase the fund balance of the nonmajor governmental funds and net position of governmental activities at June 30, 2020 in the amount of \$967,388.

The GASB issued Statement No. 98, *The Annual Comprehensive Financial Report* in October 2021. The requirements of this Statement are effective for fiscal years ending after December 15, 2021. The Town early implemented GASB 98 in the current fiscal year financial statements.

**Government-wide and fund financial statements:** The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

## Town of Greenwich, Connecticut

### Notes to Financial Statements

---

#### Note 1. Summary of Significant Accounting Policies (Continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

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

**Measurement focus, basis of accounting and financial statement presentation:** The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund and fiduciary fund financial statements.

Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period.

For this purpose, the Town considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Property taxes when levied for, intergovernmental revenue when eligibility requirements are met, licenses, charges for services and interest associated with the current fiscal period are all considered to be measurable and so have been recognized as revenue of the current fiscal period, if available. All other revenue items are considered to be measurable only when cash is received by the Town.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, pension, other post-employment benefit obligations, claims and judgments, are recorded only when payment is due (matured).

The Town reports the following major governmental funds:

**General Fund:** The General Fund is the major operating fund of the Town. All unrestricted resources except those required to be accounted for in another fund are accounted for in this fund. The General Fund pays all general operating expenditures, debt service and the capital improvement costs of the Town which are not paid through other funds. The fund will also liquidate the liability for compensated absences, net pension obligation, and other post-employment benefit obligations.



## Town of Greenwich, Connecticut

### Notes to Financial Statements

---

#### Note 1. Summary of Significant Accounting Policies (Continued)

**Sewer Improvement Fund:** This fund is authorized by Special Act No. 292 or 1949 (Town Charter or Code) to build sanitary sewers for the Town and benefited property owners. Expenditures are made for the construction of new sewers and the reconstruction of existing sewers. The major sources of revenue for this fund are special assessments levied to benefited property owners, issuance of connection (and other special) permits, a special property tax, if needed, and Federal and State grants/loans. The Town chose to continue to report this fund as major despite no longer meeting the thresholds based on GASB 34, *Basic Financial Statements – and Management’s Discussion and Analysis – for State and Local Governments*.

**Capital Projects Fund:** This fund is used to account for various acquisitions, renovations and construction projects. The major sources of revenue for this fund are capital grants and the proceeds from the issuance of general obligation bonds.

The Town reports the following major enterprise funds:

**Parking Fund:** This fund accounts for all the operations of public parking areas covered under the Public Parking Special Act. The primary source of revenue for this fund is parking permits/fees.

Additionally, the Town reports the following fund types:

**Internal Service Fund:** Risk Reserve is used to accumulate funds to pay for future unanticipated claims against the Town.

**Pension Trust Funds:** account for the activities of the Town’s defined benefit pension plans, which accumulate resources for pension benefit payments to qualified employees.

**Other Postemployment Benefit (OPEB) Trust Fund:** accounts for monies used to fund retirees’ health benefits.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the parking fund and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as program revenues include: 1) charges to customers or applicants for goods, services or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services in connection with a proprietary fund’s principal ongoing operations. The principal operating revenues of the proprietary funds are charges to customers for services. Operating expenses for the funds include the cost of operations and maintenance, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

**Cash equivalents:** The Town considers all highly liquid investments and those with original maturities of three months or less when purchased to be cash equivalents.

**Restricted cash:** Certain assets are classified as restricted because their use is limited. Restricted cash is to be used for construction purposes.

## Town of Greenwich, Connecticut

### Notes to Financial Statements

---

#### Note 1. Summary of Significant Accounting Policies (Continued)

**Investments:** Investments are primarily stated at fair value as defined below. Investment income is recognized when earned and gains and losses on sales or exchanges of investments are recognized on the transaction date. Unrealized gains and losses due to appreciation and depreciation of pension and OPEB plan assets are also recognized at fiscal year-end between reporting periods.

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

The Connecticut State Treasurer's Short-Term Investment Fund (STIF) is an investment pool managed by the State of Connecticut Office of the State Treasurer. Investments must be made in instruments authorized by Connecticut General Statutes (the Statutes) 3-27c through 3-27e. Investment guidelines are adopted by the State Treasurer. The cash portfolio adheres to GASB Statement No. 79, *Certain Investment Pools and Pool Participants* establishes accounting and financial reporting standards for state and local governments that participate in a qualifying external investment pool that values for financial reporting purposes all of its investments at amortized cost.

**Fair value:** The Town uses fair value measurements to record fair value adjustments to certain assets and to determine fair value disclosures. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Fair value is best determined based upon quoted market prices. However, in certain instances, there are no quoted market prices for certain assets or liabilities. In cases where quoted market prices are not available, fair values are based on estimates using present value or other valuation techniques. Those techniques are significantly affected by the assumptions used, including the discount rate and estimates of future cash flows.

Fair value measurements focus on exit prices in an orderly transaction (that is, not a forced liquidation or distressed sale) between market participants at the measurement date under current market conditions. If there has been a significant decrease in the volume and level of activity for the asset or liability, a change in valuation technique or the use of multiple valuation techniques may be appropriate. In such instances, determining the price at which willing market participants would transact at the measurement date under current market conditions depends on the facts and circumstances and requires the use of significant judgment.

The Town's fair value measurements are classified into a fair value hierarchy based on the markets in which the assets and liabilities are traded and the reliability of the assumptions used to determine fair value.

The three categories within the hierarchy are as follows:

**Level 1:** Quoted prices in active markets for identical assets and liabilities.

**Level 2:** Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly, including quoted prices for similar assets or liabilities in active markets, quoted prices for identical or similar assets or liabilities in markets that are not active, interest rates and yield curves observable at commonly quoted intervals, implied volatilities, credit spreads, and market-corroborated inputs.

## Town of Greenwich, Connecticut

### Notes to Financial Statements

---

#### Note 1. Summary of Significant Accounting Policies (Continued)

**Level 3:** Unobservable inputs shall be used to measure fair value to the extent that relevant observable inputs are not available, thereby allowing for situations in which there is little, if any, market activity for the asset or liability at the measurement date. Level 3 assets and liabilities include financial instruments whose value is determined using pricing models, discounted cash flows methodologies, or similar techniques, as well as instruments for which the determination of fair value requires significant management judgement.

**Investments measured at the net asset value (NAV):** Investments valued using the NAV per share (or its equivalent) as a practical expedient are considered “alternative investments” and, unlike more traditional investments, generally do not have readily obtainable market values and take the form of limited partnerships. The Town values these investments based on the partnerships’ audited financial statements. If June 30 statements are available, those values are used preferentially. However, some partnerships have fiscal years ending at other than June 30. If June 30 valuations are not available, the value is progressed from the most recently available valuation taking into account subsequent calls and distributions

See Note 2 for additional information regarding fair value.

**Accounting estimates:** The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets, deferred outflows of resources and contingent liabilities and deferred inflows of resources at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**Allowance for doubtful accounts:** Accounts and notes receivable, including property taxes receivable, for the primary government are reported net of allowance for doubtful accounts. The allowance for doubtful accounts represents those accounts that are deemed uncollectible based upon past collection history and an assessment of the debtor’s ability to pay.

**Interfunds:** Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either due to/from other funds (i.e., the current portion of interfund loans) or advances to/from other funds (i.e., the noncurrent portion of interfund loans).

**Property taxes:** The Town’s property tax is levied each July 1, on the assessed value listed on the prior October 1 Grand List for all taxable property located in the Town. Although taxes are levied in June, the legal right to attach the property does not exist until July 1. Therefore, taxes are due and payable in equal installments on July 1 and January 1, following the date of the Grand List. Interest of 1½ percent per month is charged on delinquent taxes.

Liens are effective on the attachment date and are continued by filing prior to the following levy date. Additional property taxes are assessed for motor vehicles registered subsequent to the Grand List date through July 31 and are payable in one installment due January 1. Property tax receivables are reported net of an allowance for uncollected receivables. An amount of \$1,615,488 has been established as an allowance for uncollectible taxes. At June 30, 2021, this represents approximately 20.5% of all property taxes receivable.

**Inventories:** Inventories of government fund types are stated at cost using the consumption method on the first-in, first-out basis.

## Town of Greenwich, Connecticut

### Notes to Financial Statements

---

#### Note 1. Summary of Significant Accounting Policies (Continued)

**Capital assets:** Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, bridges, sidewalks and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements and the proprietary fund financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 for equipment purchased with federal grant money, \$10,000 for machinery and equipment and \$25,000 for buildings and improvements with an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation.

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

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the Town is depreciated using the straight-line method over the following estimated useful lives:

| <u>Assets</u>                | <u>Years</u> |
|------------------------------|--------------|
| Buildings                    | 50           |
| Land improvements            | 20           |
| Public domain infrastructure | 20-50        |
| Machinery and equipment      | 5-20         |

Capital assets are reported as expenditures and no depreciation expense is reported in the governmental fund financial statements.

**Compensated absences:** A number of Town employees accumulate vacation, sick and compensatory leave hours for subsequent use or for payment upon termination or retirement. Vacation, sick and compensatory leave expenses to be paid in future periods are accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only for the amounts that have become due. Amounts for compensated absences are generally liquidated by the General Fund.

**Deferred outflows/inflows of resources:** In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position or fund balance that applies to a future period or periods and so will not be recognized as an outflow of resources (expense/expenditure) until then. The Town reports a deferred charge on refunding and deferred outflows related to pension and OPEB in the government-wide statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. A deferred outflow of resources related to pension and OPEB results from differences between expected and actual experience, changes in assumptions or other inputs. These amounts are deferred and included in pension and OPEB expense in a systematic and rational manner.

## Town of Greenwich, Connecticut

### Notes to Financial Statements

---

#### Note 1. Summary of Significant Accounting Policies (Continued)

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position or fund balance that applies to a future period or periods and so will not be recognized as an inflow of resources (revenue) until that time. The Town reports a deferred inflow of resources related to pensions and OPEB in the government-wide statement of net position. A deferred inflow of resources related to pension and OPEB results from differences between expected and actual experience, changes in assumptions or other inputs. These amounts are deferred and included in pension and OPEB expense in a systematic and rational manner. Also, for governmental funds, the Town reports unavailable revenue, which arises only under the modified accrual basis of accounting. The governmental funds report unavailable revenues from property taxes and special assessments. These amounts are deferred and recognized as an inflow of resources (revenue) in the period during which the amounts become available. Advance property tax collections represent taxes inherently associated with a future period. This amount is recognized during the period in which the revenue is associated.

**Long-term obligations:** In the government-wide and proprietary fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities or proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight line method. Bonds payable are reported include bond premium or discount. Bond issuance costs are expensed as incurred.

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

**Fund equity and net position:** Equity in the government-wide and proprietary and fiduciary fund financial statements is defined as “net position” and is classified in the following categories:

**Net investment in capital assets:** This component of net position consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, notes or other borrowings that are attributable to the acquisition, construction or improvement of those assets plus any unspent bond proceeds. Deferred outflows of resources and deferred inflows of resources that are attributable to the acquisition, construction, or improvement of those assets or related debt are included in this component of net position.

**Restricted net position:** These amounts are restricted to specific purposes when constraints placed on the use of resources are either (a) externally imposed by creditors (such as debt covenants), grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislations.

**Unrestricted net position:** This component consists of net positions that do not meet the definition of “restricted” or “net investment in capital assets.”

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

**Nonspendable fund balance:** This represents amounts that cannot be spent due to form (e.g., prepaid amounts).

## Town of Greenwich, Connecticut

### Notes to Financial Statements

---

#### Note 1. Summary of Significant Accounting Policies (Continued)

**Restricted fund balance:** These amounts are restricted to specific purposes when constraints placed on the use of resources are either (a) externally imposed by creditors (such as debt covenants), grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislations.

**Committed fund balance:** This represents amounts constrained for a specific purpose by a government using its highest level of decision-making authority. The BET is the highest level of decision making authority for the Town and can commit fund balance through the adoption of a resolution prior to the end of the fiscal year. Once adopted, the limitation imposed by the resolution remains in place until similar action is taken to remove or revise the limitation.

**Assigned fund balance:** Amounts constrained for the intent to be used for specific purpose by a governing board or a body or official that has been delegated authority to assign amounts. These amounts are approved and assigned by the BET, the RTM, Purchasing and Finance Departments. The balance also includes encumbrances assigned for goods and services.

**Unassigned fund balance:** This represents fund balance in the General Fund in excess of non-spendable, restricted, committed and assigned fund balance. If another governmental fund has a fund balance deficit, it is reported as a negative amount in unassigned fund balance.

When both restricted and unrestricted amounts are available for use, it is the Town's practice to use restricted resources first. Additionally, the Town would first use committed, then assigned, and lastly unassigned.

**Improvement appropriations continued in force:** Uncommitted balances of current year capital improvement appropriations can be extended for one year if approved by the BET. The authority to extend the uncommitted balances has been conferred on the BET under provisions of the Town Charter.

For budgetary comparisons, the budget basis considers such improvement appropriations continued in force as expenditures.

**Encumbrances:** Encumbrance accounting, under which purchase orders, contracts and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation, is used in all budgetary funds. For budgetary comparisons, the budget basis considers such encumbrances as expenditures.

#### **Pension accounting:**

**Pension trust funds:** Employee contributions are recognized in the period in which the contributions are due. Employer contributions to the plan are recognized when due and the Town has made a formal commitment to provide the contributions. Benefits and refunds are recognized when due and payable in accordance with the terms of each plan. Investments are reported at fair value.

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

## Town of Greenwich, Connecticut

### Notes to Financial Statements

---

#### Note 1. Summary of Significant Accounting Policies (Continued)

**Governmental funds:** In governmental funds, expenditures are recognized when they are paid or are expected to be paid with current available resources.

**Funding policy:** The Town is required to contribute 100% of the actuarially determined amount as mandated by Town Charter. Administrative costs are paid for out of the plan assets.

#### OPEB accounting:

**OPEB Trust Fund:** Employee contributions are recognized in the period in which the contributions are due. Employer contributions to the plan are recognized when due and the Town has made a formal commitment to provide the contributions. Benefits and refunds are recognized when due and payable in accordance with the terms of each plan. Investments are reported at fair value.

**Net OPEB liability:** The net OPEB liability is measured as the portion of the actuarial present value of projected benefits that is attributed to past periods of employee service (total OPEB liability), net of the OPEB plan's fiduciary net position. The OPEB plan's fiduciary net position is determined using the same valuation methods that are used by the OPEB plan for purposes of preparing its statement of fiduciary net position. The net OPEB liability is measured as of a date (measurement date) no earlier than the end of the employer's prior fiscal year, consistently applied from period to period. The net OPEB liability is reported in the statement of net position. In the governmental funds, expenditures are recognized when they are paid or are expected to be paid with current available resources.

**Funding policy:** The Town makes annual contributions based on the BET's decisions using the actuaries' recommendation.

#### Note 2. Deposits and Investments

**Deposit policies:** The Town has a policy that deposits can include demand and savings accounts and certificates of deposits. For custodial credit risk, the Town's policy conforms to the State of Connecticut requirements that each depository maintain segregated collateral in an amount equal to a defined percentage of its public deposits based upon the bank's risk-based capital ratio.

**Investment policies:** The investment and credit risk policies of the Town conform to the policies as set forth by the State of Connecticut. The Town policy allows investments in the following: 1) obligations of the United States and its agencies; 2) highly rated obligations of any state of the United States or of any political subdivision, authority or agency thereof; and 3) shares or other interests in custodial arrangements or pools maintaining constant net asset values in highly rated no-load, open end money market and mutual funds (with constant or fluctuating net asset values) whose portfolios are limited to obligations of the United States and its agencies, and repurchase agreements fully collateralized by such obligations. The Statutes (Sections 3-24f and 3-27f) also provide for investment in shares of the Connecticut STIF.

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

Town of Greenwich, Connecticut

Notes to Financial Statements

---

**Note 2. Deposits and Investments (Continued)**

**Custodial credit risk:**

**Deposits:** This is the risk that, in the event of failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party.

Based on the criteria described in GASB Statement No. 40, *Deposits and Investment Risk Disclosures*, \$170,583,314 of the Town's bank balance of \$189,537,016 was exposed to custodial credit risk as follows:

|  |                              |
|--|------------------------------|
| Uninsured and uncollateralized   | \$ 170,583,314               |
| Uninsured and collateral held by the pledging<br>bank's trust department, not in the Town's name | <u>18,953,702</u>            |
| Total amount subject to custodial credit risk  | <u><u>\$ 189,537,016</u></u> |

**Cash equivalents:** Cash equivalents are short-term, highly liquid investments that are both readily convertible to known amounts of cash and purchased within three months of maturity. The following table provides a summary of the Town's cash equivalents (excluding U.S. government guaranteed obligations as rated by nationally recognized statistical rating organizations. The pools have maturities of less than one year.

|   | <u>Standard<br/>and Poor's</u> |
|---|--------------------------------|
| Cash equivalents ratings:                                 |                                |
| Dreyfus Treasury Obligations Cash Management (CD Program) | AAAm                           |
| First American Government Obligations Fund*               |                                |
| State of Connecticut Short-Term Investment Fund (STIF)    | AAAm                           |
| Vanguard Federal Money Market fund*                       |                                |

\* Not rated



**Town of Greenwich, Connecticut**

**Notes to Financial Statements**

---

**Note 2. Deposits and Investments (Continued)**

Cash, cash equivalents and investments of the Town and the Plans consist of the following at June 30, 2021:

|  |                       |
|--|-----------------------|
| Cash and cash equivalents:                   |                       |
| Deposits with financial institutions         | \$ 190,719,844        |
| Cash equivalents                             | 23,103,999            |
| Total cash and cash equivalents              | <u>213,823,843</u>    |
| Investments:                                 |                       |
| General fund:                                |                       |
| Certificates of deposit                      | 21,193,246            |
| Trust and agency funds:                      |                       |
| Alternatives                                 |                       |
| Private equity funds                         | 135,909,355           |
| Private debt                                 | 19,654,994            |
| Real estate funds                            | 17,697,530            |
| Collective investment trusts - equities      | 27,555,445            |
| Collective investment trusts - fixed income  | 15,127,937            |
| Common stock                                 | 128,461,044           |
| Exchanged traded funds                       | 138,982,008           |
| Fixed income funds                           | 27,929,775            |
| U.S. Treasury bills                          | 149,586,511           |
| Total investments                            | <u>682,097,845</u>    |
| Total cash, cash equivalents and investments | <u>\$ 895,921,688</u> |

Cash, cash equivalents and investments are classified in the accompanying financial statements as follows:

|  |                       |
|--|-----------------------|
| Statement of net position:                   |                       |
| Cash, restricted cash and cash equivalents   | \$ 193,075,247        |
| Certificates of deposit                      | 21,193,246            |
|  | <u>214,268,493</u>    |
| Fiduciary funds:                             |                       |
| Cash and cash equivalents                    | 20,748,596            |
| Investments                                  | 660,904,599           |
|  | <u>681,653,195</u>    |
| Total cash, cash equivalents and investments | <u>\$ 895,921,688</u> |

Town of Greenwich, Connecticut

Notes to Financial Statements

**Note 2. Deposits and Investments (Continued)**

**Investments:** Information about the exposure of the Town Pension and OPEB debt-type investments to interest rate risk using the segmented time distribution model is as follows:

| Type of Investment  | Fair Value    | Investment Maturities (in Years) |               |              |               |
|---------------------|---------------|----------------------------------|---------------|--------------|---------------|
|                     |               | Less Than 1 Year                 | 1-5 Years     | 6-10 Years   | Over 10 Years |
| Fixed income funds  | \$ 27,929,775 | \$ 6,256,442                     | \$ 11,453,127 | \$ 7,729,286 | \$ 2,490,920  |
| U.S. Treasury bills | 149,586,511   | 5,312,512                        | 64,954,722    | 54,076,618   | 25,242,659    |

**Interest rate risk:** The Town and the Pension and OPEB trust funds limit exposure to fair value losses arising from changes in interest rates by structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity, and investing operating funds primarily in shorter-term securities, money market mutual funds or similar investment pools.

**Concentration risk policy:** The Town has a policy limiting investment in any approved bank fund to no more than 5% of the total assets of the fund.

**Credit risk - Investments:** As indicated above, the Statutes limit the investment options of cities and towns, excluding the pension and OPEB trusts. The Town has an investment policy that allows the same type of investments as the Statutes.

**Custodial credit risk:** Custodial credit risk for an investment is the risk that, in the event of the failure of the counterparty (the institution that pledges collateral or repurchase agreement securities to the Town, including the pension and OPEB trusts, or that sells investments to or buys them for the Town, including pension and OPEB trusts), the Town, including pension and OPEB trusts, will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The Town does not have a policy for custodial credit risk. At June 30, 2021, the Town did not have any uninsured and unregistered securities held by the counterparty or by its trust department or agent that were not in the Town's name.

| <u>Average Rating</u> | Fixed Income Funds   | U.S. Treasury Bills   |
|-----------------------|----------------------|-----------------------|
| AAA                   | \$ 4,487,680         | \$ 149,586,511        |
| AA                    | 749,710              | -                     |
| A                     | 1,657,835            | -                     |
| BBB                   | 2,321,299            | -                     |
| BB                    | 7,885,208            | -                     |
| B                     | 9,679,618            | -                     |
| Below B               | 1,148,425            | -                     |
|                       | <u>\$ 27,929,775</u> | <u>\$ 149,586,511</u> |

Town of Greenwich, Connecticut

Notes to Financial Statements

**Note 2. Deposits and Investments (Continued)**

**Fair value:** The Plan categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The Plan has the following recurring fair value measurements as of June 30, 2021:

|  | Fair Value Measurements Using   |   |   |
|--|---|---|---|
|  | Quoted Prices<br>in Active<br>Markets for<br>Identical<br>Assets<br>(Level 1) | Significant<br>Other<br>Observable<br>Inputs<br>(Level 2) | Significant<br>Other<br>Observable<br>Inputs<br>(Level 3) |
| June 30, 2021                                      |   |   |   |
| Investments by fair value level:                   |   |   |   |
| Equity securities:                                 |   |   |   |
| Common stock                                       | \$ 128,461,044  | \$ 128,461,044  | \$ -  |
| Exchanged traded funds                             | 138,982,008   | 138,982,008   | -   |
| Total equity securities                            | <u>267,443,052</u>  | <u>267,443,052</u>  | <u>-</u>  |
| Debt securities:                                   |   |   |   |
| Fixed income funds                                 | 27,929,775  | 27,929,775  | -   |
| Total debt securities                              | <u>27,929,775</u>   | <u>-</u>  | <u>27,929,775</u>   |
| U.S. Treasury Bills                                | 149,586,511   | -   | 149,586,511   |
| Certificates of deposit                            | 21,193,246  | -   | 21,193,246  |
| Total investments by fair value level              | <u>466,152,584</u>  | <u>\$ 267,443,052</u>                                     | <u>\$ 198,709,532</u>                                     |
| Investments measured at the net asset value (NAV): |   |   |   |
| Collective investment trust - equities             | 27,555,445  |   |   |
| Collective investment trust - fixed income         | 15,127,937  |   |   |
| Private equity funds                               | 135,909,355   |   |   |
| Private debt funds                                 | 19,654,994  |   |   |
| Real estate funds                                  | 17,697,530  |   |   |
| Total investments at the NAV                       | <u>215,945,261</u>  |   |   |
| Total investments                                  | <u>\$ 682,097,845</u>   |   |   |

**Debt and equity securities:** Debt securities classified in Level 2 of the fair value hierarchy are valued using a matrix pricing technique. Matrix pricing is used to value securities based on the securities' relationship to benchmark quoted prices.

**Collective investment trusts:** This type is operated by a bank or trust company and handles a group of pooled trust accounts. The bank, acting as a fiduciary, has a legal title to the assets; however, those participating in the fund own participating shares. The fair values of the investments in this type have been determined using the NAV per share (or its equivalent), as determined by the bank or trust company who is operating as the fiduciary.

**Private equity funds:** This type includes limited partnership funds. These investments can never be redeemed with the funds. Instead, the nature of the investments in this type is that distributions are received through the liquidation of the underlying assets of the fund capital. The fair values of the investments in this type have been determined using the NAV per share (or its equivalent), as determined by fund managers or sponsor of the respective funds, of the Plan's ownership interest in partners' capital.

Town of Greenwich, Connecticut

Notes to Financial Statements

---

**Note 2. Deposits and Investments (Continued)**

**Private debt funds:** This type includes limited partnership funds specifically invested in private debt instruments. These investments can never be redeemed with the funds. Instead, the nature of the investments in this type is that distributions are received through the liquidation of the underlying assets of the fund capital. The fair values of the investments in this type have been determined using the NAV per share (or its equivalent), as determined by fund managers or sponsor of the respective funds, of the Plan's ownership interest in partners' capital.

**Real estate funds:** This type includes real estate investments in U.S. residential, hotel, industrial office, retail, land, and development properties. The fair value of this investment has been determined using NAV per share (or its equivalent) of the plan's ownership interest in partners' capital. The fair values of the investments in this type have been determined using the NAV per share (or its equivalent), as determined by fund managers or sponsor of the respective funds, of the Plan's ownership interest in partners' capital.

The following table presents the unfunded commitments, redemption frequency (if currently eligible), and the redemption notice period for the Town's alternative investments measured at NAV:

|   | Fair Value           | Unfunded Commitments | Redemption Frequency (If Currently Eligible) | Redemption Notice Period |
|---|----------------------|----------------------|--|--------------------------|
| Investments Measured at the NAV:            |                      |                      |  |                          |
| Collective investment trusts - equities     | \$ 27,555,445        | \$ -                 | Daily  | One day                  |
| Collective investment trusts - fixed income | 15,127,937           |                      | Daily  | 1-3 days                 |
| Private equity funds                        | 135,909,355          | 67,834,688           | Illiquid                                     | Illiquid                 |
| Private debt funds                          | 19,654,994           | 9,073,804            | Illiquid                                     | Illiquid                 |
| Real estate funds                           | 17,697,530           | 9,838,527            | Illiquid                                     | Illiquid                 |
| Total investments measured at the NAV       | <u>\$215,945,261</u> | <u>\$ 86,747,019</u> |  |                          |

**Town of Greenwich, Connecticut**

**Notes to Financial Statements**

**Note 3. Receivables**

Receivables as of year-end for the Town's individual major funds, and nonmajor and fiduciary funds in the aggregate, including the applicable allowances for uncollectible accounts, are as follows:

|                                   | General      | Sewer<br>Improvement | Nonmajor<br>and Other<br>Funds | Total         |
|-----------------------------------|--------------|----------------------|--------------------------------|---------------|
| Receivables:                      |              |                      |                                |               |
| Taxes                             | \$ 7,868,896 | \$ 13,926            | \$ 125,591                     | \$ 8,008,413  |
| Accounts receivable               | 1,148,444    | -                    | 7,997,266                      | 9,145,710     |
| Special assessments               | -            | 8,372,329            | -                              | 8,372,329     |
| Interest receivable               | -            | 230,370              | -                              | 230,370       |
| Due from Housing Authority        | 526,125      | -                    | 264,785                        | 790,910       |
| Gross receivables                 | 9,543,465    | 8,616,625            | 8,387,642                      | 26,547,732    |
| Less allowance for uncollectibles | (1,615,488)  | -                    | -                              | (1,615,488)   |
| Net receivables                   | \$ 7,927,977 | \$ 8,616,625         | \$ 8,387,642                   | \$ 24,932,244 |

The table excludes interest receivable on property taxes.

**Note 4. Deferred Inflows of Resources/Unearned Revenue – Governmental Funds**

|  | Deferred Inflows | Unearned      |
|--|------------------|---------------|
| General fund:                                  |                  |               |
| Unavailable/Unearned Revenue                   | \$ 5,747,057     | \$ 2,400,569  |
| Due from Housing Authority                     | 526,125          | -             |
| Advanced collections                           | 32,770,169       | -             |
| Sewer improvement fund:                        |                  |               |
| Special assessments and taxes receivable       | 8,616,820        | -             |
| Nonmajor funds:                                |                  |               |
| Sewer maintenance fees                         | 111,569          | -             |
| Loans receivable                               | 264,785          | -             |
| Intergovernmental receivables                  | 4,050,493        | 16,831,332    |
| Advanced collections of sewer maintenance fees | 577,676          | -             |
|  | \$ 52,664,694    | \$ 19,231,901 |

**Town of Greenwich, Connecticut**

**Notes to Financial Statements**

**Note 5. Special Assessments**

Payments of special assessments levied on benefited properties may be made over periods not to exceed 20 years from the initial assessment date, and terms of payment may be accelerated under certain conditions.

Uncollected special assessments levied at June 30, 2021 consist of the following:

|                                       |                     |
|---------------------------------------|---------------------|
| Areas of present benefit - delinquent | \$ 462,913          |
| Areas of present benefit - deferred   | 7,909,416           |
|                                       | <u>\$ 8,372,329</u> |

**Note 6. Capital Assets**

Capital asset activity for governmental activities for the year ended June 30, 2021 was as follows:

|  | Beginning<br>Balance  | Increases            | Decreases             | Ending<br>Balance     |
|--|-----------------------|----------------------|-----------------------|-----------------------|
| Governmental activities:                     |                       |                      |                       |                       |
| Capital assets, not being depreciated:       |                       |                      |                       |                       |
| Land   | \$ 63,650,607         | \$ 1,014,065         | \$ -                  | \$ 64,664,672         |
| Construction in progress                     | 3,367,605             | 6,271,723            | (1,786,703)           | 7,852,625             |
| Total capital assets, not being depreciated  | <u>67,018,212</u>     | <u>7,285,788</u>     | <u>(1,786,703)</u>    | <u>72,517,297</u>     |
| Capital assets, being depreciated:           |                       |                      |                       |                       |
| Land improvements                            | 47,926,644            | 2,552,116            | -                     | 50,478,760            |
| Buildings                                    | 626,321,026           | 15,190,417           | -                     | 641,511,443           |
| Machinery and equipment                      | 154,154,340           | 10,316,490           | (495,550)             | 163,975,280           |
| Infrastructure                               | 403,531,401           | 16,901,905           | -                     | 420,433,306           |
| Total capital assets being depreciated       | <u>1,231,933,411</u>  | <u>44,960,928</u>    | <u>(495,550)</u>      | <u>1,276,398,789</u>  |
| Less accumulated depreciation for:           |                       |                      |                       |                       |
| Land improvements                            | 22,794,651            | 2,007,119            | -                     | 24,801,770            |
| Buildings                                    | 180,969,433           | 11,564,317           | -                     | 192,533,750           |
| Machinery and equipment                      | 105,713,232           | 8,040,020            | (399,020)             | 113,354,232           |
| Infrastructure                               | 187,023,316           | 13,706,966           | -                     | 200,730,282           |
| Total accumulated depreciation               | <u>496,500,632</u>    | <u>35,318,422</u>    | <u>(399,020)</u>      | <u>531,420,034</u>    |
| Total capital assets, being depreciated, net | <u>735,432,779</u>    | <u>9,642,506</u>     | <u>(96,530)</u>       | <u>744,978,755</u>    |
| Governmental activities capital assets, net  | <u>\$ 802,450,991</u> | <u>\$ 16,928,294</u> | <u>\$ (1,883,233)</u> | <u>\$ 817,496,052</u> |

**Town of Greenwich, Connecticut**

**Notes to Financial Statements**

**Note 6. Capital Assets (Continued)**

Capital asset activity for the Parking Fund for the year ended June 30, 2021 was as follows:

|  | Beginning<br>Balance | Increases  | Decreases    | Ending<br>Balance |
|--|----------------------|------------|--------------|-------------------|
| Business-type activities:                    |                      |            |              |                   |
| Capital assets, not being depreciated:       |                      |            |              |                   |
| Land   | \$ 4,047,002         | \$ -       | \$ -         | \$ 4,047,002      |
| Construction In Progress                     | 379,191              |            | (379,191)    | -                 |
| Total capital assets, not being depreciated  | 4,426,193            | -          | (379,191)    | 4,047,002         |
| Capital assets, being depreciated:           |                      |            |              |                   |
| Buildings and improvements                   | 9,027,383            | 843,433    | -            | 9,870,816         |
| Machinery and equipment                      | 3,852,541            | 23,164     | -            | 3,875,705         |
| Meters                                       | 1,393,956            | 40,044     | -            | 1,434,000         |
| Total capital assets, being depreciated      | 14,273,880           | 906,641    | -            | 15,180,521        |
| Less accumulated depreciation for:           |                      |            |              |                   |
| Buildings and improvements                   | 7,550,666            | 139,451    | -            | 7,690,117         |
| Machinery and equipment                      | 3,802,339            | 22,476     | -            | 3,824,815         |
| Meters                                       | 755,535              | 84,266     | -            | 839,801           |
| Total accumulated depreciation               | 12,108,540           | 246,193    | -            | 12,354,733        |
| Total capital assets, being depreciated, net | 2,165,340            | 660,448    | -            | 2,825,788         |
| Business-type activities capital assets, net | \$ 6,591,533         | \$ 660,448 | \$ (379,191) | \$ 6,872,790      |

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

|   |                      |
|---|----------------------|
| Governmental activities:  |                      |
| General government  | \$ 1,668,937         |
| Public safety   | 2,069,557            |
| Public works, including depreciation of general infrastructure assets | 19,089,856           |
| Health  | 836,852              |
| Schools   | 8,617,393            |
| Libraries   | 276,245              |
| Parks and recreation  | 2,759,582            |
| Total depreciation expense – governmental activities                  | <u>\$ 35,318,422</u> |
| Business-type activities:   |                      |
| Parking   | <u>\$ 246,193</u>    |

**Construction commitments:** The Town has active construction projects as of June 30, 2021. The projects include building additions and rehabilitation, sewer line reconstruction, new sewer construction, bridge replacement and improvements, fire station rehabilitation, road reconstruction, sidewalk additions, and school construction. At June 30, 2021, the Town had commitments outstanding of \$24,911,937.

**Town of Greenwich, Connecticut**

**Notes to Financial Statements**

**Note 7. Short-Term Obligations**

**Bond anticipation notes (BANS):** The Town uses BANS during the construction period of various public projects prior to the issuance of the bonds at the completion of the project. The Town has issued the following BANS during the year ended June 30, 2021:

|                           |                      |
|---------------------------|----------------------|
| Outstanding, July 1, 2020 | \$ 50,000,000        |
| Repayments                | (50,000,000)         |
| New borrowings            | 55,000,000           |
| Outstanding June 30, 2021 | <u>\$ 55,000,000</u> |

The BANS outstanding on June 30, 2021 mature January 13, 2022 and bear interest of 1.5%.

**Note 8. Long-Term Obligations**

Long-term liability activity for the year ended June 30, 2021 was as follows:

|   | Beginning<br>Balance | Increases           | Decreases              | Ending<br>Balance    | Due Within<br>One Year |
|---|----------------------|---------------------|------------------------|----------------------|------------------------|
| Governmental activities:                                |                      |                     |                        |                      |                        |
| Bonds payable:  |                      |                     |                        |                      |                        |
| General obligation bonds                                | \$157,705,000        | \$40,740,000        | \$ (55,700,000)        | \$142,745,000        | \$40,100,000           |
| Premium on refunding 2008                               | 250,399              | -                   | (250,399)              | -                    | -                      |
| Premium on refunding 2016                               | 3,141,075            | -                   | (241,621)              | 2,899,454            | -                      |
| Premium on refunding 2021                               | -                    | 1,076,240           | -                      | 1,076,240            | -                      |
| Premium on bond issue                                   | 12,883,762           | 4,335,720           | (4,427,530)            | 12,791,952           | -                      |
| Clean water fund notes                                  | 2,150,432            | -                   | (461,303)              | 1,689,129            | 470,614                |
| Total bonds and notes payable                           | <u>176,130,668</u>   | <u>46,151,960</u>   | <u>(61,080,853)</u>    | <u>161,201,775</u>   | <u>40,570,614</u>      |
| Accrued self-insurance claims                           | 11,811,845           | 1,619,544           | (2,238,047)            | 11,193,342           | 2,238,047              |
| Accrued vacation payable                                | 6,186,322            | 6,914,966           | (5,831,487)            | 7,269,801            | 5,831,487              |
| Accrued sick leave payable                              | 9,631,902            | 6,932,415           | (8,500,820)            | 8,063,497            | 8,063,497              |
| Accrued compensation time payable                       | 750,824              | 178,270             | (150,113)              | 778,981              | 150,113                |
| Net pension liability                                   | 155,822,941          | -                   | (113,413,246)          | 42,409,695           | -                      |
| Net OPEB liability                                      | 26,265,755           | -                   | (3,035,296)            | 23,230,459           | -                      |
| Pollution remediation                                   | 28,000,000           | 13,625,467          | (1,625,467)            | 40,000,000           | -                      |
| Claims and other  | 2,600,000            | -                   | -                      | 2,600,000            | -                      |
| Governmental activity long-term liabilities             | <u>\$417,200,257</u> | <u>\$75,422,622</u> | <u>\$(195,875,329)</u> | <u>\$296,747,550</u> | <u>\$56,853,758</u>    |
| Business-type activities:                               |                      |                     |                        |                      |                        |
| Compensated absences                                    | \$ 97,672            | \$ 86,336           | \$ (84,477)            | \$ 99,531            | \$ 24,883              |
| Business-type activities activity long-term liabilities | <u>\$ 97,672</u>     | <u>\$ 86,336</u>    | <u>\$ (84,477)</u>     | <u>\$ 99,531</u>     | <u>\$ 24,883</u>       |



**Town of Greenwich, Connecticut**

**Notes to Financial Statements**

---

**Note 8. Long-Term Obligations (Continued)**

As of June 30, 2021, the outstanding long-term debt of the Town, payable from its governmental activities, was as follows:

**General obligation bonds:**

|  |                    |
|--|--------------------|
| \$24,055,000 General Obligation Refunding Bonds, issued May 17, 2016, due in annual installments ranging from \$470,000 to \$1,765,000, final maturity July 15, 2033, interest ranging from 2.0% to 5.0%                       | \$ 19,260,000      |
| \$40,000,000 General Obligation Bonds, issued January 20, 2017, due in annual installments ranging from \$200,000 to \$7,400,000, final maturity January 15, 2037, interest ranging from 2.0% to 5.0%                          | 10,400,000         |
| \$40,000,000 General Obligation Bonds, issued January 19, 2018, due in annual installments of \$8,000,000, final maturity January 15, 2023, interest of 5.0%   | 16,000,000         |
| \$40,000,000 General Obligation Bonds, issued January 18, 2019, due in annual installments of \$315,000 to \$7,055,000, final maturity January 15, 2039, interest of 2.0% to 5.0%  | 25,890,000         |
| \$40,000,000 General Obligation Bonds, issued January 16, 2020, due in annual installments of \$8,000,000, final maturity January 15, 2025, interest of 5.0%. final maturity July 15, 2033, interest ranging from 2.0% to 5.0% | 32,000,000         |
| \$30,000,000 General Obligation Bonds, issued January 14, 2021, due in annual installments of \$6,000,000, final maturity January 15, 2026, interest of 5.0%.  | 30,000,000         |
| \$10,740,000 General Obligation Refunding Bonds, issued January 14, 2021, due in annual installments of \$305,000 to \$2,060,000, final maturity June 1, 2035, interest ranging from 1.0% to 4.0%                              | <u>9,195,000</u>   |
| Total bonds payable  | <u>142,745,000</u> |

**Notes payable:**

|  |                       |
|--|-----------------------|
| \$8,671,620 Clean Water Fund 364-C Note Payable, signed December 23, 2004, due in annual installments of \$500,098, including interest, final maturity December 23, 2024, interest at 2.0% | 1,689,129             |
| Total notes and bonds payable  | <u>\$ 144,434,129</u> |

## Town of Greenwich, Connecticut

### Notes to Financial Statements

---

#### Note 8. Long-Term Obligations (Continued)

The annual debt service requirements for the Town's bonds and notes payable are as follows:

|           | Principal             | Interest             |
|-----------|-----------------------|----------------------|
| 2022      | \$ 40,570,614         | \$ 6,680,020         |
| 2023      | 33,475,114            | 4,688,904            |
| 2024      | 23,759,804            | 3,055,313            |
| 2025      | 16,818,597            | 1,891,130            |
| 2026      | 8,595,000             | 1,088,069            |
| 2027-2031 | 12,880,000            | 2,522,751            |
| 2032-2036 | 7,190,000             | 663,296              |
| 2037-2041 | 1,145,000             | 67,027               |
|           | <u>\$ 144,434,129</u> | <u>\$ 20,656,510</u> |

**2021 General Obligation Refunding Bonds:** On January 13, 2021, the Town issued \$10,740,000 of General Obligation Refunding Bonds with interest rates ranging from 1.0% to 4.0% and mature through 2035. Of the proceeds of \$11,816,239 (after payment of \$80,276 in underwriter fees and other costs), \$11,735,963 was placed in an irrevocable trust fund under and Escrow Agreement. These bonds currently refunded all or any portion of the aggregate principal amounts outstanding of certain of the Town's general obligation bonds totaling \$11,680,000. The transaction produced a present value gain of \$968,556.

**Authorized but unissued bonds:** The total of authorized but unissued bonds at June 30, 2021 was \$52,483,054.

**Pollution remediation:** Pursuant to federal, state and local laws, the Town has recorded an estimated liability of \$40,000,000 for remediation at Greenwich High School (GHS) and Western Middle School (WMS). Management has estimated these liabilities considering data based on estimates from environmental consultants. These estimates are subject to revision due to price increases or reductions, changes in technology or changes in applicable laws and regulations. This estimate included the following assumptions:

- The current Conceptual Site Models developed for both sites based upon information gathered during site assessment activities;
- Site chemicals of concern which currently include polychlorinated biphenyls (PCBs), metals, pesticides, polynuclear aromatic hydrocarbons (PAHs), and total petroleum hydrocarbons (TPH) at the GHS site. The chemicals of concern at the WMS include PCBs, metals, pesticides, PAHs and volatile organic compounds (VOCs).
- Site investigations conducted to date;
- Anticipated remedial measures to be employed at the site which include use of engineered controls and limited hot-spot or source area excavations.

Management anticipates the GHS remediation project taking three to five years to complete and has budgeted \$24,000,000 of future costs. The WMS project is anticipated to take three years to complete and has not budgeted any monies to date. For WMS, the Board of Education estimates a cost range of \$15,000,000 to \$20,000,000 over the next three years. There are no anticipated recoveries of costs at this time.

Town of Greenwich, Connecticut

Notes to Financial Statements

---

**Note 8. Long-Term Obligations (Continued)**

**Compensated absences:** The obligation represents the employee (vested and non-vested) sick, vacation and compensation time expected to be paid in the future, aggregating \$16,211,810 as of June 30, 2021. Of this amount, \$16,112,279 is recorded in the governmental activities and paid out of the General Fund. \$99,531 is recorded in the business-type activities and paid out of the Parking Fund.

**Net pension liability:** The obligation represents the actuarially determined liability over assets held for the pension trust fund. This amount is recorded in the government-wide statements and paid out of the General Fund. See Note 13 for additional disclosure.

**Net OPEB liability:** The obligation represents the actuarially determined liability over assets held for the other postemployment benefits. This amount is recorded in the government-wide statements and paid out of the General Fund. See Note 14 for additional disclosure.

**Note 9. Statutory Debt Limitation**

Section 7-374 of the Connecticut General Statutes provides for limitation of debt which can be issued by the Town. At June 30, 2021, the Town's debt limit was \$2,728,471,116 and its limitation and margin, for which future bonded debt may be issued, are as follows:

|                 |                | Limitation     | Indebtedness   | Debt Margin    |
|-----------------|----------------|----------------|----------------|----------------|
| General purpose | (225% of Base) | \$ 877,008,573 | \$ 138,651,728 | \$ 738,356,845 |
| Schools         | (450% of Base) | 1,754,017,146  | 94,406,878     | 1,659,610,268  |
| Sewers          | (375% of Base) | 1,461,680,955  | 35,626,223     | 1,426,054,732  |
| Urban renewal   | (325% of Base) | 1,266,790,161  | -              | 1,266,790,161  |
| Pension deficit | (300% of Base) | 1,169,344,764  | -              | 1,169,344,764  |

**Town of Greenwich, Connecticut**

**Notes to Financial Statements**

**Note 10. Interfund Receivables/Payables and Transfers**

The composition of interfund balances as of June 30, 2021 is as follows:

|                                       | Due From<br>Other Funds | Due To<br>Other Funds |
|---------------------------------------|-------------------------|-----------------------|
| General fund                          | \$ 18,778,553           | \$ 17,523,702         |
| Capital projects                      | 14,159,440              | 707,438               |
| Sewer improvement                     | -                       | 4,040,457             |
| Nonmajor governmental funds and other | 3,363,983               | 14,030,379            |
|                                       | <u>\$ 36,301,976</u>    | <u>\$ 36,301,976</u>  |

The outstanding balances between funds resulted from various interfund transactions as a result of the general fund being used as the central depository for the Town. These transactions relate to a time lag in the transfers based on budget authorizations.

The interfund transfers that occurred during the year are as follows:

|                                       | Transfers<br>In      | Transfers<br>Out     |
|---------------------------------------|----------------------|----------------------|
| General fund                          | \$ 13,533,915        | \$ 11,100,000        |
| Capital projects                      | 4,369,298            | 4,882,938            |
| Sewer improvement                     | 1,270,000            | -                    |
| Nonmajor governmental funds and other | 6,186,784            | 9,377,059            |
|                                       | <u>\$ 25,359,997</u> | <u>\$ 25,359,997</u> |

Transfers out are used to account for unrestricted revenues collected mainly in the General Fund to finance various programs, provide subsidies to the other funds from the General Fund and capital expenditures accounted for in other funds in accordance with budget authorizations. Transfers to the General Fund account for premiums collected in the Capital Projects fund to make future debt payments. Transfers out of the Capital and Nonrecurring fund (nonmajor governmental fund) are for appropriations of the reserves for capital projects.

Town of Greenwich, Connecticut

Notes to Financial Statements

**Note 11. Fund Balance (Deficits)**

The components of fund balance (deficits) as of June 30, 2021 are as follows:

|   | General<br>Fund      | Sewer<br>Improvement<br>Fund | Capital<br>Projects<br>Fund | Nonmajor<br>Governmental<br>Funds | Total                |
|---|----------------------|------------------------------|-----------------------------|-----------------------------------|----------------------|
| Fund balance:                             |                      |                              |                             |                                   |                      |
| Nonspendable:                             | \$ 5,707,652         | \$ -                         | \$ -                        | \$ 42,386                         | \$ 5,750,038         |
| Restricted to:                            |                      |                              |                             |                                   |                      |
| General Government                        | -                    | -                            | -                           | 1,902,109                         | 1,902,109            |
|   | -                    | -                            | -                           | 1,902,109                         | 1,902,109            |
| Committed to:                             |                      |                              |                             |                                   |                      |
| Capital projects                          | -                    | -                            | -                           | 11,328,611                        | 11,328,611           |
| Education                                 | -                    | -                            | -                           | 899,750                           | 899,750              |
| Parks and recreation                      | -                    | -                            | -                           | 2,316,543                         | 2,316,543            |
| Public works                              | -                    | -                            | -                           | 20,650,507                        | 20,650,507           |
|   | -                    | -                            | -                           | 35,195,411                        | 35,195,411           |
| Assigned to:                              |                      |                              |                             |                                   |                      |
| Assigned to subsequent<br>year's budget   | 19,100,000           | -                            | -                           | -                                 | 19,100,000           |
| General government                        | 785,703              | -                            | -                           | -                                 | 785,703              |
| Public safety                             | 634,456              | -                            | -                           | -                                 | 634,456              |
| Public works                              | 1,612,552            | -                            | -                           | -                                 | 1,612,552            |
| Health                                    | 7,405                | -                            | -                           | -                                 | 7,405                |
| Human services                            | 183,458              | -                            | -                           | -                                 | 183,458              |
| Schools                                   | 3,402,628            | -                            | -                           | -                                 | 3,402,628            |
| Libraries                                 | 96,274               | -                            | -                           | -                                 | 96,274               |
| Parks and recreation                      | 504,618              | -                            | -                           | -                                 | 504,618              |
| Fixed charges                             | 517,400              | -                            | -                           | -                                 | 517,400              |
|   | 26,844,494           | -                            | -                           | -                                 | 26,844,494           |
| Unassigned                                | 41,532,739           | (3,706,211)                  | (17,779,405)                | (8,339,955)                       | 11,707,168           |
| <b>Total fund balances<br/>(deficits)</b> | <b>\$ 74,084,885</b> | <b>\$ (3,706,211)</b>        | <b>\$ (17,779,405)</b>      | <b>\$ 28,799,951</b>              | <b>\$ 81,399,220</b> |

Significant encumbrances at June 30, 2021 are contained in the above table in the assigned category of the General Fund. The encumbrances at June 30, 2021 are \$7,744,494.

Town of Greenwich, Connecticut

Notes to Financial Statements

Note 12. Pension and OPEB Combining Schedules

Pension and OPEB combining statement of net position:  
June 30, 2021

|  | Pension Trust Funds          |                           |   | Fiduciary<br>Trust<br>Totals |
|--|------------------------------|---------------------------|---|------------------------------|
|  | Retirement<br>System<br>Fund | Police<br>Benefit<br>Fund | Other<br>Postemployment<br>Benefit Fund |                              |
| <b>Assets</b>                                    |                              |                           |   |                              |
| Cash and cash equivalents                        | \$ 20,731,900                | \$ -                      | \$ 16,696                               | \$ 20,748,596                |
| Accounts receivable                              | 2,793,455                    | -                         | -                                       | 2,793,455                    |
| Due from other funds                             |                              | 279                       |   | 279                          |
| Investments:                                     |                              |                           |   |                              |
| Alternatives                                     | 173,261,879                  | -                         | -                                       | 173,261,879                  |
| Collective investment trusts                     | 42,683,382                   | -                         | -                                       | 42,683,382                   |
| Common stock                                     | 128,461,044                  | -                         | -                                       | 128,461,044                  |
| Exchanged traded funds                           | 108,836,306                  | -                         | 30,145,702                              | 138,982,008                  |
| Fixed income funds                               | 15,163,820                   | -                         | 12,765,955                              | 27,929,775                   |
| Mutual funds                                     | -                            | -                         | -                                       | -                            |
| U.S. Treasury bill                               | 149,586,511                  | -                         | -                                       | 149,586,511                  |
| Total assets                                     | 641,518,297                  | 279                       | 42,928,353                              | 684,446,929                  |
| <b>Liabilities</b>                               |                              |                           |   |                              |
| Accounts payable                                 | 4,878,086                    | -                         | 6,751                                   | 4,884,837                    |
| Due to other funds                               | 665,050                      | -                         | 3,549,600                               | 4,214,650                    |
| Total liabilities                                | 5,543,136                    | -                         | 3,556,351                               | 9,099,487                    |
| Net position restricted for<br>pensions and OPEB | \$ 635,975,161               | \$ 279                    | \$ 39,372,002                           | \$ 675,347,442               |

Town of Greenwich, Connecticut

Notes to Financial Statements

Note 12. Pension and OPEB Combining Schedules (Continued)

Pension and OPEB combining Schedule of Changes in Plan Net Position  
Year Ended June 30, 2021

|  | Pension Trust Funds     |   |                | Police<br>Benefit<br>Fund | Other<br>Postemployment<br>Benefit<br>Fund | Fiduciary<br>Trust Fund<br>Totals |
|--|-------------------------|---|----------------|---------------------------|--|-----------------------------------|
|  | Retirement System Fund  |   |                |                           |  |                                   |
|  | Membership<br>Annuities | Reserves for<br>Member<br>Contributions | Total          |                           |  |                                   |
| Additions:   |                         |   |                |                           |  |                                   |
| Contributions:                                       |                         |   |                |                           |  |                                   |
| Employer   | \$ 26,100,000           | \$ -                                    | \$ 26,100,000  | \$ 28,768                 | \$ 3,450,000                               | \$ 29,578,768                     |
| Plan members   | -                       | 2,859,234                               | 2,859,234      | -                         | 2,208,378                                  | 5,067,612                         |
| Other  | -                       | 422,991                                 | 422,991        | -                         | 55,511                                     | 478,502                           |
| Total contributions                                  | 26,100,000              | 3,282,225                               | 29,382,225     | 28,768                    | 5,713,889                                  | 35,124,882                        |
| Investment earnings:                                 |                         |   |                |                           |  |                                   |
| Net increase (decrease) in fair value of investments |                         |   |                |                           |  |                                   |
|  | 143,487,099             | -                                       | 143,487,099    | -                         | 9,450,153                                  | 152,937,252                       |
| Interest and dividends                               | 6,249,133               | 1,038,961                               | 7,288,094      | -                         | 733,528                                    | 8,021,622                         |
| Total investment earnings                            | 149,736,232             | 1,038,961                               | 150,775,193    | -                         | 10,183,681                                 | 160,958,874                       |
| Less investment expenses                             |                         |   |                |                           |  |                                   |
|  | 751,553                 | -                                       | 751,553        | -                         | -  | 751,553                           |
| Total additions                                      | 175,084,679             | 4,321,186                               | 179,405,865    | 28,768                    | 15,897,570                                 | 195,332,203                       |
| Deductions:  |                         |   |                |                           |  |                                   |
| Pension payments                                     | 35,135,206              | -                                       | 35,135,206     | 25,711                    | 5,747,188                                  | 40,908,105                        |
| Administrative costs                                 | 532,204                 | -                                       | 532,204        | -                         | 94,528                                     | 626,732                           |
| Refunds  | -                       | 176,327                                 | 176,327        | -                         | -  | 176,327                           |
| Annuities awarded                                    | (4,240,825)             | 4,240,825                               | -              | -                         | -  | -                                 |
| Total deductions                                     | 31,426,585              | 4,417,152                               | 35,843,737     | 25,711                    | 5,841,716                                  | 41,711,164                        |
| Change in net position                               | 143,658,094             | (95,966)                                | 143,562,128    | 3,057                     | 10,055,854                                 | 153,621,039                       |
| Net position restricted for pensions and OPEB        |                         |   |                |                           |  |                                   |
| Beginning of year                                    | 457,780,993             | 34,632,040                              | 492,413,033    | (2,778)                   | 29,316,148                                 | 521,726,403                       |
| End of year  | \$ 601,439,087          | \$ 34,536,074                           | \$ 635,975,161 | \$ 279                    | \$ 39,372,002                              | \$ 675,347,442                    |

## Town of Greenwich, Connecticut

### Notes to Financial Statements

---

#### Note 13. Employee Retirement Plans

**Retirement System of the Town of Greenwich:** The Town is responsible for the administration of two pension plans – the Retirement System of the Town of Greenwich (the System) and the Police Benefit Fund (PBF). Membership in the System is no longer applicable to new hires in certain groups, as listed under the “Participation” section of this footnote. In addition, certified teachers, who are covered under the Connecticut Teachers’ Retirement System, do not participate in the System. Under provisions of the System benefit formulae, retirement ages and vesting vary between police, fire and other covered employees. Certain retired police in Town service prior to 1953 participate in the PBF; however, no new members are allowed to participate.

The System began operations as of January 1, 1946. The System is a single-employer defined benefit pension plan supported by the contributions of the members and the Town. The annual actuarial valuation is made to determine whether the contributions are sufficient to meet the plan obligations. The latest actuarial valuation was made at July 1, 2020. The Town’s pension plans do not, however, issue stand-alone financial reports.

The System is authorized under Article 14 of the Town Charter, which, together with the pension provisions of the labor contracts, establishes all benefit provisions. Coverage is extended to all regular full-time employees in the service of the Town who are classified as General, Fire or Police personnel. Appointed or elected officials are also eligible for membership in the System if they serve on a paid full-time basis.

The normal form of benefit is an allowance payable during the life of the member with the excess of accumulated deductions at the time of retirement over the annuity payments made, if any, being payable to their designated beneficiary.

The plan provides a Service Retirement for general employees that are (a) age 65 or (b) have met the Rule of 80 (sum of age plus years of service). For firefighters and police officers, a Service Retirement is earned with the completion of 20 years of service. A general employee may retire on a reduced Early Service Retirement provided he/she has attained age 60, but has not completed the minimum requirements for a Service Retirement. The maximum benefit for a service retirement for a general employee, except Management/Confidential (MC) employees and full-time elected officials is 1/50 multiplied by final compensation multiplied by years of creditable service. The MC employees and full-time elected officials’ rate of benefit is 1/40 for the first 20 years of creditable service and 1/50 thereafter. The maximum benefit for a Service Retirement for a firefighter or police officer is 1/40 multiplied by final compensation multiplied by years of creditable service. The maximum benefit cannot exceed 2/3 of the employee’s final compensation for general employees and 3/4 for police officers and firefighters.

Disability benefits may be payable for those employees who become totally mentally or physically incapacitated for the further performance of duty, provided that a physician appointed by the Retirement Board can certify that such incapacity is likely to be permanent and the Retirement Board concurs. Benefits are provided for both duty and non-duty related disabilities. The plan also provides for death benefits both before and after retirement.

Any general employee, police officer or firefighter who terminates service after completion of 10 years of creditable service (5 years for MC, Laborers’ International Union of North America (LIUNA), Greenwich Municipal Employees Association (GMEA), Teamsters and nurses), may elect to receive a vesting retirement allowance. The vesting retirement allowance is a deferred allowance commencing at age 65 or compliance with the Rule of 80 in the case of a general employee, age 55 in the case of a police officer and age 50 for a firefighter. The benefit is computed as a service retirement allowance on the basis of the employee’s final compensation and creditable service to the date of termination of service.



**Town of Greenwich, Connecticut**

**Notes to Financial Statements**

---

**Note 13. Employee Retirement Plans (Continued)**

Employees should not rely solely upon this synopsis of pension benefit provisions. Article 14 of the Town Charter, together with the pension provisions of the labor contracts, are at all times the official source of plan provisions.

**Plan administration:** The general administration and management of the System and the responsibility for carrying out the provision of the plan shall be placed with the Retirement Board. The Retirement Board serves as Trustee of the System, a trust fund established under Article 14 of the Town Charter to provide retirement allowances for employees of the Town. The Retirement Board consists of five members, including: the Comptroller; two citizens from the town not eligible for membership in the Retirement System, who are appointed by a committee composed of the First Selectman, the moderator of the Representative Town Meeting and the Chairman of the BET, and Two employee-members elected by the membership of the System.

**Employer contributions:** The Town's annual contribution to the System is actuarially determined and is intended to set aside amounts to cover the costs related both to current and future service rendered by employees. In order to arrive at the Town's annual contribution, these costs are calculated on an individual entry age basis.

**Member contributions:** The contributions are based on a percentage of annual earnable compensation which is 6% for the police and 5% for fire employees and 4% for general employees. MC employees and elected officials are not required to contribute to the plan. The mandatory contributions may be reduced by the amount withheld for FICA as an option available to general employees.

Membership in the plan consisted of the following at July 1, 2021, the date of the last actuarial valuation:

|   |              |
|---|--------------|
| Retirees and beneficiaries receiving benefits | 1,276        |
| Inactive vested members                       | 148          |
| Active plan members                           | 729          |
| Total   | <u>2,153</u> |

**Plan description:**

**Plan year:**

July 1 through the following June 30.

**Groups covered:**

Police Officers (Tier I employees hired before July 1, 2011 and Tier II employees hired on or after July 1, 2011).

Firefighters (Tier 1 employees hired before October 1, 2013 and Tier II employees hired on or after October 1, 2013).

GMEA

Teamsters Local 456

Greenwich Public Health Nurses Association

LIUNA

Elected Officials

Managerial and Confidential Employees

LIUNA Paraprofessionals

Town of Greenwich, Connecticut

Notes to Financial Statements

---

**Note 13. Employee Retirement Plans (Continued)**

**Participation:**

Membership in the System is mandatory for all full-time employees in the service of the Town, except where noted below, whether appointed or elected, except certified employees in the public schools who are or were eligible to participate in the Connecticut Teachers' Retirement System.

Membership is no longer applicable to new hires in certain groups as listed below. They must participate in the Town's defined contribution plan:

- (a) Employees hired on or after July 1, 2005 into the Teamsters or GMEA bargaining units.
- (b) Elected Officials and Managerial and Confidential employees hired or elected on or after September 1, 2006.
- (c) Employees hired on or after November 1, 2008 into LIUNA or the LIUNA Paraprofessional bargaining units.
- (d) Employees hired on or after February 1, 2009 into the Nurses bargaining unit.
- (e) Police officers hired on or after January 1, 2019.

**Investments:**

**Investment policy:** The pension plan's policy in regard to the allocation of invested assets is established and may be amended by the Retirement Board. Plan assets are managed on a total return basis with a long-term objective of achieving and maintaining a fully funded status for the benefits provided through the pension plan.

**Net pension liability of the Town:** The Town's net pension liability was measured as of June 30, 2021, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2020, with update procedures to roll forward the total pension liability to the measurement date. The components of the net pension liability of the Town at June 30, 2021 were as follows:

|  | <u>June 30, 2021</u> |
|--|----------------------|
| Net pension liability:                         |                      |
| Total pension liability                        | \$ 678,384,856       |
| Plan fiduciary net position                    | 635,975,161          |
| Net pension liability                          | <u>\$ 42,409,695</u> |
| Plan fiduciary net position as a percentage of |                      |
| Total pension liability                        | 93.7%                |

Town of Greenwich, Connecticut

Notes to Financial Statements

Note 13. Employee Retirement Plans (Continued)

|   | Increase (Decrease)        |                                |                          |
|---|----------------------------|--------------------------------|--------------------------|
|   | Total Pension<br>Liability | Plan Fiduciary<br>Net Position | Net Pension<br>Liability |
|   | (a)                        | (b)                            | (a) - (b)                |
| Changes in the net pension liability:                         |                            |                                |                          |
| Balances at June 30, 2020                                     | \$ 648,235,976             | \$ 492,413,033                 | \$ 155,822,943           |
| Changes for the year:   |                            |                                |                          |
| Service cost  | 11,392,114                 | -                              | 11,392,114               |
| Interest  | 41,746,267                 | -                              | 41,746,267               |
| Differences between expected and actual experience            | (5,119,079)                | -                              | (5,119,079)              |
| Changes of assumptions  | 17,441,111                 | -                              | 17,441,111               |
| Contributions - employer                                      | -                          | 26,100,000                     | (26,100,000)             |
| Contributions - member  | -                          | 3,282,225                      | (3,282,225)              |
| Net investment gain   |                            | 150,023,640                    | (150,023,640)            |
| Benefit payments, including refunds of employee contributions | (35,311,533)               | (35,311,533)                   | -                        |
| Administrative expense  | -                          | (532,204)                      | 532,204                  |
| Net changes   | 30,148,880                 | 143,562,128                    | (113,413,248)            |
| Balances at June 30, 2021                                     | \$ 678,384,856             | \$ 635,975,161                 | \$ 42,409,695            |

**Actuarial assumptions:** The total pension liability was determined by an actuarial valuation as of July 1, 2020, using the following actuarial assumptions, applied to all periods included in the measurement:

- Inflation: 2.25%
- Salary Increases: 2.50% + service-based increases
- Investment Return: 6.25% (Prior Rate: 6.50%), compounded annually, net of investment expense and including inflation
- Cost-of-living adjustments: 2.15% for those with contractual COLAs

Mortality rates were based on the Public Retirement Plans 2010G General Mortality Tables (Pub 2010G) with the SSA 2020 generational mortality improvement adjustment. The mortality rates for pre-retirement deaths are assumed to be 50% of the rates provided by the tables.

**Changes in actuarial assumptions:** There were several changes in assumptions. One change in economic assumptions was the decrease in the assumed rate of annual investment return from 6.50% to 6.25%. There were mortality and demographic assumptions noted in the previously referenced actuarial experience study and incorporated into the July 1, 2020 actuarial valuation.

**Actuarial method:** The Entry Age cost method is used to determine the funding requirements for the plan. Investment gains and losses are recognized over a 5-year period. The Net Pension Liability is amortized as a level dollar amount over a 12-year period, which is decreasing to an ultimate open 10-year period.

Town of Greenwich, Connecticut

Notes to Financial Statements

---

**Note 13. Employee Retirement Plans (Continued)**

**Assumed rate of return:** The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimates of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. This is then modified through a Monte-Carlo simulation process, by which a (downward) risk adjustment is applied to the baseline expected return.

Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of June 30, 2021, and the final investment return assumption, are summarized in the following table:

|                                    | Allocation % Range | Long-Term Expected Real<br>Return - Portfolio | Weight |
|------------------------------------|--------------------|---|--------|
| Asset class:                       |                    |   |        |
| Domestic equity                    | 0-35%              | 5.75%   | 25%    |
| International equity               | 0-20%              | 6.20%   | 14%    |
| International debt                 | 0-10%              | 0.50%   | 2%     |
| Fixed income                       | 0-45%              | 1.00%   | 31%    |
| Real estate                        | 0-10%              | 4.95%   | 8%     |
| Private equity/private debt        | 0-20%              | 7.25%   | 19%    |
| Cash equivalents                   | 0-45%              | 0.10%   | 1%     |
| Total weighted average real return |                    | 4.40%   | 100.0% |
| Plus inflation                     |                    | 2.25%   |        |
| Total return w/o adjustment        |                    | 6.65%   |        |
| Risk adjustment                    |                    | -0.40%  |        |
| Total expected return              |                    | 6.25%   |        |

**Discount rate:** The discount rate used to measure the total pension liability was 6.25%. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that Town contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on those assumptions the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members.

Therefore, the long-term expected rates of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability

Town of Greenwich, Connecticut

Notes to Financial Statements

**Note 13. Employee Retirement Plans (Continued)**

**Sensitivity of the net pension liability to changes in the discount rate:** The following presents the net pension liability of the Town, calculated using the discount rate of 6.25%, as well as what the Town's net pension liability would be if it were calculated using a discount rate that is 1.00% lower or 1.00% higher than the current rate:

|   | 1% Decrease<br>5.25% | Current<br>Discount Rate<br>6.25% | 1% Increase<br>7.25% |
|---|----------------------|-----------------------------------|----------------------|
| Net pension liability (asset)                         | \$ 120,565,151       | \$ 42,409,695                     | \$ (27,975,066)      |
| Ratio of plan net position to total pension liability | 84.1%                | 93.7%                             | 104.6%               |

For the year ended June 30, 2021, the Town recognized pension expense of \$5,131,747. At June 30, 2021, the Town reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

|   | Deferred Outflows<br>of Resources | Deferred Inflows<br>of Resources | Net             |
|---|-----------------------------------|----------------------------------|-----------------|
| Differences between expected and actual experience                                  | \$ 4,748,283                      | \$ (3,412,719)                   | \$ 1,335,564    |
| Changes of assumptions  | 15,958,885                        | -                                | 15,958,885      |
| Net difference between projected and actual earnings<br>on pension plan investments | -                                 | (79,705,458)                     | (79,705,458)    |
| Total   | \$ 20,707,168                     | \$ (83,118,177)                  | \$ (62,411,009) |

Amounts reported in deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

|                      |                        |
|----------------------|------------------------|
| Year ending June 30: |                        |
| 2022                 | \$ (6,925,911)         |
| 2023                 | (13,455,730)           |
| 2024                 | (18,303,082)           |
| 2025                 | (23,726,286)           |
|                      | <u>\$ (62,411,009)</u> |

**State Teachers' Retirement System:**

Teachers, principals, superintendents and supervisors within the Town's school system participate in a retirement system administered by the Connecticut State Teachers' Retirement Board (TRB). This Connecticut State Teachers' Retirement System (the System) is a cost sharing multiple employer defined benefit pension system with a special funding situation. The Town has no liability associated with the State Teacher's Retirement System.

The System is considered a part of the State of Connecticut financial reporting entity and is included in the State's financial reports as a pension trust fund. Those reports may be obtained at [www.ct.gov](http://www.ct.gov).

## Town of Greenwich, Connecticut

### Notes to Financial Statements

---

#### Note 13. Employee Retirement Plans (Continued)

The System is administered under the provisions of Title 10, Chapter 167a of the Connecticut General Statutes (CGS). Participation in the System is restricted to certified staff employed in the public schools of Connecticut and members of the professional staff of the State Department of Education or the board of Governors of Higher Education and their constituent units. Participation in the System is mandatory for certified personnel of local boards of education who are employed for an average of at least one-half of a school day.

**Summary of significant accounting policies:** For purposes of measuring the liability, deferred outflows of resources and deferred inflows of resources, and expense associated with the State's requirement to contribute to the System, information about System's fiduciary net position and additions to/deductions from the System's fiduciary net position have been determined on the same basis as they are reported by the System. For this purpose, benefit payments (including refunds of contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. The Town has recorded, in the General Fund, intergovernmental revenue and education expenditures in the amount of \$29,198,238 as payments made by the State on-behalf of the Town. The Town does not have any liability for teacher pensions.

**Benefits provided:** The Plan provides retirement, disability and death benefits to participants by the System as follows:

**Normal benefit:** A member at age 60 with 20 years of Credited Service in Connecticut, or 35 years of Credited Service including at least 25 years of service in Connecticut is eligible for vested benefits of 2% of average annual salary times years of credited service (maximum benefit is 75% of average annual salary during the 3 years of highest salary.)

**Prorated benefit:** A member who completes 10 years of Connecticut public school service is eligible for vested benefits of 2% of average annual salary time years of credited service (maximum benefit is 75% of average annual salary during the three highest salary).

**Contribution requirements:** The pension contributions made by the State to the System are determined on an actuarial reserve basis as described in CGS Section and 10-183z (which reflects Public Act 79-436 as amended).

**Employees:** Effective July 1, 1992, each teacher was required to contribute 6% of salary for the pension benefit.

Effective January 1, 2018, the required contribution increased to 7.0 percent of pensionable salary as required by CGS Section 10-183b (7). The estimated covered payroll for the Town is \$107,204,968.

The School District has no obligation to contribute to the plan.

**Actuarial assumptions:** The total pension liability was determined by an actuarial valuation as of June 30, 2020 using the following actuarial assumptions, applied to all periods included in the measurement:

|   |            |
|---|------------|
| Inflation   | 2.50%      |
| Salary increases, including inflation   | 3.00-6.50% |
| Long-term investment rate of return,<br>net of pension investment expense,<br>including inflation | 6.90%      |

**Town of Greenwich, Connecticut**

**Notes to Financial Statements**

**Note 13. Employee Retirement Plans (Continued)**

Mortality rates were based on the PubT-2010 Healthy Retiree Table (adjusted 105% for males and 103% for females as ages 82 and above), projected generationally with MP-2019 for the period after service retirement.

The long-term expected rate of return on pension investments was determined using a log-normal distribution analysis in which best-estimate ranges of expected future real rates of return (expected returns, net of pension investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The current capital market assumptions and the target asset allocation as provided by the Treasurer's Office are summarized in the following table:

| Asset class                               | Target Allocation | Long-Term Expected<br>Real Rate of Return |
|---|-------------------|---|
| Domestic Equity Fund                      | 20.0%             | 5.6%                                      |
| Developed Market International Stock Fund | 11.0%             | 6.0%                                      |
| Emerging Market International Stock Fund  | 9.0%              | 7.9%                                      |
| Core Fixed Income Fund                    | 16.0%             | 2.1%                                      |
| Inflation Linked Bond Fund                | 5.0%              | 1.1%                                      |
| Emerging Market Debt Fund                 | 5.0%              | 2.7%                                      |
| High Yield Bond Fund                      | 6.0%              | 4.0%                                      |
| Real Estate Fund                          | 10.0%             | 4.5%                                      |
| Private Equity                            | 10.0%             | 7.3%                                      |
| Alternative Investments                   | 7.0%              | 2.9%                                      |
| Liquidity Fund                            | 1.0%              | 0.4%                                      |
|   | <u>100.0%</u>     |   |

**Discount rate:** The discount rate used to measure the total pension liability was 6.90%. The projection of cash flows used to determine the discount rate assumed that member contributions will be made at the current contribution rate and that State contributions will be made at the actuarially determined rates in future years. Based on those assumptions, the pension's fiduciary net position was projected to be available to make all projected future benefit payments of current members. Therefore, the long-term expected rate of return on pension investments was applied to all periods of projected benefit payments to determine the total pension liability.

**Sensitivity of the proportionate share of the net pension liability to changes in the discount rate:** The Town's proportionate share of the net pension liability is \$0 and, therefore, the change in the discount rate would only impact the amount recorded by the State.

**Pension liabilities, pension expense, and deferred inflows/outflows of resources:** The State makes all contributions to the System on behalf of employees of the participating districts. Therefore, participating employers are considered to be in a special funding situation as defined by GASB Statement No. 68, *Accounting and Financial Reporting for Pensions – an Amendment of GASB Statement No. 27*, and the State is treated as a non-employer contributing entity in the System. Since the districts do not contribute directly to the System, there is no net pension liability or deferred inflows or outflows to report in the financial statements of the Town. The portion of the net pension liability that was associated with the Town was \$455,215,054 and 100% of the collective net pension liability is allocated to the State.

## Town of Greenwich, Connecticut

### Notes to Financial Statements

---

#### Note 13. Employee Retirement Plans (Continued)

The Town recognized the total pension expense associated with the Town as well as revenue in an amount equal to the non-employer contributing entities' total proportionate share of the collective pension expense associated with the Town. For the fiscal year ended June 30, 2020, the Town recognized \$65,207,397 in the general fund as the amount expended by the State on behalf of the Town to meet the State's funding requirements.

#### Savings Plan for Employees of the Town of Greenwich:

The Town sponsors a defined contribution plan established in 1984 to provide an opportunity for employees to have greater financial security in the future through a combination of personal savings, current tax savings and contributions made by the Town. All full-time and part-time employees who have worked 1,000 hours during the 12-month period are eligible to participate in the plan. The Town makes a discretionary matching contribution for non-union members. Union members matching contributions terms are in accordance with applicable collective bargaining units. Members are fully vested in all balances. Members are eligible for normal retirement at the age of 65. The Town contributed \$2,054,491 to the plan during the year ended June 30, 2021.

#### Note 14. Other Post-Employment Benefits

##### Summary of significant accounting policies:

**Plan description:** The Retiree Health Plan (RH Plan) is a single-employer defined benefit healthcare plan administered by the Town. The RH Plan provides medical and life insurance benefits to eligible retirees and their spouses. All employees of the Town are eligible to participate in the plan. Benefit provisions are established through negotiations between the Town and the various unions representing the employees.

The plan is considered to be part of the Town's financial reporting entity and is included in the Town's financial report as the Other Post-Employment Benefits Trust Fund. The plan does not issue a stand-alone financial report.

At July 1, 2021, plan membership consisted of the following:

|   | Retiree<br>Medical and<br>Life Insurance<br>Plan |
|---|--|
| Retirees and beneficiaries receiving benefits | 376  |
| Self-insured workers compensation             | 28   |
| Active plan members                           | 2,022  |
| Total participants                            | <u>2,426</u>                                     |



**Note 14. Other Post-Employment Benefits (Continued)**

**Funding policy:** The contribution requirements of plan members and the Town are also negotiated with the various unions representing the employees. Retired plan members and beneficiaries currently receiving benefits are required to contribute specified amounts monthly toward the cost of health insurance premiums.

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality and the healthcare cost trend. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as accrual results are compared with past expectations and new estimates are made about the future. The schedule of funding progress presents multi-year trend information about whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liabilities for benefits.

Projections for benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing benefit costs between the employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

**Town of Greenwich, Connecticut**

**Notes to Financial Statements**

---

**Note 14. Other Post-Employment Benefits (Continued)**

The information presented was determined as part of the actuarial valuation as of July 1, 2020, which was projected forward to June 30, 2021. Additional information as of the last actuarial valuations as follows:

|                               |                  |
|-------------------------------|------------------|
| Valuation Date:               | July 1, 2020     |
| Actuarial Cost Method:        | Entry Age Normal |
| Asset Valuation Method:       | Market Value     |
| Amortization Method:          | Level dollar     |
| Remaining Amortization Period | 19 Years         |
| Actuarial Assumptions:        |                  |
| Discount rate                 | 7.00%            |

Mortality rates are assumed to be in accordance with the Pub 2010S Headcount table for Police and Fire, Pub 2010G Headcount table for General employees and Pub 2010T Headcount table for Board of Education; all with Generational improvement with the SSA scale to account for anticipated future improvement in life expectancy. Pub 2010 Disabled tables are used for disabled lives, and 50% of the retiree tables are used for pre-retirement deaths.

Health cost trend rates

Average annual healthcare cost trend rates are assumed to be as follows:

| Year  | Pre-Medicare | Medicare | Connecticut Partnership |
|-------|--------------|----------|-------------------------|
| 2020  | 8.75%        | 4.00%    | 5.50%                   |
| 2021  | 6.75%        | 4.00%    | 5.00%                   |
| 2022  | 5.75%        | 4.00%    | 4.75%                   |
| 2023  | 5.50%        | 4.00%    | 4.50%                   |
| 2024  | 5.25%        | 4.00%    | 4.50%                   |
| 2025  | 5.00%        | 4.00%    | 4.50%                   |
| 2026  | 4.75%        | 4.00%    | 4.50%                   |
| 2027+ | 4.50%        | 4.00%    | 4.50%                   |

For the year ended June 30, 2021, plan members contributed \$2,208,378. The Town is required to contribute the balance of the current premium cost and may contribute an additional amount as determined by the Town in order to prefund benefits.

Employer contributions to the plan of \$3,450,000 were made in accordance with actuarially determined requirements.

Town of Greenwich, Connecticut

Notes to Financial Statements

---

**Note 14. Other Post-Employment Benefits (Continued)**

**Investments:**

**Investment policy:** The OPEB plan's policy in regard to the allocation of invested assets is established and may be amended by the Board. Plan assets are managed on a total return basis with a long-term objective of achieving and maintaining a fully funded status for the benefits provided through the OPEB plan.

**Rate of return:** For the year ended June 30, 2021, the annual money-weighted rate of return on OPEB plan investments, net of OPEB plan investment expense, was as follows. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested:

|                | OPEB Plan |
|----------------|-----------|
| Rate of return | 7.00%     |

**Net OPEB liability of the Town:** The components of the net OPEB liability of the Town at the measurement date of June 30, 2021 were as follows:

| Net OPEB Liability<br>as of June 30, 2021                           | OPEB Plan            |
|---|----------------------|
| Total OPEB liability  | \$ 62,602,461        |
| Plan fiduciary net position   | 39,372,002           |
| Net OPEB liability  | <u>\$ 23,230,459</u> |
| Plan fiduciary net position as a percentage of total OPEB liability | 62.89%               |

**Discount rate:** The discount rate to measure the total OPEB liability was 7.00%. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that Town contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate.

Based on those assumptions, the plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members.

Therefore, the long-term expected rates of return on pension plan investments was applied to all periods of projected benefit payments to determine the total OPEB liability.

Town of Greenwich, Connecticut

Notes to Financial Statements

**Note 14. Other Post-Employment Benefits (Continued)**

**Assumed rate of return:** The long-term expected rate of return on OPEB plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return are developed. Best estimates of the real rates of returns for each major asset class are included in the pension plan's target asset allocation. Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of June 30, 2021, and the final investment return assumption, are summarized in the following table:

| Asset Class                        | Target Allocation | Long- Term Expected<br>Real Rate of Return | Weighting |
|------------------------------------|-------------------|--|-----------|
| Domestic equity                    | 0-30%             | 6.10%                                      | 49.00%    |
| International funds                | 0-20%             | 6.45%                                      | 20.00%    |
| Fixed income-U.S.                  | 0-36%             | 1.35%                                      | 25.00%    |
| Alternatives                       | 6-40%             | 7.00%                                      | 3.00%     |
| Cash equivalents                   | 0-10%             | 0.20%                                      | 3.00%     |
| Total Weighted Average Real Return |                   | 4.83%                                      | 100.00%   |
| Long-term inflation expectation    |                   | 2.50%                                      |           |
| Total Return w/o adjustment        |                   | 7.33%                                      |           |
| Risk Adjustment                    |                   | -0.33%                                     |           |
| Long-term expected nominal return  |                   | 7.00%                                      |           |

**Changes in the Net OPEB Liability:**

|  | Changes in the Net OPEB Liability |                                |                       |
|--|-----------------------------------|--------------------------------|-----------------------|
|  | Increase (Decrease)               |                                |                       |
|  | Total OPEB<br>Liability           | Plan Fiduciary<br>Net Position | Net OPEB<br>Liability |
| Changes in the net OPEB liability:                           |                                   |                                |                       |
| Balances at June 30, 2020                                    | \$ 55,581,903                     | \$ 29,316,148                  | \$ 26,265,755         |
| Changes for the year:  |                                   |                                |                       |
| Service cost   | 682,226                           | -                              | 682,226               |
| Interest   | 3,816,726                         | -                              | 3,816,726             |
| Differences between expected and actual experience           | 2,762,172                         | -                              | 2,762,172             |
| Changes in assumptions                                       | 3,298,243                         | -                              | 3,298,243             |
| Contributions- employer                                      | -                                 | 3,505,510                      | (3,505,510)           |
| Contributions- active member                                 | -                                 | 2,208,378                      | (2,208,378)           |
| Benefit payments, including refunds of members contributions | (3,538,809)                       | (5,747,187)                    | 2,208,378             |
| Administrative expenses                                      | -                                 | (94,528)                       | 94,528                |
| Net investment income  | -                                 | 10,183,681                     | (10,183,681)          |
| Net changes  | 7,020,558                         | 10,055,854                     | (3,035,296)           |
| Balances at June 30, 2021                                    | \$ 62,602,461                     | \$ 39,372,002                  | \$ 23,230,459         |

Town of Greenwich, Connecticut

Notes to Financial Statements

**Note 14. Other Post-Employment Benefits (Continued)**

**Sensitivity of the net OPEB liability to changes in the discount rate:** The following presents the net OPEB liability of the Town, calculated using the discount rate of 7.00%, as well as what the Town's net OPEB liability would be if it were calculated using a discount rate that is 1.00% lower or 1.00% higher than the current rate:

|                    | 1% Decrease<br>6.00% | Current<br>Discount Rate<br>7.00% | 1% Increase<br>8.00% |
|--------------------|----------------------|-----------------------------------|----------------------|
| Net OPEB Liability |                      |                                   |                      |
| OPEB Plan          | \$ 29,727,822        | \$ 23,230,459                     | \$ 17,296,501        |

**Sensitivity of the net OPEB liability to changes healthcare cost trend rates:**

|                    | 1% Decrease<br>3.25%/3.00% | Current<br>Trend Rates<br>4.25%/4.00% | 1% Increase<br>5.25%/5.00% |
|--------------------|----------------------------|---------------------------------------|----------------------------|
| Net OPEB Liability |                            |                                       |                            |
| OPEB Plan          | \$ 15,999,320              | \$ 23,230,459                         | \$ 31,753,569              |

**OPEB expense and deferred outflows of resources and deferred inflows of resources related to OPEB:** For the year ended June 30, 2021, the Town recognized OPEB expense of \$(142,546). At June 30, 2021, the Town reported deferred outflows of resources and deferred inflows of resources related to pension from the following sources:

|   | Deferred<br>Outflows of<br>Resources | Deferred<br>Inflows of<br>Resources | Net                    |
|---|--------------------------------------|-------------------------------------|------------------------|
| Differences between expected and actual experience                            | \$ 2,455,264                         | \$ (10,488,621)                     | \$ (8,033,357)         |
| Changes of assumptions  | 2,931,772                            | (5,730,988)                         | (2,799,216)            |
| Net difference between projected and actual earnings on OPEB plan investments | -                                    | (908,699)                           | (908,699)              |
|   | <u>\$ 5,387,036</u>                  | <u>\$ (17,128,308)</u>              | <u>\$ (11,741,272)</u> |

Year ending June 30:

|            |                        |
|------------|------------------------|
| 2022       | \$ (2,578,406)         |
| 2023       | (2,544,918)            |
| 2024       | (2,629,253)            |
| 2025       | (2,814,147)            |
| 2026       | (1,208,934)            |
| Thereafter | 34,386                 |
|            | <u>\$ (11,741,272)</u> |

## Town of Greenwich, Connecticut

### Notes to Financial Statements

---

#### Note 14. Other Post-Employment Benefits (Continued)

##### Connecticut State Teachers' Retirement System – Retiree Health Insurance Plan:

**Plan description:** Teachers, principals, superintendents or supervisors engaged in service of public schools plus professional employees at State Schools of higher education are eligible to participate in the Connecticut State Teachers' Retirement System Retiree Health Insurance Plan (TRS-RHIP), a cost sharing multiple-employer defined benefit other post-employment benefit plan administered by the TRB, if they choose to be covered. Chapter 167a Section 10-183 (t) of the State Statutes grants authority to establish and amend the benefit terms to the TRB. TRS-RHIP issues a publicly available financial report that can be obtained at [www.ct.gov/trb](http://www.ct.gov/trb).

**Benefit provisions:** There are two types of the health care benefits offered through the system. Subsidized Local School District Coverage provides a subsidy paid to members still receiving coverage through their former employer and the TRB Sponsored Medicare Supplemental Plans provide coverage for those participating in Medicare, but not receiving Subsidized Local School District Coverage. Any member that is not currently participating in Medicare Parts A & B is eligible to continue health care coverage with their former employer. A subsidy of up to \$110 per month for a retired member plus an additional \$110 per month for a spouse enrolled in a local school district plan is provided to the school district to first offset the retiree's share of the cost of coverage, any remaining portion is used to offset the district's cost. The subsidy amount is set by statute, and has not increased since July of 1996. A subsidy amount of \$220 per month may be paid for a retired member, spouse or the surviving spouse of a member who has attained the normal retirement age to participate in Medicare, is not eligible for Part A of Medicare without cost, and contributes at least \$220 per month towards coverage under a local school district plan. Any member that is currently participating in Medicare Parts A & B is eligible to either continue health care coverage with their former employer, if offered, or enroll in the plan sponsored by the System. If they elect to remain in the plan with their former employer, the same subsidies as above will be paid to offset the cost of coverage.

If a member participating in Medicare Parts A & B so elects, they may enroll in one of the TRB Sponsored Medicare Supplemental Plans. Active members, retirees, and the State pay equally toward the cost of the basic coverage (medical and prescription drug benefits). Effective July 1, 2018, the System added a Medicare Advantage Plan Option. Active members, retirees and the State pay equally toward the cost of the basic coverage (medical and prescription drug benefits) under the Medicare Advantage Plan. Retired members who choose to enroll in the Medicare Supplement Plan are responsible for the full difference in the premium cost between the two plans. Additionally, effective July 1, 2018 retired members who cancel their health care coverage or elect not to enroll in TRB sponsored health care coverage option must wait two years to re-enroll.

**Survivor health care coverage:** Survivors of former employees or retirees remain eligible to participate in the Plan and continue to be eligible to receive either the \$110 monthly subsidy or participate in the TRB - Sponsored Medicare Supplemental Plans, as long as they do not remarry.

**Eligibility:** Any member that is currently receiving a retirement or disability benefit is eligible to participate in the Plan.

**Credited service:** One month for each month of service as a teacher in Connecticut public schools, maximum 10 months for each school year. Ten months of credited service constitutes one year of Credited Service. Certain other types of teaching services, State employment, or wartime military service may be purchased prior to retirement, if the Member pays one-half the cost.

**Normal retirement:** Age 60 with 20 years of Credited Service in Connecticut, or 35 years of Credited Service including at least 25 years of service in Connecticut.

## Town of Greenwich, Connecticut

### Notes to Financial Statements

---

#### Note 14. Other Post-Employment Benefits (Continued)

**Early retirement:** 25 years of Credited Service including 20 years of Connecticut service, or age 55 with 20 years of Credited Service including 15 years of Connecticut service.

**Proratable retirement:** Age 60 with 10 years of credited service

**Disability retirement:** 5 years of Credited Service in Connecticut if not incurred in the performance of duty and no service requirement if incurred in the performance of duty.

**Termination of employment:** 10 or more years of Credited Service.

#### Contributions:

##### *State of Connecticut*

Per CGS Section 10-183t, contribution requirements of active employees and the State of Connecticut are approved, amended and certified by the TRB and appropriated by the General Assembly. The State contributions are not currently actuarially funded. The State appropriates from the General Fund one third of the annual costs of the Plan. Administrative costs of the Plan are financed by the State. Based upon CGS Chapter 167a, Subsection D of Section 10-183t, it is assumed the State will pay for any long-term shortfall arising from insufficient active member contributions.

##### *Employer (School Districts)*

School District employers are not required to make contributions to the plan.

##### *Employees*

Each member is required to contribute 1.25% of their pensionable salaries up to \$500,000. Contributions in excess of \$500,000 will be credited to the Retiree Health Insurance Plan.

##### *Retirees*

Retirees pay per monthly premiums.

**OPEB liabilities, OPEB expense, and deferred outflows of resources and deferred inflows of resources related to OPEB:** At June 30, 2021, the Town reports no amounts for its proportionate share of the net OPEB liability, and related deferred outflows and inflows, due to the statutory requirement that the State pay 100% of the required contribution. The amount recognized by the Town as its proportionate share of the net OPEB liability, the related state support, and the total portion of the net OPEB liability that was associated with the Town was as follows:

|  |                   |
|--|-------------------|
| Town's proportionate share of the net OPEB liability                           | \$ -              |
| State's proportionate share of the net OPEB liability associated with the Town | 67,895,342        |
|  | <u>67,895,342</u> |

The total OPEB liability was determined by an actuarial valuation as of June 30, 2020. At June 30, 2020, the Town has no proportionate share of the net OPEB liability.

For the year ended June 30, 2021, the Town recognized OPEB expense and revenue of \$3,136,249 in the governmental activities including \$704,655 in the General Fund for on-behalf amounts for the benefits provided by the State.

## Town of Greenwich, Connecticut

### Notes to Financial Statements

---

#### Note 14. Other Post-Employment Benefits (Continued)

**Actuarial assumptions:** The total OPEB liability was determined by an actuarial valuation as of June 30, 2020, which was rolled forward to the measurement date of June 30, 2019, using the following actuarial assumptions, applied to all periods included in the measurement:

|   |   |
|---|---|
| Inflation                                 | 2.50%   |
| Pre-Medicare Health care costs trend rate | 5.95% decreasing to 4.75% by 2025                               |
| Medicare Health care costs trend rate     | 5.125% decreasing to 4.50% by 2023                              |
| Salary increases                          | 3.00-6.50%, including inflation                                 |
| Investment rate of return                 | 3.00%, net of OPEB plan investment expense, including inflation |
| Year fund net position will be depleted   | 2021  |

Mortality rates were based on the PubT-2010 Healthy Retired Tables (adjusted 105% for males and 103% for females as ages 82 and above).

The long-term expected rate of return projected generationally with MP-2019 for the period after service requirement, on plan assets is reviewed as part of the GASB 75 valuation process. Several factors are considered in evaluating the long-term rate of return assumption, including the Plan's current asset allocations and a log-normal distribution analysis using the best-estimate ranges of expected future real rates of return (expected return, net investment expense and inflation) for each major asset class. The long-term expected rate of return was determined by weighting the expected future real rates of return by the target asset allocation percentage and then adding expected inflation. The assumption is not expected to change absent a significant change in the asset allocation, a change in the inflation assumption, or a fundamental change in the market that alters expected returns in future years. The plan is 100% invested in U.S. Treasuries (cash equivalents) for which the expected 10-Year Geometric Real Rate of Return is (0.42%).

**Discount rate:** The discount rate used to measure the total OPEB liability was 2.21%. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current member contribution rate and that contributions for future plan members were used to reduce the estimated amount of total service costs for future plan members. No future State contributions were assumed to be made. Based on those assumptions, the OPEB plan's fiduciary net position was projected to be depleted in 2021 and, as a result, the Municipal Bond Index Rate was used in the determination of the single equivalent rate.

**Sensitivity of the net OPEB liability to changes in the health care cost trend rate and the discount rate:** The Town's proportionate share of the net OPEB liability is \$-0- and, therefore, the change in the health care cost trend rate or the discount rate would only impact the amount recorded by the State of Connecticut.

**Other information:** Additional information is included in the required supplementary information section of the financial statements. A schedule of contributions is not presented as the Town has no obligation to contribute to the plan. Detailed information about the Connecticut State Teachers' OPEB Plan fiduciary net position is available in the separately issued State of Connecticut Comprehensive Annual Financial Report at [www.ct.gov](http://www.ct.gov).



## Town of Greenwich, Connecticut

### Notes to Financial Statements

---

#### Note 15. Contingencies

Other than as described in the next paragraph, there are several personal injury, negligence and personnel related lawsuits pending against the Town. The outcome and eventual liability of the Town, if any, in these cases is not known at this time. Based upon consultation with legal counsel, the Town's management estimates that potential claims against the Town from such litigation would not materially affect the financial position of the Town. The Town has recorded in the government-wide financial statements \$2.6 million to cover probable claims.

#### Note 16. Risk Management

The Town is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; employee health; heart and hypertension benefits; and natural disasters. The Town carries commercial insurance for insurable risks of loss under most coverages with the exception of risks associated with dental, employee prescriptions, heart and hypertension benefits and workers' compensation benefits. For the risk associated with worker compensation benefits, the Town purchases commercial insurance for individual claims in excess of \$1 million. Coverage has not been materially reduced, nor have settled claims exceeded commercial coverage in any of the past three years. Liabilities for claims are recorded in the government-wide statements.

A roll-forward of the current claims liability, for which the Town is self-insured, is reported as follows:

|                           | Fiscal<br>2021       | Fiscal<br>2020       |
|---------------------------|----------------------|----------------------|
| Claims liability, July 1  | \$ 11,811,845        | \$ 14,023,595        |
| Add: claims incurred      | 1,619,544            | 1,215,368            |
| Deduct: payments          | (2,238,047)          | (3,427,118)          |
| Claims liability, June 30 | <u>\$ 11,193,342</u> | <u>\$ 11,811,845</u> |

#### Note 17. Deficit Fund Equity

The following funds had deficit fund balances at June 30, 2021:

|  |                |
|--|----------------|
| Sewer Improvement Fund                 | \$ (3,706,211) |
| Capital Projects Fund                  | (17,779,405)   |
| Nathaniel Witherell Fund               | (5,037,073)    |
| Public School Lunch Fund               | (799,436)      |
| Community Development Block Grant Fund | (281,515)      |
| Educational Projects Fund              | (2,179,545)    |

The deficits in the Sewer Improvement Fund and Capital Projects Fund will be eliminated by a future issuance of general obligation bonds and sewer assessment revenue. The deficit in the Nathaniel Witherell Fund and Public school lunch fund will be eliminated through future and increased subsidies from the Town. The deficit in the Community Development Block Grant Fund will be eliminated when requested reimbursements from the federal government are received.

## Town of Greenwich, Connecticut

### Notes to Financial Statements

---

#### Note 18. Recently Issued GASB Statements

The GASB has issued several pronouncements that have effective dates that may impact future financial presentations.

Management has not currently determined what, if any, impact implementation of the following statements may have on the financial statements:

- GASB Statement No. 87, *Leases*. This Statement improves the accounting and financial reporting for leases by governments. This Statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities. The requirements of this Statement will take effect for financial statements starting with the fiscal year that ends June 30, 2022. Earlier application is encouraged.
- GASB Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period*. This Statement establishes accounting requirements for interest cost incurred before the end of a construction period. This Statement supersedes requirements in Statement No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*. This statement requires that interest cost incurred before the end of a construction period be recognized as an expense in the period in which the cost is incurred for financial statement prepared using the economic resources measurement focus. As a result, interest cost incurred before the end of a construction period will not be included in the historical cost of a capital asset. The requirements of this Statement will take effect for financial statements starting with the fiscal year that ends June 30, 2022. Earlier application is encouraged.
- GASB Statement No. 90, *Majority Equity Interests – an amendment of GASB Statements No. 14 and No. 61*. This Statement defines a majority equity interest and specifies that a majority equity interest in a legally separate organization should be reported as an investment if a government's holding of the equity interest meet the definition of an investment. For all other majority equity interest in a legally separate organization, a government should report the legally separate organization as a component unit, and the government or fund that holds the equity interest should report an asset related to the majority equity interest using the equity method. The requirements of this Statement will take effect for financial statements starting with the fiscal year that ends June 30, 2022. Earlier application is encouraged.

## Town of Greenwich, Connecticut

### Notes to Financial Statements

---

#### Note 18. Recently Issued GASB Statements (Continued)

- GASB Statement No. 91, *Conduit Debt Obligations*. The objectives of this Statement are to provide a single method of reporting conduit obligations by issuers and eliminate diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures. The requirements of this Statement will take effect for financial statements starting with the fiscal year that ends June 30, 2022. Earlier application is encouraged.
- GASB Statement No. 92, *Omnibus 2020*. The objectives of this Statement are to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing practice issues that have been identified during implementation and application of certain GASB Statements. This Statement addresses a variety of topics and includes specific provisions. The requirements of this Statement will take effect for financial statements starting with the fiscal year that ends June 30, 2022.
- GASB Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*. The primary objective of this Statement is to improve financial reporting by addressing issues related to public-private and public-public partnership arrangements (PPPs). The requirements of this Statement will take effect for financial statements starting with the fiscal year that ends June 30, 2023.
- GASB Statement No. 96, *Subscription-Based Information Technology Arrangements*. This Statement provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users. Requirements of this Statement will take effect for financial statements starting with the fiscal year that ends June 30, 2023.
- GASB Statement No. 97, *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans*—an amendment of GASB Statements No. 14 and No. 84, and a supersession of GASB Statement No. 32. The primary objectives of this Statement are to (1) increase consistency and comparability related to the reporting of fiduciary component units in circumstances in which a potential component unit does not have a governing board and the primary government performs the duties that a governing board typically would perform; (2) mitigate costs associated with the reporting of certain defined contribution pension plans, defined contribution other postemployment benefit (OPEB) plans, and employee benefit plans other than pension plans or OPEB plans (other employee benefit plans) as fiduciary component units in fiduciary fund financial statements; and (3) enhance the relevance, consistency, and comparability of the accounting and financial reporting for Internal Revenue Code (IRC) Section 457 deferred compensation plans (Section 457 plans) that meet the definition of a pension plan and for benefits provided through those plans. The requirements of this Statement that (1) exempt primary governments that perform the duties that a governing board typically performs from treating the absence of a governing board the same as the appointment of a voting majority of a governing board in determining whether they are financially accountable for defined contribution pension plans, defined contribution OPEB plans, or other employee benefit plans and (2) limit the applicability of the financial burden criterion in paragraph 7 of Statement 84 to defined benefit pension plans and defined benefit OPEB plans that are administered through trusts that meet the criteria in paragraph 3 of Statement 67 or paragraph 3 of Statement 74, respectively, are effective immediately. All other requirements of this Statement will take effect for financial statements starting with the fiscal year that ends June 30, 2023.

## Town of Greenwich, Connecticut

### Notes to Financial Statements

---

#### **Note 19. Coronavirus (COVID-19)**

On January 30, 2020, the World Health Organization declared the coronavirus (COVID-19) to be a public health emergency. On March 11, 2020, the Governor and State of Connecticut declared a public health emergency and a civil preparedness emergency due to COVID-19.

For the year ended June 30, 2021, the Town did not experience any financial hardships as a result of the pandemic. Other than slight losses in recreational programs and public school lunch revenues. Overall, the Town was able to record surpluses in the General Fund on both a budgetary and GAAP basis.

In addition, the Town was awarded with significant amounts of monies from the American Rescue Plan Act, the Elementary and Secondary School Emergency Relief Fund and the CARES Act. Collectively, they will amount to over \$40 million.

**Required Supplementary  
Information - Unaudited**

**Required Supplementary Information - Unaudited**  
**Schedule of Revenues, Expenditures and Changes in Budgetary Fund Balance – Budgetary Basis –**  
**General Fund**  
**For the Year Ended June 30, 2021**

|   | General Fund        |                       |                              |                               |
|---|---------------------|-----------------------|------------------------------|-------------------------------|
|   | Original            | Final                 | Actual<br>Budgetary<br>Basis | Variance With<br>Final Budget |
| <b>Revenues:</b>                              |                     |                       |                              |                               |
| Taxes and special assessments                 | \$ 384,880,883      | \$ 384,880,883        | \$ 389,781,588               | \$ 4,900,705                  |
| Licenses and permits                          | 4,161,305           | 4,161,305             | 5,983,877                    | 1,822,572                     |
| Fines, forfeitures and penalties              | 1,649,000           | 1,649,000             | 1,056,988                    | (592,012)                     |
| Use of money and property                     | 1,436,420           | 1,436,420             | 1,280,974                    | (155,446)                     |
| Intergovernmental revenues                    | 32,538              | 32,538                | 6,936,124                    | 6,903,586                     |
| Charges for current services                  | 15,010,969          | 15,010,969            | 21,419,695                   | 6,408,726                     |
| Other revenues                                | 8,280,627           | 2,880,627             | 3,042,159                    | 161,532                       |
| <b>Total revenues</b>                         | <b>415,451,742</b>  | <b>410,051,742</b>    | <b>429,501,405</b>           | <b>19,449,663</b>             |
| <b>Expenditures:</b>                          |                     |                       |                              |                               |
| <b>Current:</b>                               |                     |                       |                              |                               |
| General government                            | 21,444,337          | 21,684,293            | 20,018,089                   | 1,666,204                     |
| Public safety                                 | 38,094,296          | 38,325,906            | 37,296,208                   | 1,029,698                     |
| Public works                                  | 24,015,189          | 24,015,189            | 22,603,838                   | 1,411,351                     |
| Health  | 2,502,485           | 2,502,485             | 2,237,934                    | 264,551                       |
| External operations                           | 6,016,944           | 6,132,944             | 6,091,332                    | 41,612                        |
| Human services                                | 3,936,485           | 3,936,485             | 3,707,748                    | 228,737                       |
| Schools                                       | 163,364,192         | 163,460,597           | 162,971,935                  | 488,662                       |
| Libraries                                     | 11,468,113          | 11,468,113            | 11,029,558                   | 438,555                       |
| Parks and recreation                          | 11,330,444          | 11,338,532            | 10,929,780                   | 408,752                       |
| Fixed charges                                 | 152,108,768         | 142,856,238           | 143,413,783                  | (557,545)                     |
| <b>Total expenditures</b>                     | <b>434,281,253</b>  | <b>425,720,782</b>    | <b>420,300,205</b>           | <b>5,420,577</b>              |
| <b>Revenues over expenditures</b>             | <b>(18,829,511)</b> | <b>(15,669,040)</b>   | <b>9,201,200</b>             | <b>24,870,240</b>             |
| <b>Other financing sources (uses):</b>        |                     |                       |                              |                               |
| Use of unrestricted fund balance              | 19,100,000          | 19,100,000            | -                            | (19,100,000)                  |
| Premium on bonds                              | 4,427,530           | -                     | 4,516,154                    | 4,516,154                     |
| Transfers in                                  | 9,401,981           | 9,401,981             | 9,017,761                    | (384,220)                     |
| Transfers out                                 | (14,100,000)        | (14,100,000)          | (14,100,000)                 | -                             |
| <b>Total other financing sources (uses)</b>   | <b>18,829,511</b>   | <b>14,401,981</b>     | <b>(566,085)</b>             | <b>(14,968,066)</b>           |
| <b>Net increase in budgetary fund balance</b> | <b>\$ (0)</b>       | <b>\$ (1,267,059)</b> | <b>8,635,115</b>             | <b>\$ 9,902,174</b>           |
| Budgetary fund balance, beginning             |                     |                       | <u>59,659,797</u>            |                               |
| Budgetary fund balance, ending                |                     |                       | <u>\$ 68,294,912</u>         |                               |

See note to required supplementary information.

**Schedules of Revenues, Expenditures and Changes in Fund Balance  
- Budget and Actual - Budgetary Basis  
Sewer Improvement Fund  
For the Year Ended June 30, 2021**

| Sewer Improvement Fund                                 |                    |                  |                       |                               |
|--|--------------------|------------------|-----------------------|-------------------------------|
|  | Original<br>Budget | Final<br>Budget  | Actual                | Variance With<br>Final Budget |
| <b>Revenues:</b>                                       |                    |                  |                       |                               |
| Taxes and special assessments                          | \$ 3,095,000       | \$ 3,095,000     | \$ 3,199,108          | \$ 104,108                    |
| Use of money and property                              | 15,000             | 15,000           | 2,051                 | (12,949)                      |
| Charges for current services                           | 10,000             | 10,000           | 11,281                | 1,281                         |
| Other revenues   | -                  | -                | 4,770                 | 4,770                         |
| <b>Total revenues</b>                                  | <b>3,120,000</b>   | <b>3,120,000</b> | <b>3,217,210</b>      | <b>97,210</b>                 |
| <b>Expenditures:</b>                                   |                    |                  |                       |                               |
| Current:   |                    |                  |                       |                               |
| Principal and interest                                 | 3,855,000          | 3,855,000        | 15,554,152            | (11,699,152)                  |
| Capital outlay   | 59,000             | 59,000           | 149,583               | (90,583)                      |
| <b>Total expenditures</b>                              | <b>3,914,000</b>   | <b>3,914,000</b> | <b>15,703,735</b>     | <b>(11,789,735)</b>           |
| <b>Revenue over (under) expenditures</b>               | <b>(794,000)</b>   | <b>(794,000)</b> | <b>(12,486,525)</b>   | <b>(11,692,525)</b>           |
| <b>Other financing sources (uses):</b>                 |                    |                  |                       |                               |
| Issuance of bond                                       | -                  | -                | 10,740,000            | 10,740,000                    |
| Premium on Bonds                                       |                    |                  | 1,076,240             |                               |
| Loan repayment   | (501,000)          | (501,000)        | (500,098)             | 902                           |
| Transfers in   | 1,295,000          | 1,295,000        | 1,270,000             | (25,000)                      |
| <b>Total other financing sources (uses)</b>            | <b>794,000</b>     | <b>794,000</b>   | <b>12,586,142</b>     | <b>11,792,142</b>             |
| <b>Net change in fund balance</b>                      | <b>\$ -</b>        | <b>\$ -</b>      | <b>99,617</b>         | <b>\$ 99,617</b>              |
| <b>Modified pay-as-you-go financing:</b>               |                    |                  |                       |                               |
| Deferment of current appropriations                    |                    |                  | -                     | \$ 23,615                     |
| Budgetary fund balance (deficit),<br>beginning of year |                    |                  | <u>(4,146,677)</u>    |                               |
| Budgetary fund balance (deficit),<br>end of year       |                    |                  | <u>\$ (4,047,060)</u> |                               |

**Required Supplementary Information - Unaudited  
Schedule of Contributions - Pension Plan  
Last Ten Fiscal Years**

| Year | Actuarially<br>Determined<br>Employer<br>Contribution | Amount<br>of Actual<br>Town<br>Contribution | Contribution<br>Deficiency/<br>(Excess) | Covered Payroll | Contributions<br>as a<br>Percentage<br>of Payroll |
|------|---|---|---|-----------------|---|
| 2012 | \$ 14,488,000   | \$ 14,488,000                               | \$ -                                    | \$ 73,124,651   | 19.8%   |
| 2013 | 16,366,937  | 16,366,937                                  | -                                       | 76,015,992      | 21.5%   |
| 2014 | 19,827,782  | 19,827,782                                  | -                                       | 73,916,137      | 26.8%   |
| 2015 | 22,667,753  | 22,700,000                                  | (32,247)                                | 72,714,048      | 31.2%   |
| 2016 | 21,610,634  | 21,723,530                                  | (112,896)                               | 69,009,508      | 31.5%   |
| 2017 | 22,020,736  | 22,021,000                                  | (264)                                   | 69,020,228      | 31.9%   |
| 2018 | 21,932,000  | 21,932,000                                  | -                                       | 65,386,681      | 33.5%   |
| 2019 | 21,136,000  | 21,136,000                                  | -                                       | 66,198,826      | 31.9%   |
| 2020 | 23,716,000  | 23,716,000                                  | -                                       | 63,077,124      | 37.6%   |
| 2021 | 26,100,000  | 26,100,000                                  | -                                       | 60,200,923      | 43.4%   |

|                                       |  |
|---------------------------------------|--|
| Actuarial cost method                 | Entry Age Normal Cost Method   |
| Amortization method                   | Level percent of pay, closed   |
| Single equivalent amortization period | 12 years   |
| Asset valuation method                | 5-year smoothed market   |
| Inflation                             | 2.25 percent   |
| Salary increase                       | 2.50 percent + service based increases   |
| Investment rate of return             | 6.25 percent, compounded annually, net of investment expense and including inflation |
| Cost-of-living adjustments (COLAS)    | 2.15 percent for those with contractual COLAs  |

**Required Supplementary Information - Unaudited  
Schedule of Investment Returns - Pension Plan  
Last Seven Fiscal Years\***

|      | Annual money-weighted rate of return,<br>net of investment expenses |
|------|---|
| 2021 | 29.84%  |
| 2020 | 1.10%   |
| 2019 | 5.73%   |
| 2018 | 9.60%   |
| 2017 | 14.83%  |
| 2016 | -0.11%  |
| 2015 | 1.42%   |

\*Note: This schedule is intended to show ten years of information. Additional information will be added as it becomes available.



**Required Supplementary Information – Unaudited  
OPEB - Schedule of Annual Required Contributions  
Last Ten Fiscal Years**

|  | Schedule of Contributions - OPEB Plan |                     |                     |                     |                 |                     |                     |                     |                     |                   |
|--|---------------------------------------|---------------------|---------------------|---------------------|-----------------|---------------------|---------------------|---------------------|---------------------|-------------------|
|  | 2021                                  | 2020                | 2019                | 2018                | 2017            | 2016                | 2015                | 2014                | 2013                | 2012              |
| Actuarially determined contribution                                  | \$ 3,450,000                          | \$ 3,598,000        | \$ 4,352,000        | \$ 5,430,000        | \$ 6,280,533    | \$ 6,090,823        | \$ 5,765,500        | \$ 5,267,000        | \$ 4,620,000        | \$ 3,722,000      |
| Contributions in relation to the actuarially determined contribution | 3,505,510                             | 3,722,459           | 4,737,251           | 5,560,287           | 6,281,000       | 6,244,000           | 3,766,314           | 2,435,000           | 2,435,000           | 2,729,600         |
| Contribution deficiency (excess)                                     | <b>\$ (55,510)</b>                    | <b>\$ (124,459)</b> | <b>\$ (385,251)</b> | <b>\$ (130,287)</b> | <b>\$ (467)</b> | <b>\$ (153,177)</b> | <b>\$ 1,999,186</b> | <b>\$ 2,832,000</b> | <b>\$ 2,185,000</b> | <b>\$ 992,400</b> |
| Covered payroll  | \$ 201,550,723                        | \$ 199,179,494      | \$ 198,787,331      | \$ 191,311,358      | \$ 186,191,103  | \$ 185,625,661      | \$ 175,338,074      | \$ 173,280,576      | \$ 167,967,000      | \$ 165,742,000    |
| Contributions as a percentage of covered payroll                     | 1.74%                                 | 1.87%               | 2.38%               | 2.91%               | 3.37%           | 3.36%               | 2.15%               | 1.41%               | 1.45%               | 1.65%             |

**Notes to Schedule**

|                                       |  |
|---------------------------------------|--|
| Actuarial cost method                 | Entry age (individual)   |
| Amortization method                   | Level percent of pay, closed until 15 years, then open; 18 years remaining |
| Single equivalent amortization period | 30 years   |
| Asset valuation method                | 5-year smoothed market   |
| Inflation                             | 2.50 percent   |
| Investment rate of return             | 7.00 percent, net of investment related expense                            |

**Required Supplementary Information – Unaudited  
Schedule of Changes in the Town's Net Pension Liability and Related Ratios  
Last Eight Fiscal Years\***

| Changes in Net Pension Liability                         | 2021                 | 2020                  | 2019                  | 2018                  | 2017                  | 2016                  | 2015                  | 2014                  |
|--|----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>Total pension liability</b>                           |                      |                       |                       |                       |                       |                       |                       |                       |
| Service cost   | \$ 11,392,114        | \$ 10,374,441         | \$ 9,568,638          | \$ 9,681,075          | \$ 9,746,152          | \$ 9,988,437          | \$ 10,450,852         | \$ 10,276,539         |
| Interest on total pension liability                      | 41,746,267           | 39,894,852            | 38,650,891            | 37,546,100            | 36,518,183            | 35,593,489            | 34,656,892            | 34,549,590            |
| Difference between expected and actual experience        | (5,119,079)          | 11,479,008            | 3,687,788             | (1,765,978)           | (3,648,676)           | (8,311,235)           | (13,506,973)          | -                     |
| Change in benefit terms                                  | -                    | -                     | 3,600,765             | -                     | -                     | -                     | -                     | -                     |
| Changes in assumptions                                   | 17,441,111           | -                     | 17,325,912            | -                     | -                     | 22,554,110            | 12,613,350            | -                     |
| Benefit payments   | (35,311,533)         | (33,285,662)          | (31,678,380)          | (29,846,448)          | (28,583,931)          | (27,287,652)          | (26,199,390)          | (24,916,645)          |
| <b>Net change in total pension liability</b>             | <b>30,148,880</b>    | <b>28,462,639</b>     | <b>41,155,614</b>     | <b>15,614,749</b>     | <b>14,031,728</b>     | <b>32,537,149</b>     | <b>18,014,731</b>     | <b>19,909,484</b>     |
| Total pension liability, beginning                       | 648,235,976          | 619,773,337           | 578,617,723           | 563,002,974           | 548,971,246           | 516,434,097           | 498,419,366           | 478,509,882           |
| <b>Total pension liability, ending (a)</b>               | <b>678,384,856</b>   | <b>648,235,976</b>    | <b>619,773,337</b>    | <b>578,617,723</b>    | <b>563,002,974</b>    | <b>548,971,246</b>    | <b>516,434,097</b>    | <b>498,419,366</b>    |
| <b>Fiduciary net position</b>                            |                      |                       |                       |                       |                       |                       |                       |                       |
| Contributions - employer                                 | 26,100,000           | 23,716,000            | 21,136,000            | 21,932,000            | 22,019,795            | 21,611,000            | 22,700,000            | 19,830,000            |
| Contributions - member                                   | 3,282,225            | 3,048,386             | 2,666,256             | 2,336,776             | 2,163,861             | 2,031,843             | 2,466,859             | 2,356,677             |
| Net investment income                                    | 150,023,640          | 5,513,028             | 27,558,866            | 42,103,563            | 58,449,720            | (110,017)             | 3,141,314             | 57,572,554            |
| Benefit payments, including refunds                      | (35,311,533)         | (33,285,662)          | (31,678,380)          | (29,846,448)          | (28,583,931)          | (27,287,652)          | (26,199,390)          | (24,916,645)          |
| Administrative expenses                                  | (532,204)            | (554,997)             | (303,622)             | (377,427)             | (872,469)             | (476,886)             | (371,480)             | (308,929)             |
| <b>Net change in plan fiduciary net position</b>         | <b>143,562,128</b>   | <b>(1,563,245)</b>    | <b>19,379,120</b>     | <b>36,148,464</b>     | <b>53,176,976</b>     | <b>(4,231,712)</b>    | <b>1,737,303</b>      | <b>54,533,657</b>     |
| Fiduciary net position, beginning                        | 492,413,033          | 493,976,278           | 474,597,158           | 438,448,694           | 385,271,718           | 389,503,430           | 387,766,127           | 333,232,470           |
| <b>Fiduciary net position, ending (b)</b>                | <b>635,975,161</b>   | <b>492,413,033</b>    | <b>493,976,278</b>    | <b>474,597,158</b>    | <b>438,448,694</b>    | <b>385,271,718</b>    | <b>389,503,430</b>    | <b>387,766,127</b>    |
| <b>Net pension liability, ending = (a) - (b)</b>         | <b>\$ 42,409,695</b> | <b>\$ 155,822,943</b> | <b>\$ 125,797,059</b> | <b>\$ 104,020,565</b> | <b>\$ 124,554,280</b> | <b>\$ 163,699,528</b> | <b>\$ 126,930,667</b> | <b>\$ 110,653,239</b> |
| Fiduciary net position as a % of total pension liability | 93.75%               | 75.96%                | 79.70%                | 82.02%                | 77.88%                | 70.18%                | 75.42%                | 77.80%                |
| Covered payroll  | \$ 60,200,923        | \$ 63,077,124         | \$ 66,198,826         | \$ 65,386,681         | \$ 69,020,228         | \$ 69,009,508         | \$ 72,714,048         | \$ 76,015,992         |
| Net pension liability as a % of covered payroll          | 70.45%               | 247.04%               | 190.03%               | 159.09%               | 180.46%               | 237.21%               | 174.56%               | 145.57%               |

\*Note: This schedule is intended to show ten years of information. Additional information will be added as it becomes available.

**Required Supplementary Information - unaudited**  
**Schedule of Changes in the Town's Net OPEB Liability and Related Ratios**  
**Last Five Fiscal Years\***

| Changes in Net OPEB Liability                               | OPEB Plan            |                      |                      |                      |                      |
|---|----------------------|----------------------|----------------------|----------------------|----------------------|
|   | 2021                 | 2020                 | 2019                 | 2018                 | 2017                 |
| Total OPEB liability:                                       |                      |                      |                      |                      |                      |
| Service cost  | \$ 682,226           | \$ 654,155           | \$ 665,503           | \$ 740,029           | \$ 686,929           |
| Interest  | 3,816,726            | 3,802,841            | 3,994,941            | 4,613,975            | 4,569,232            |
| Differences between expected and actual experience          | 2,762,172            | (930,946)            | (4,810,592)          | (10,929,149)         | -                    |
| Changes in assumptions                                      | 3,298,243            |                      | (1,363,049)          | -                    | -                    |
| Benefit payments, including refunds of member contributions | (3,538,809)          | (3,178,827)          | (3,484,969)          | (3,556,230)          | (5,701,588)          |
| <b>Net change in total OPEB liability</b>                   | <b>7,020,558</b>     | <b>347,223</b>       | <b>(4,998,166)</b>   | <b>(9,131,375)</b>   | <b>(445,427)</b>     |
| Total OPEB, beginning                                       | 55,581,903           | 55,234,680           | 60,232,846           | 69,364,221           | 69,809,648           |
| <b>Total OPEB liability, ending (a)</b>                     | <b>62,602,461</b>    | <b>55,581,903</b>    | <b>55,234,680</b>    | <b>60,232,846</b>    | <b>69,364,221</b>    |
| Fiduciary net position:                                     |                      |                      |                      |                      |                      |
| Employer contributions                                      | 3,505,510            | 3,722,459            | 4,692,304            | 5,560,287            | 6,281,000            |
| Member contributions  | 2,208,378            | 2,115,817            | 1,668,067            | 2,596,719            | 3,864,118            |
| Investment income net of investment expenses                | 10,183,681           | 1,141,854            | 1,492,824            | 1,792,381            | 3,473,800            |
| Benefit payments, including refunds of member contributions | (5,747,187)          | (5,294,644)          | (5,073,253)          | (6,152,949)          | (9,565,706)          |
| Administrative expenses                                     | (94,528)             | (52,025)             | (50,228)             | (89,639)             | (120,965)            |
| <b>Net change in plan fiduciary net position</b>            | <b>10,055,854</b>    | <b>1,633,461</b>     | <b>2,729,714</b>     | <b>3,706,799</b>     | <b>3,932,247</b>     |
| Fiduciary net position, beginning                           | 29,316,148           | 27,682,687           | 24,952,973           | 21,246,174           | 17,313,927           |
| <b>Fiduciary net position, ending (b)</b>                   | <b>39,372,002</b>    | <b>29,316,148</b>    | <b>27,682,687</b>    | <b>24,952,973</b>    | <b>21,246,174</b>    |
| <b>Net OPEB liability, ending = (a) - (b)</b>               | <b>\$ 23,230,459</b> | <b>\$ 26,265,755</b> | <b>\$ 27,551,993</b> | <b>\$ 35,279,873</b> | <b>\$ 48,118,047</b> |
| Fiduciary net position as a % of total OPEB liability       | 62.89%               | 52.74%               | 50.12%               | 41.43%               | 30.63%               |
| Covered payroll   | \$ 201,550,723       | \$ 199,179,494       | \$ 198,787,331       | \$ 191,311,358       | \$ 186,191,103       |
| Net OPEB liability as a % of covered payroll                | 11.53%               | 13.19%               | 13.86%               | 18.44%               | 25.84%               |

\*Note: This schedule is intended to show ten years of information. Additional information will be added as it becomes available.

**Required Supplementary Information - unaudited**  
**Schedule of the Town's Proportionate Share of the Net Pension Liability - Teachers'**  
**Retirement System**  
**Last Seven Fiscal Years\***

|  | 2021           | 2020           | 2019           | 2018           | 2017           | 2016           | 2015           |
|--|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Town's proportion of the net pension liability   | 0.00%          | 0.00%          | 0.00%          | 0.00%          | 0.00%          | 0.00%          | 0.00%          |
| Town's proportionate share of the net pension liability  | \$ -           | \$ -           | \$ -           | \$ -           | \$ -           | \$ -           | \$ -           |
| State's proportionate share of the net pension liability associated with the Town              | \$ 455,215,054 | \$ 406,621,933 | \$ 313,529,134 | \$ 314,574,756 | \$ 331,878,731 | \$ 256,441,748 | \$ 237,029,005 |
| Total  | \$ 455,215,054 | \$ 406,621,933 | \$ 313,529,134 | \$ 314,574,756 | \$ 331,878,731 | \$ 256,441,748 | \$ 237,029,005 |
| Town's covered payroll   | \$ 107,204,969 | \$ 104,548,477 | \$ 102,927,639 | \$ 101,931,181 | \$ 94,393,000  | \$ 92,806,000  | \$ 90,942,000  |
| Town's proportionate share of the net pension liability as a percentage of its covered payroll | 0%             | 0%             | 0%             | 0%             | 0%             | 0%             | 0%             |
| System fiduciary net position as a percentage of the total pension liability                   | 49.24%         | 52.00%         | 57.69%         | 55.93%         | 52.26%         | 59.50%         | 61.51%         |

\*Note: This schedule is intended to show ten years of information. Additional information will be added as it becomes available.

**Notes to Schedule**

Change in benefit terms  
 Change in assumptions

None

The Board adopted new assumptions as the result of an experience study for the five-year period ending June 30, 2019. The changes in assumptions are summarized below:

- Decrease the annual rate of real wage increase assumption from 0.75% to 0.50%
- Decrease payroll growth assumption from 3.25% to 3.00%
- Rates of withdrawal, disability, retirement, mortality, and assumed rates of salary increase were adjusted to more closely reflect actual and anticipated experience

Actuarial cost method  
 Amortization method

Entry age  
 Level percent of pay closed, grading to a level dollar amortization for 6/30/2024 valuation

Single equivalent amortization period  
 Asset valuation method  
 Investment rate of return

30 years  
 4-year smoothed market  
 6.90%, net of investment related expense

\*Note: This schedule is intended to show information for ten years. Additional years' information will be displayed as it becomes available.

**Required Supplementary Information - unaudited  
 Schedule of the Town's Proportionate Share of the Net OPEB Liability - Teachers'  
 Retiree Health Plan  
 Last Four Fiscal Years\***

|  | 2021                 | 2020                 | 2019                 | 2018                 |
|--|----------------------|----------------------|----------------------|----------------------|
| Town's proportion of the net pension liability   | 0.00%                | 0.00%                | 0.00%                | 0.00%                |
| Town's proportionate share of the net pension liability  | \$ -                 | \$ -                 | \$ -                 | \$ -                 |
| State's proportionate share of the net pension liability associated with the Town              | \$ 67,895,342        | \$ 63,414,984        | \$ 62,676,370        | \$ 80,967,974        |
| <b>Total</b>   | <b>\$ 67,895,342</b> | <b>\$ 63,414,984</b> | <b>\$ 62,676,370</b> | <b>\$ 80,967,974</b> |
| Town's covered payroll   | \$ 107,204,969       | \$ 104,548,477       | \$ 102,927,639       | \$ 101,931,181       |
| Town's proportionate share of the net pension liability as a percentage of its covered payroll | 0%                   | 0%                   | 0%                   | 0%                   |
| System fiduciary net position as a percentage of the total pension liability                   | 2.50%                | 2.08%                | 1.49%                | 1.79%                |

\*Note: This schedule is intended to show ten years of information. Additional information will be added as it becomes available.

**Notes to Schedule:**

|                               |  |
|-------------------------------|--|
| Changes in benefit terms:     | None   |
| Changes of assumptions:       | The discount rate was decreased from 3.87% to 2.21% to reflect the change in the Municipal Bond Index rate. Additionally, expected annual per capita claims costs were updated to better reflect anticipated medical and prescription drug claim experience both before and after the plan change that became effective on January 1, 2019. Further, the expected rate of inflation was decreased and Real Wage Growth assumption was increased. |
| Actuarial cost method         | Entry age  |
| Amortization method           | Level percent of payroll   |
| Remaining amortization period | 30 years, open   |
| Asset valuation method        | Market value of assets   |
| Investment rate of return     | 3.00%, net of investment related expense, including price inflation  |

\*Note: This schedule is intended to show information for ten years. Additional years' information will be displayed as it becomes available.

**Required Supplementary Information – Unaudited  
Note to Required Supplementary Information**

---

**Note 1. Stewardship, Compliance and Accountability**

**Budgetary information:** The Town's Charter provides that:

- (i) prior to the commencement of a fiscal year, an operating budget (a plan of financial operation embodying an estimate of proposed expenditures and the proposed means of financing them) for that year for the General Fund, Special Revenue Funds and the Enterprise Fund be submitted to the RTM by the BET;
- (ii) the expenditure portion of the operating budget (appropriations) be given legal effect through resolution of the RTM;
- (iii) the BET and RTM meet often to review subsequent appropriations (those under \$5,000 can be authorized by the BET; those over \$5,000 must also be approved by a resolution of the RTM except for labor contracts which are approved for financing by the RTM). Only the BET and the RTM may modify the budget through interim appropriations. Management can approve transfers up to \$5,000 but cannot add to the budget. There were interim appropriations (supplemental budgetary appropriations) of \$945,634 for the General Fund.
- (iv) expenditures cannot exceed appropriations for any department within each function unless an appropriation change is approved by the BET and RTM; and
- (v) unencumbered balances of appropriations lapse at the end of the fiscal year.

Accordingly, the budgetary data presented in the financial statements represents both legal limitations and planned operating amounts.

Annual budgets are legally adopted for the General Fund, Sewer Maintenance Fund, Sewer Improvement Fund, Public School Lunch Revolving Fund, Parking Fund, Leased Railroad Fund, Golf Course Fund, Retirement Fund, OPEB Fund, Shellfish Commission Fund, Harbor Management Commission Fund and Nathaniel Witherell Fund. All annual appropriations lapse at fiscal year-end.

**Presentation of revenues and expenditures - budget basis:** For its General Fund, the Town reports actual revenues and expenditures in the fund statements in accordance with GAAP and in the budgetary comparison statement on a budget basis. The difference between these methods primarily relates to the treatment of encumbrances, improvement appropriations continued in force and on-behalf payments from the State for teachers' retirement.

**Required Supplementary Information – Unaudited  
Note to Required Supplementary Information**

**Note 1. Stewardship, Compliance and Accountability (Continued)**

The following is a reconciliation of these differences at June 30, 2021:

|  | General<br>Fund | Sewer<br>Improvement<br>Fund |
|--|-----------------|------------------------------|
| Revenues:  |                 |                              |
| Revenues and other financing sources - GAAP basis                                      | \$ 468,550,057  | \$ 4,604,563                 |
| Cancelled encumbrances   | 1,729,120       | -                            |
| Increase (decrease) in reserved for future use   | 223,238         | -                            |
| Increase (decrease) in unavilable revenue  | 2,435,797       | (37,075)                     |
| State on-behalf payments for teacher retirements                                       | (29,902,893)    | -                            |
| Revenues and other financing sources - budget basis                                    | 443,035,319     | \$ 4,567,488                 |
| Expenditures:  |                 |                              |
| Expenditures and other financing uses - GAAP basis                                     | \$ 463,134,757  | \$ 4,520,188                 |
| Changes in reserves for encumbrances, improvement<br>appropriations continued in force | 7,744,498       | -                            |
| Difference in GAAP accruals  | (6,576,157)     | (52,318)                     |
| State on-behalf payments for teacher retirements                                       | (29,902,893)    | -                            |
| Expenditures and other financing uses - budget basis                                   | \$ 434,400,205  | \$ 4,467,870                 |

The Town also finances some nonrecurring expenditures, principally capital projects and some major equipment acquisitions, by the modified “pay-as-you-go” plan, authorized by Connecticut General Statute 7-346. This statute permits the financing of nonrecurring expenditures over a period not to exceed five years. At June 30, 2021, the taxpayers’ financing obligations of nonrecurring expenditures to be financed by future tax levies amounted to \$9,163,000 and are scheduled to be funded as follows:

|                             | Sewer<br>Maintenance<br>Fund |
|-----------------------------|------------------------------|
| Fiscal year ending June 30: |                              |
| 2022                        | \$ 3,780,000                 |
| 2023                        | 1,961,000                    |
| 2024                        | 1,831,000                    |
| 2025                        | 1,591,000                    |
|                             | \$ 9,163,000                 |

[THIS PAGE INTENTIONALLY LEFT BLANK]



APPENDIX B - FORM OF OPINION OF BOND COUNSEL - THE BONDS



280 Trumbull Street  
 Hartford, CT 06103-3597  
 Main (860) 275-8200  
 Fax (860) 275-8299

February 9, 2023

Town of Greenwich,  
 Greenwich, Connecticut

Ladies and Gentlemen:

We have examined certified copies of the proceedings of the Town of Greenwich, Connecticut (the “Town”), a Tax Regulatory Agreement of the Town, dated February \_\_, 2023 (the “Tax Regulatory Agreement”), and other proofs submitted to us relative to the issuance and sale of \$35,000,000\* Town of Greenwich, Connecticut General Obligation Bonds, Issue of 2023, dated February \_\_, 2023 (the “Bonds”), maturing on January 15 in each of the years, in the principal amounts and bearing interest payable on July 15, 2023 and semiannually thereafter on January 15 and July 15 in each year until maturity, at the rates per annum as follows:

| <u>Year of<br/>Maturity</u> | \$ | <u>Principal<br/>Amount*</u> | <u>Interest Rate<br/>Per Annum</u> |
|-----------------------------|----|------------------------------|------------------------------------|
| 2024                        |    |                              | %                                  |
| 2025                        |    |                              |                                    |
| 2026                        |    |                              |                                    |
| 2027                        |    |                              |                                    |
| 2028                        |    |                              |                                    |

with principal payable at the principal office of U.S. Bank Trust Company National Association, in Hartford, Connecticut, and with interest payable to the registered owner as of the close of business on the last business day of June and December in each year, by check mailed to such registered owner at his address as shown on the registration books of the Town kept for such purpose. The Bonds are not subject to redemption prior to maturity.

The Bonds are originally registered in the name of Cede & Co., as nominee of The Depository Trust Company (“DTC”), to effect a book-entry system for the ownership and transfer of the Bonds. So long as DTC or its nominee is the registered owner, principal and interest payments on the Bonds will be made to DTC.

We have not been engaged or undertaken to review the accuracy, completeness or sufficiency of the Official Statement or other offering material relating to the Bonds, and we express no opinion relating thereto, excepting only the matters set forth as our opinion in the Official Statement.

We are of the opinion that such proceedings and proofs show lawful authority for the issuance and sale of the Bonds under authority of the Constitution and General Statutes of Connecticut and that the Bonds are a valid general obligation of the Town the principal of and interest on which is payable from ad valorem taxes which may be levied on all taxable property subject to taxation by the Town without limitation as to rate or amount except as to classified property, such as certified forest lands taxable at a limited rate and dwelling houses of qualified elderly persons of low income or of qualified disabled persons taxable at limited amounts. We are further of the opinion that the Tax Regulatory Agreement is a valid and binding agreement of the Town.

The Internal Revenue Code of 1986, as amended (the “Code”), establishes certain requirements that must be met at and subsequent to the issuance and delivery of the Bonds in order that interest on the Bonds be and remain excluded from gross income for federal income tax purposes. The Town has covenanted in the Tax Regulatory Agreement that it will at all times perform all acts and things necessary or appropriate under any valid provision of law to ensure that interest paid on the Bonds shall be excluded from gross income for federal income tax purposes under the Code.

\* Preliminary, subject to change.

In our opinion, under existing statutes and court decisions, interest on the Bonds is excluded from gross income for federal income tax purposes and is not treated as an item of tax preference for purposes of computing the federal alternative minimum tax, however, such interest is taken into account in determining the adjusted financial statement income of certain corporations for the purpose of computing the federal alternative minimum tax imposed on such corporations for tax years beginning after December 31, 2022. We express no opinion regarding any other federal income tax consequences caused by ownership or disposition of, or receipt of interest on, the Bonds.

In rendering the foregoing opinions regarding the federal tax treatment of interest on the Bonds, we have relied upon and assumed (i) the material accuracy of the representations, statements of intention and expectations, and certifications of fact contained in the Tax Regulatory Agreement, and (ii) the compliance by the Town with the covenants and procedures set forth in the Tax Regulatory Agreement as to such tax matters.

We are further of the opinion that, under existing statutes, interest on the Bonds is excluded from Connecticut taxable income for purposes of the Connecticut income tax on individuals, trusts and estates, and is excluded from amounts on which the net Connecticut minimum tax is based in the case of individuals, trusts and estates required to pay the federal alternative minimum tax. We express no opinion regarding any other State or local tax consequences caused by the ownership or disposition of the Bonds.

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

These opinions are rendered as of the date hereof and are based on existing law, which is subject to change. We assume no obligation to update or supplement these opinions to reflect any facts or circumstances that may come to our attention, or to reflect any changes in law that may hereafter occur or become effective.

The rights of owners of the Bonds and the enforceability of the Bonds and the Tax Regulatory Agreement may be limited by bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights generally and by application of equitable principles, whether considered at law or in equity.

Respectfully,



280 Trumbull Street  
Hartford, CT 06103-3597  
Main (860) 275-8200  
Fax (860) 275-8299

February \_\_, 2023

Town of Greenwich,  
Greenwich, Connecticut

Ladies and Gentlemen:

We have examined certified copies of the proceedings of the Town of Greenwich, Connecticut (the “Town”), a Tax Regulatory Agreement of the Town, dated February \_\_, 2023 (the “Tax Regulatory Agreement”), and other proofs submitted to us relative to the issuance and sale of \$75,000,000\* Town of Greenwich, Connecticut General Obligation Bond Anticipation Notes, Issue of 2023, dated February \_\_, 2023 and maturing February \_\_, 2024, consisting of Note R-1 in the aggregate principal amount of \$75,000,000\*, bearing interest at the rate of \_\_\_% per annum, with principal and interest payable at maturity (the “Notes”). The Notes are not subject to redemption prior to maturity.

The Notes are originally registered in the name of Cede & Co., as nominee of The Depository Trust Company (“DTC”), to effect a book-entry system for the ownership and transfer of the Notes. So long as DTC or its nominee is the registered owner, principal and interest payments on the Notes will be made to DTC.

We have not been engaged or undertaken to review the accuracy, completeness or sufficiency of the Official Statement or other offering material relating to the Notes, and we express no opinion relating thereto, excepting only the matters set forth as our opinion in the Official Statement.

We are of the opinion that such proceedings and proofs show lawful authority for the issuance and sale of the Notes under authority of the Constitution and General Statutes of Connecticut and that the Notes are a valid general obligation of the Town the principal of and interest on which is payable from ad valorem taxes which may be levied on all taxable property subject to taxation by the Town without limitation as to rate or amount except as to classified property, such as certified forest lands taxable at a limited rate and dwelling houses of qualified elderly persons of low income or of qualified disabled persons taxable at limited amounts. We are further of the opinion that the Tax Regulatory Agreement is a valid and binding agreement of the Town.

The Internal Revenue Code of 1986, as amended (the “Code”), establishes certain requirements that must be met at and subsequent to the issuance and delivery of the Notes in order that interest on the Notes be and remain excluded from gross income for federal income tax purposes. The Town has covenanted in the Tax Regulatory Agreement that it will at all times perform all acts and things necessary or appropriate under any valid provision of law to ensure that interest paid on the Notes shall be excluded from gross income for federal income tax purposes under the Code.

In our opinion, under existing statutes and court decisions, interest on the Notes is excluded from gross income for federal income tax purposes and is not treated as an item of tax preference for purposes of computing the federal alternative minimum tax, however, such interest is taken into account in determining the adjusted financial statement income of certain corporations for the purpose of computing the federal alternative minimum tax imposed on such corporations for tax years beginning after December 31, 2022. We express no opinion regarding any other federal income tax consequences caused by ownership or disposition of, or receipt of interest on, the Notes.

In rendering the foregoing opinions regarding the federal tax treatment of interest on the Notes, we have relied upon and assumed (i) the material accuracy of the representations, statements of intention and expectations, and certifications of fact contained in the Tax Regulatory Agreement, and (ii) the compliance by the Town with the covenants and procedures set forth in the Tax Regulatory Agreement as to such tax matters.

\* Preliminary, subject to change.

We are further of the opinion that, under existing statutes, interest on the Notes is excluded from Connecticut taxable income for purposes of the Connecticut income tax on individuals, trusts and estates, and is excluded from amounts on which the net Connecticut minimum tax is based in the case of individuals, trusts and estates required to pay the federal alternative minimum tax. We express no opinion regarding any other State or local tax consequences caused by the ownership or disposition of the Notes.

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

These opinions are rendered as of the date hereof and are based on existing law, which is subject to change. We assume no obligation to update or supplement these opinions to reflect any facts or circumstances that may come to our attention, or to reflect any changes in law that may hereafter occur or become effective.

The rights of owners of the Notes and the enforceability of the Notes and the Tax Regulatory Agreement may be limited by bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights generally and by application of equitable principles, whether considered at law or in equity.

Respectfully,

**APPENDIX D - FORM OF CONTINUING DISCLOSURE AGREEMENT - THE BONDS**

**CONTINUING DISCLOSURE AGREEMENT**  
Town of Greenwich, Connecticut  
\$35,000,000\* General Obligation Bonds, Issue of 2023  
dated February \_\_, 2023

February \_\_, 2023

WHEREAS, the Town of Greenwich, Connecticut (the “Town”) has heretofore authorized the issuance of \$35,000,000\* in aggregate principal amount of its General Obligation Bonds, Issue of 2023, dated February \_\_, 2023 (the “Bonds”), maturing on the dates and in the amounts set forth in the Town’s Official Statement dated January \_\_, 2023 describing the Bonds (the “Official Statement”); and

WHEREAS, the Bonds have been sold by a competitive bid pursuant to a Notice of Sale, dated January 19, 2023 (the “Notice of Sale”); and

WHEREAS, in the Notice of Sale, the Town has heretofore acknowledged that an underwriter may not purchase or sell the Bonds unless it has reasonably determined that the Town has undertaken in a written agreement for the benefit of the beneficial owners of the Bonds to provide certain continuing disclosure information as required by Securities and Exchange Commission Rule 15c2-12(b)(5), as amended from time to time (the “Rule”), and the Town desires to assist the underwriter of the Bonds in complying with the Rule; and

WHEREAS, the Town is authorized pursuant to Section 3-20e of the General Statutes of Connecticut to make such representations and agreements for the benefit of the beneficial owners of the Bonds to meet the requirements of the Rule; and

WHEREAS, in order to assist the underwriter of the Bonds in complying with the Rule, this Continuing Disclosure Agreement (this “Agreement”) is to be made, executed and delivered by the Town in connection with the issuance of the Bonds and to be described in the Official Statement, all for the benefit of the beneficial owners of the Bonds, as they may be from time to time;

NOW, THEREFORE, the Town hereby represents, covenants and agrees as follows:

Section 1. Definitions. In addition to the terms defined above, the following capitalized terms shall have the meanings ascribed thereto:

“Annual Report” shall mean any Annual Report provided by the Town pursuant to, and as described in, Sections 2 and 3 of this Agreement.

“Financial Obligation” shall mean any (i) debt obligation, (ii) derivative instrument entered into in connection with, or pledged as security or source of payment for, an existing or planned debt obligation, or (iii) guarantee of (i) or (ii). Municipal securities as to which a final official statement has been filed with the Repository, consistent with the Rule, shall not be considered a Financial Obligation.

“Fiscal Year End” shall mean the last day of the Town’s fiscal year, currently June 30.

“Listed Events” shall mean any of the events listed in Section 4 of this Agreement.

“MSRB” shall mean the Municipal Securities Rulemaking Board established pursuant to Section 15B(b)(1) of the Securities Exchange Act of 1934, as amended, or any successor thereto.

“Repository” shall mean the Electronic Municipal Market Access (EMMA) system as described in 1934 Act Release No. 57577 for purposes of the Rule, the MSRB or any other nationally recognized municipal securities information repository or organization recognized by the SEC from time to time for purposes of the Rule.

“SEC” shall mean the Securities and Exchange Commission of the United States or any successor thereto.

\* Preliminary, subject to change.

Section 2. Annual Reports.

(a) The Town shall provide or cause to be provided to the Repository in electronic format, accompanied by identifying information, as prescribed by the MSRB, the following annual financial information and operating data regarding the Town:

(i) Audited financial statements as of and for the year ending on its Fiscal Year End prepared in accordance with accounting principles generally accepted in the United States, as promulgated by the Governmental Accounting Standards Board from time to time or mandated state statutory principles as in effect from time to time; and

(ii) Financial information and operating data as of and for the year ending on its Fiscal Year End of the following type to the extent not included in the audited financial statements described in (i) above:

- (A) the amounts of the gross and net taxable grand list;
- (B) a listing of the ten largest taxpayers on the grand list, together with each such taxpayer's taxable valuation thereon;
- (C) the percentage and amount of the annual property tax levy collected and uncollected;
- (D) a schedule of the annual debt service on outstanding long-term bonded indebtedness;
- (E) a calculation of the net direct debt, total direct debt, and total overall net debt (reflecting overlapping and underlying debt);
- (F) the total direct debt, total net direct debt and total overall net debt of the Town per capita;
- (G) the ratios of total direct debt and total overall net debt of the Town to the Town's net taxable grand list;
- (H) a statement of statutory debt limitations and debt margins; and
- (I) the funding status of the Town's pension benefit obligations.

(b) The above-referenced information is expected to be provided by the filing of and cross reference to the Town's audited financial statements. The information may be provided in whole or in part by cross-reference to other documents previously provided to the Repository, including official statements of the Town which will be available from the MSRB.

(c) Subject to the requirements of Section 8 hereof, the Town reserves the right to modify from time to time the type of financial information and operating data provided or the format of the presentation of such financial information and operating data, to the extent necessary or appropriate; provided that the Town agrees that any such modification will be done in a manner consistent with the Rule. The Town also reserves the right to modify the preparation and presentation of financial statements described herein as may be required to conform with changes in Connecticut law applicable to municipalities or any changes in generally accepted accounting principles, as promulgated by the Governmental Accounting Standards Board from time to time.

Section 3. Timing. The Town shall provide the financial information and operating data referenced in Section 2(a) not later than eight months after each Fiscal Year End subsequent to the date of issuance of the Bonds, provided, however, that if such financial information and operating data for the Fiscal Year End preceding the date of issuance of the Bonds is not contained in the Official Statement for the Bonds or has not otherwise been previously provided, the Town shall provide such financial information and operating data no later than eight months after the close of such preceding Fiscal Year End. The Town agrees that if audited financial statements are not available eight months after the close of any Fiscal Year End, it shall submit unaudited financial statements by such time and will submit audited financial statements information when and if available.

Section 4. Event Notices. The Town agrees to provide, or cause to be provided, in a timely manner not in excess of ten (10) business days after the occurrence of the event, notice to the Repository in electronic format, accompanied by identifying information, as prescribed by the MSRB, of the occurrence of any of the following events:

- (i) principal and interest payment delinquencies;
- (ii) non-payment related defaults, if material;
- (iii) unscheduled draws on debt service reserves reflecting financial difficulties;
- (iv) unscheduled draws on credit enhancements reflecting financial difficulties;
- (v) substitution of credit or liquidity providers, or their failure to perform;
- (vi) adverse tax opinions; the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
- (vii) modifications to rights of Bondholders, if material;
- (viii) Bond calls, if material, and tender offers;
- (ix) defeasances;
- (x) release, substitution, or sale of property securing repayment of the Bonds, if material;
- (xi) rating changes;
- (xii) bankruptcy, insolvency, receivership, or similar event of any obligated person;
- (xiii) the consummation of a merger, consolidation, or acquisition involving any obligated person or the sale of all or substantially all of the assets of any obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake any such an action or the termination of a definitive agreement relating to such actions, other than pursuant to its terms, if material;
- (xiv) appointment of a successor or additional trustee or the change of name of a trustee, if any, if material;
- (xv) incurrence of a Financial Obligation by any obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of any obligated person, any of which affect Bondholders, if material; and
- (xvi) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of any obligated person, any of which reflect financial difficulties.

Section 5. Notice of Failure. The Town agrees to provide, or cause to be provided, in a timely manner to the Repository in electronic format, accompanied by identifying information, as prescribed by the MSRB, notice of any failure by the Town to provide the annual financial information described in Section 2(a) of this Agreement on or before the date described in Section 3 of this Agreement.

Section 6. Termination of Reporting Obligation. The Town's obligations under this Agreement shall terminate upon the defeasance, prior redemption or payment in full of all of the Bonds.

Section 7. Agent. The Town may, from time to time, appoint or engage an agent to assist it in carrying out its obligations under this Agreement, and may discharge any such agent, with or without appointing a successor agent.

Section 8. Amendment; Waiver. Notwithstanding any other provision of this Agreement, the Town may amend this Agreement, and any provision of this Agreement may be waived, if such amendment or waiver is made in connection with a change in circumstances that arises from a change in legal requirements, a change in law, or a change in the identity, nature or status of the Town, and is supported by an opinion of counsel expert in federal securities laws, to the effect that (i) such amendment or waiver would not materially adversely affect the beneficial owners of the Bonds and (ii) this Agreement, as so amended, would have complied with the requirements of the Rule as of the date of this Agreement, taking into account any amendments or interpretations of the Rule as well as any changes in circumstances. A copy of any such amendment will be filed in a timely manner with the Repository in electronic format. The Annual Report provided on the first date following adoption of any such amendment will explain, in narrative form, the reasons for the amendment and the impact of the change in the type of financial information or operating data provided.

Section 9. Additional Information. Nothing in this Agreement shall be deemed to prevent the Town from disseminating any other information, using the means of dissemination set forth in this Agreement or any other means of communication, or including any other information in any Annual Report or providing notice of the occurrence of any other event, in addition to that which is required by this Agreement. If the Town chooses to include any other information in any Annual Report or provide notice of the occurrence of any other event in addition to that which is specifically required by this Agreement, the Town shall have no obligation under this Agreement to update such information or include or provide such information or notice of the occurrence of such event in the future.

Section 10. Indemnification. The Town agrees, pursuant to applicable law, to indemnify and save its officials, officers and employees harmless against any loss, expense or liability which they may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorney's fees) of defending against any claim of liability hereunder, but excluding any loss, expense or liability due to any such person's malicious, wanton, or willful act. The obligations of the Town under this Section shall survive termination of this Agreement.

Section 11. Enforceability. The Town agrees that its undertaking pursuant to the Rule set forth in this Agreement is intended to be for the benefit of and enforceable by the beneficial owners of the Bonds. In the event the Town shall fail to perform its duties hereunder, the Town shall have the option to cure such failure after its receipt of written notice from any beneficial owner of the Bonds of such failure. In the event the Town does not cure such failure, the right of any beneficial owner of the Bonds to enforce the provisions of this undertaking shall be limited to a right to obtain specific performance of the Town's obligations hereunder. No monetary damages shall arise or be payable hereunder, nor shall any failure to comply with this Agreement constitute a default of the Town with respect to the Bonds.

**IN WITNESS WHEREOF**, the Town has caused this Continuing Disclosure Agreement to be executed in its name by its undersigned officers, duly authorized, all as of the date first above written.

**TOWN OF GREENWICH, CONNECTICUT**

By: \_\_\_\_\_  
Name: Peter Mynarski, Jr.  
Title: Comptroller

By: \_\_\_\_\_  
Name: Roland Gieger  
Title: Budget Director



**APPENDIX E - FORM OF CONTINUING DISCLOSURE AGREEMENT - THE NOTES**

**CONTINUING DISCLOSURE AGREEMENT**

Town of Greenwich, Connecticut  
\$75,000,000\* General Obligation Bond Anticipation Notes, Issue of 2023  
dated February \_\_, 2023

February \_\_, 2023

WHEREAS, the Town of Greenwich, Connecticut (the “Town”) has heretofore authorized the issuance of \$75,000,000\* in aggregate principal amount of its General Obligation Bond Anticipation Notes, Issue of 2023, dated February \_\_, 2023 (the “Notes”), maturing on the dates and in the amounts set forth in the Town’s Official Statement dated January \_\_, 2023 describing the Notes (the “Official Statement”); and

WHEREAS, the Notes have been sold by a competitive bid pursuant to a Notice of Sale, dated January 19, 2023 (the “Notice of Sale”); and

WHEREAS, in the Notice of Sale, the Town has heretofore acknowledged that an underwriter may not purchase or sell the Notes unless it has reasonably determined that the Town has undertaken in a written agreement for the benefit of the beneficial owners of the Notes to provide certain continuing disclosure information as required by Securities and Exchange Commission Rule 15c2-12(b)(5), as amended from time to time (the “Rule”), and the Town desires to assist the underwriter of the Notes in complying with the Rule; and

WHEREAS, the Town is authorized pursuant to Section 3-20e of the General Statutes of Connecticut to make such representations and agreements for the benefit of the beneficial owners of the Notes to meet the requirements of the Rule; and

WHEREAS, in order to assist the underwriter of the Notes in complying with the Rule, this Continuing Disclosure Agreement (this “Agreement”) is to be made, executed and delivered by the Town in connection with the issuance of the Notes and to be described in the Official Statement, all for the benefit of the beneficial owners of the Notes, as they may be from time to time;

NOW, THEREFORE, the Town hereby represents, covenants and agrees as follows:

Section 1. Definitions. In addition to the terms defined above, the following capitalized terms shall have the meanings ascribed thereto:

“Financial Obligation” shall mean any (i) debt obligation, (ii) derivative instrument entered into in connection with, or pledged as security or source of payment for, an existing or planned debt obligation, or (iii) guarantee of (i) or (ii). Municipal securities as to which a final official statement has been filed with the Repository, consistent with the Rule, shall not be considered a Financial Obligation.

“Listed Events” shall mean any of the events listed in Section 2 of this Agreement.

“MSRB” shall mean the Municipal Securities Rulemaking Board established pursuant to Section 15B(b)(1) of the Securities Exchange Act of 1934, as amended, or any successor thereto.

“Repository” shall mean the Electronic Municipal Market Access (EMMA) system as described in 1934 Act Release No. 57577 for purposes of the Rule, the MSRB or any other nationally recognized municipal securities information repository or organization recognized by the SEC from time to time for purposes of the Rule.

“SEC” shall mean the Securities and Exchange Commission of the United States or any successor thereto.

\* Preliminary, subject to change.

Section 2. Event Notices. The Town agrees to provide, or cause to be provided, in a timely manner not in excess of ten (10) business days after the occurrence of the event, notice to the Repository in electronic format, accompanied by identifying information, as prescribed by the MSRB, of the occurrence of any of the following events:

- (i) principal and interest payment delinquencies;
- (ii) non-payment related defaults, if material;
- (iii) unscheduled draws on debt service reserves reflecting financial difficulties;
- (iv) unscheduled draws on credit enhancements reflecting financial difficulties;
- (v) substitution of credit or liquidity providers, or their failure to perform;
- (vi) adverse tax opinions; the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Notes, or other material events affecting the tax status of the Notes;
- (vii) modifications to rights of Noteholders, if material;
- (viii) Note calls, if material, and tender offers;
- (ix) defeasances;
- (x) release, substitution, or sale of property securing repayment of the Notes, if material;
- (xi) rating changes;
- (xii) bankruptcy, insolvency, receivership, or similar event of any obligated person;
- (xiii) the consummation of a merger, consolidation, or acquisition involving any obligated person or the sale of all or substantially all of the assets of any obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake any such an action or the termination of a definitive agreement relating to such actions, other than pursuant to its terms, if material;
- (xiv) appointment of a successor or additional trustee or the change of name of a trustee, if any, if material;
- (xv) incurrence of a Financial Obligation by any obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of any obligated person, any of which affect Noteholders, if material; and
- (xvi) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of any obligated person, any of which reflect financial difficulties.

Section 3. Termination of Reporting Obligation. The Town's obligations under this Agreement shall terminate upon the defeasance, prior redemption or payment in full of all of the Notes.

Section 4. Agent. The Town may, from time to time, appoint or engage an agent to assist it in carrying out its obligations under this Agreement, and may discharge any such agent, with or without appointing a successor agent.

Section 5. Amendment; Waiver. Notwithstanding any other provision of this Agreement, the Town may amend this Agreement, and any provision of this Agreement may be waived, if such amendment or waiver is made in connection with a change in circumstances that arises from a change in legal requirements, a change in law, or a change in the identity, nature or status of the Town, and is supported by an opinion of counsel expert in federal securities laws, to the effect that (i) such amendment or waiver would not materially adversely affect the beneficial owners of the Notes and (ii) this Agreement, as so amended, would have complied with the requirements of the Rule as of the date of this Agreement, taking into account any amendments or interpretations of the Rule as well as any changes in circumstances. A copy of any such amendment will be filed in a timely manner with the Repository in electronic format. The Annual Report provided on the first date following adoption of any such amendment will explain, in narrative form, the reasons for the amendment and the impact of the change in the type of financial information or operating data provided.

Section 6. Additional Information. Nothing in this Agreement shall be deemed to prevent the Town from disseminating any other information, using the means of dissemination set forth in this Agreement or any other means of communication, or providing notice of the occurrence of any other event, in addition to that which is required by this Agreement. If the Town chooses to disseminate any other information or provide notice of the occurrence of any other event in addition to that which is specifically required by this Agreement, the Town shall have no obligation under this Agreement to update such information or provide such information or notice of the occurrence of such event in the future.

Section 7. Indemnification. The Town agrees, pursuant to applicable law, to indemnify and save its officials, officers and employees harmless against any loss, expense or liability which they may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorney's fees) of defending against any claim of liability hereunder, but excluding any loss, expense or liability due to any such person's malicious, wanton, or willful act. The obligations of the Town under this Section shall survive termination of this Agreement.

Section 8. Enforceability. The Town agrees that its undertaking pursuant to the Rule set forth in this Agreement is intended to be for the benefit of and enforceable by the beneficial owners of the Notes. In the event the Town shall fail to perform its duties hereunder, the Town shall have the option to cure such failure after its receipt of written notice from any beneficial owner of the Notes of such failure. In the event the Town does not cure such failure, the right of any beneficial owner of the Notes to enforce the provisions of this undertaking shall be limited to a right to obtain specific performance of the Town's obligations hereunder. No monetary damages shall arise or be payable hereunder, nor shall any failure to comply with this Agreement constitute a default of the Town with respect to the Notes.

**IN WITNESS WHEREOF**, the Town has caused this Continuing Disclosure Agreement to be executed in its name by its undersigned officers, duly authorized, all as of the date first above written.

**TOWN OF GREENWICH, CONNECTICUT**

By: \_\_\_\_\_  
Name: Peter Mynarski, Jr.  
Title: Comptroller

By: \_\_\_\_\_  
Name: Roland Gieger  
Title: Budget Director

[THIS PAGE INTENTIONALLY LEFT BLANK]

## APPENDIX F – NOTICE OF SALE – THE BONDS

### NOTICE OF SALE \$35,000,000 TOWN OF GREENWICH, CONNECTICUT GENERAL OBLIGATION BONDS, ISSUE OF 2023

Electronic bids (as described herein) will be received by the **TOWN OF GREENWICH, CONNECTICUT** (the “Town”), until 11:00 A.M. (E.T.) Thursday,

**January 26, 2023**

(the “Sale Date”) for the purchase of all, but not less than all, of the \$35,000,000 Town of Greenwich, Connecticut General Obligation Bonds, Issue of 2023 (the “Bonds”). Electronic bids must be submitted via **PARITY®**. (See “Electronic Bidding Procedures”).

The Town reserves the right to make changes to the provisions of this Notice of Sale, including the date and time of the sale, prior to the date and time of sale set forth above. Any such changes will be posted through **PARITY®**. Prospective bidders are advised to check for such **PARITY®** postings prior to the above stated sale time.

#### **The Bonds**

The Bonds will be dated February 9, 2023, mature in the principal amounts of \$7,000,000 on January 15 in each of the years 2024 to 2028, both inclusive, bear interest payable on July 15, 2023 and semiannually thereafter on January 15 and July 15 in each year until maturity, as further described in the Preliminary Official Statement for the Bonds dated January 19, 2023 (the “Preliminary Official Statement”).

The Bonds are not subject to redemption prior to maturity.

#### **Nature of Obligation**

The full faith and credit of the Town will be pledged for the prompt payment of the principal of and interest on the Bonds when due. The Bonds will be general obligations of the Town payable, unless paid from other sources, from ad valorem taxes which may be levied on all taxable property subject to taxation by the Town without limitation as to rate or amount except as to classified property such as certified forest lands taxable at a limited rate and dwelling houses of qualified elderly persons of low income or of qualified disabled persons taxable at limited amounts.

#### **Bank Qualification**

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

#### **Registration**

The Bonds will be issued by means of a book-entry system with no physical distribution of bond certificates made to the public. The Bonds will be issued in registered form and one bond certificate for each maturity will be issued to The Depository Trust Company, New York, New York (“DTC”), registered in the name of its nominee, Cede & Co., and immobilized in their custody. A book-entry system will be employed, evidencing ownership of the Bonds in principal amounts of \$5,000 and integral multiples thereof, with transfers of ownership effected on the records of DTC and its participants pursuant to rules and procedures adopted by DTC and its participants. The winning bidder, as a condition to delivery of the Bonds, will be required to deposit the bond certificates with DTC, or its custodian, registered in the name of Cede & Co. Principal of and interest on the Bonds will be payable by the Town or its agent in Federal funds to DTC or its nominee as registered owner of the Bonds. Principal and interest payments to participants of DTC will be the responsibility of DTC. 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 Town 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.

## Electronic Bidding Procedures

Any prospective bidder intending to submit an electronic bid must submit its electronic bid through the facilities of **PARITY®**. Subscription to i-Deal LLC's BiDCOMP Competitive Bidding System is required in order to submit an electronic bid and the Town will neither confirm any subscription nor be responsible for the failure of any prospective bidder to subscribe.

An electronic bid made through the facilities of **PARITY®** shall be deemed an irrevocable offer to purchase the Bonds on the terms provided in this Notice of Sale, and shall be binding upon the bidder as if made by a signed, sealed bid delivered to the Town. The Town shall not be responsible for any malfunction or mistake made by, or as a result of the use of the facilities of, **PARITY®**, the use of such facilities being the sole risk of the prospective bidder.

All electronic bids shall be deemed to incorporate the provisions of this Notice of Sale. If any provisions of this Notice of Sale shall conflict with information provided by **PARITY®** as the approved provider of electronic bidding services, this Notice of Sale shall control. Further information about **PARITY®**, including any fee charged, may be obtained from **PARITY®**, 1359 Broadway, 2nd Floor, New York, New York 10018, Attention: Customer Service Department (telephone: (212) 849-5021 - email notice: [parity@i-deal.com](mailto:parity@i-deal.com)).

## Bid Specifications/Basis of Award

Each bid must be for the entire \$35,000,000 of Bonds and must specify the rate or rates of interest therefor in a multiple of 1/20 or 1/8 of 1% per annum. Bids shall not state more than one interest rate for any Bonds having the same maturity date. The highest interest rate bid for a maturity and the lowest rate bid for any other maturity may not differ by more than three (3%) percentage points. Interest shall be computed on the basis of twelve 30 day months and a 360 day year. No bid for less than all of the Bonds or for less than par and accrued interest, if any, will be considered.

For purposes of the electronic bidding process, the time as maintained by **PARITY®** shall constitute the official time. For information purposes only, bidders are requested to state in their bids the true interest cost to the Town, computed and rounded to six decimal places.

For the purpose of determining the successful bidder, the true interest cost to the Town will be the annual interest rate, compounded semiannually, which, when used to discount all payments of principal and interest payable on the Bonds to February 9, 2023, the date of the Bonds, results in an amount equal to the purchase price for the Bonds, not including interest accrued, if any, to February 9, 2023, the delivery date of the Bonds. It is requested that each bid be accompanied by a statement of the percentage of true interest cost computed and rounded to six decimal places. Such statement shall not be considered as a part of the bid. The Bonds will be awarded or all bids will be rejected promptly after the bid opening, but not later than 4:00 P.M. (E.T.) on the Sale Date. The purchase price must be paid in Federal funds.

The Town reserves the right to reject any and all bids and to waive any irregularity or informality with respect to any bid. The Town further reserves the right to postpone the sale to another time and date in its sole and absolute discretion for any reason, including, without limitation, internet difficulties. The Town will use its best efforts to notify prospective bidders in a timely manner of any need for a postponement. Unless all bids are rejected or the bid is postponed, the Bonds will be awarded to the bidder offering to purchase them at the lowest true interest cost.

## Closing Documents and Legal Opinion

The Bonds will be certified by U.S. Bank Trust Company, National Association, Hartford, Connecticut. The legality of the Bonds will be passed upon by Robinson & Cole LLP, Hartford, Connecticut ("Bond Counsel"), and the winning bidder will be furnished with their opinion without charge. The winning bidder will also be furnished with a signature and no litigation certificate, a receipt of payment satisfactory in form to Bond Counsel, a signed copy of the final Official Statement prepared for the Bonds, a certificate signed by the appropriate officials of the Town relating to the accuracy and completeness of information contained in the final Official Statement, and an executed Continuing Disclosure Agreement.

The legal opinion will further state that (i) under existing statutes and court decisions, interest on the Bonds is excluded from gross income for federal income tax purposes, (ii) such interest is not treated as an item of tax preference for purposes of computing the federal alternative minimum tax, however, such interest is taken into account in determining the adjusted financial statement income of certain corporations for the purpose of computing the federal alternative minimum tax imposed on such corporations for tax years beginning after December 31, 2022, (iii) under existing statutes, interest on the Bonds is excluded from Connecticut taxable income for purposes of the Connecticut income tax on individuals, trusts and estates, and (iv) such interest is

excluded from amounts on which the net Connecticut minimum tax is based in the case of individuals, trusts and estates required to pay federal alternative minimum tax. In rendering its legal opinion, Bond Counsel will rely upon and assume the material accuracy of the representations and statements of expectation contained in the Tax Regulatory Agreement entered into by the Town for the benefit of the owners of the Bonds, and further, will assume compliance by the Town with the covenants and procedures set forth in such Tax Regulatory Agreement. A copy of the opinion will be printed upon each of the Bonds, and a signed opinion and transcript of proceedings will be filed with U.S. Bank Trust Company, National Association, Hartford, Connecticut, and will be available for examination upon request.

### **Obligation to Deliver Issue Price Certificate**

Pursuant to the Code and applicable Treasury Regulations, the Town must establish the “issue price” of the Bonds. In order to assist the Town, the winning bidder is obligated to deliver to the Town a certificate (an “Issue Price Certificate”) and such additional information satisfactory to Bond Counsel described below, prior to the delivery of the Bonds. The Town will rely on the Issue Price Certificate and such additional information in determining the issue price of the Bonds. The form of Issue Price Certificate is available by contacting William N. Lindsay, Managing Director, Munistat Services, Inc., Email: [bill.lindsay@munistat.com](mailto:bill.lindsay@munistat.com), Telephone: (203) 421-2880, municipal advisor to the Town (the “Municipal Advisor”).

By submitting a bid, each bidder is certifying that (i) it is an underwriter of municipal bonds which has an established industry reputation for underwriting new issuances of municipal bonds, (ii) its bid is a firm offer to purchase the Bonds, (iii) its bid is a good faith offer which the bidder believes reflects current market conditions, and (iv) its bid is not a “courtesy bid” being submitted for the purpose of assisting in meeting the competitive sale rule relating to the establishment of the issue price of the Bonds pursuant to Section 148 of the Code, including the requirement that bids be received from at least three (3) underwriters of municipal bonds who have established industry reputations for underwriting new issuances of municipal bonds (the “Competitive Sale Rule”).

The Municipal Advisor will advise the winning bidder if the Competitive Sale Rule was met at the same time it notifies the winning bidder of the award of the Bonds. **Bids will not be subject to cancellation in the event that the Competitive Sale Rule is not satisfied.**

***Competitive Sale Rule Met.*** If the Municipal Advisor advises the winning bidder that the Competitive Sale Rule has been met, the winning bidder shall, within one (1) hour after being notified of the award of the Bonds, advise the Municipal Advisor by electronic or facsimile transmission of the reasonably expected initial offering price to the public of each maturity of the Bonds as of the Sale Date.

***Competitive Sale Rule Not Met.*** By submitting a bid, the winning bidder agrees (unless the winning bidder is purchasing the Bonds for its own account and not with a view to distribution or resale to the public) that if the Competitive Sale Rule is not met, it will satisfy either the **10% Sale Rule** or the **Hold the Offering Price Rule** described below with respect to each maturity of the Bonds prior to the delivery date of the Bonds. The rule selected with respect to each maturity of the Bonds shall be set forth on an Issue Price Rule Selection Certificate, the form of which is attached hereto, which shall be sent to the winning bidder promptly after the award of the Bonds. The winning bidder shall complete and execute the Issue Price Rule Selection Certificate and email it to Bond Counsel and the Municipal Advisor by 5:00 P.M. on the day after the Sale Date. **If the Issue Price Rule Selection Certificate is not returned by this deadline, or if no selection is made with respect to a maturity, the winning bidder agrees that the Hold the Offering Price Rule shall apply to such maturities.**

**10% Sale Rule.** To satisfy the 10% Sale Rule for any maturity of the Bonds, the winning bidder:

(i) will make a bona fide offering to the public of all of the Bonds at the initial offering prices and provide the Town with reasonable supporting documentation, such as a copy of the pricing wire or equivalent communication, the form of which is acceptable to Bond Counsel;

(ii) will report to the Town information regarding the actual prices at which at least 10 percent (10%) of the Bonds of each maturity have been sold to the public;

(iii) will provide the Town with reasonable supporting documentation or certifications of such sale prices, the form of which is acceptable to Bond Counsel. If the 10% Sale Rule is used with respect to a maturity of the Bonds, this reporting requirement will continue, beyond the closing date of the Bonds, if necessary, until such date that at least 10 percent (10%) of such maturity of the Bonds has been sold to the public; and

(iv) has or will include in any agreement among underwriters, selling group agreement or third party distribution agreement (to which the winning bidder is a party) relating to the initial sale of the Bonds to the public, together with the related pricing wires, language obligating each underwriter to comply with the reporting requirement described above.

**Hold the Offering Price Rule.** To satisfy the Hold the Offering Price Rule for any maturity of the Bonds, the winning bidder:

(i) will make a bona fide offering to the public of all of the Bonds at the initial offering prices and provide Bond Counsel with reasonable supporting documentation, such as a copy of the pricing wire or equivalent communication, the form of which is acceptable to Bond Counsel;

(ii) will neither offer nor sell to any person any Bonds of such maturity at a price that is higher than the initial offering price of such maturity until the earlier of (i) the date on which the winning bidder has sold to the public at least ten percent (10%) of the Bonds of such maturity at a price that is no higher than the initial offering price of such maturity or (ii) the close of business on the fifth (5th) business day after the Sale Date of the Bonds; and

(iii) has or will include within any agreement among underwriters, selling group agreement or third party distribution agreement (to which the winning bidder is a party) relating to the initial sale of the Bonds to the public, together with the related pricing wires, language obligating each underwriter to comply with the limitations on the sale of the Bonds as set forth above.

For purposes of the 10% Sale Rule or the Hold the Offering Price Rule, a “maturity” refers to Bonds that have the same interest rate, credit and payment terms.

If the winning bidder has purchased any maturity of the Bonds for its own account and not with a view to distribution or resale to the public, then, whether or not the Competitive Sale Rule was met, the Issue Price Certificate will recite such facts and identify the price or prices at which such maturity of the Bonds was purchased.

For purposes of this Notice of Sale, the “public” does not include the winning bidder or any person that agrees pursuant to a written contract with the winning bidder to participate in the initial sale of the Bonds to the public (such as a third party distribution agreement between a national lead underwriter and a regional firm under which the regional firm participates in the initial sale of the Bonds to the public). In making the representations described above, the winning bidder must reflect the effect on the offering prices of any “derivative products” (e.g., a tender option) used by the bidder in connection with the initial sale of any of the Bonds.

### **Settlement of the Bonds**

The Bonds will be available for delivery on or about February 9, 2023. The deposit of the Bonds with DTC or its custodian under a book-entry system requires the assignment of CUSIP numbers prior to delivery. The Municipal Advisor shall obtain CUSIP numbers for the Bonds prior to delivery, and the Town will not be responsible for any delay occasioned by the failure of the winning bidder to obtain such numbers and to supply them to the Town in a timely manner. The Town assumes no responsibility for any CUSIP Service Bureau charge or other charge that may be imposed for the assignment of such numbers, which charges shall be the responsibility of and shall be paid for by the winning bidder.

The Preliminary Official Statement is in a form “deemed final” by the Town for purposes of SEC Rule 15c2-12(b)(1). The winning bidder will be furnished 25 copies of the final Official Statement prepared for the Bonds at the Town’s expense. Additional copies may be obtained by the winning bidder at its own expense by arrangement with the printer. The copies of the final Official Statement will be made available to the winning bidder no later than seven business days after the bid opening at the office of the Town’s Municipal Advisor. If the Municipal Advisor is provided with the necessary information from the winning bidder by 12:00 p.m. (noon) on the day after the bid opening, the copies of the final Official Statement will include an additional cover page and other pages, if necessary, indicating the interest rates, ratings, yields or reoffering prices, the name of the managing underwriter, and the name of the insurer, if any, of the Bonds.



## **Continuing Disclosure**

The Town will undertake in a Continuing Disclosure Agreement entered into in accordance with the requirements of Rule 15c2-12(b)(5), promulgated by the Securities and Exchange Commission, to provide (i) certain annual financial information and operating data, including audited financial statements; (ii) notice of the occurrence of certain events within 10 business days of the occurrence of such events with respect to the Bonds; and (iii) timely notice of its failure to provide such annual financial information. The winning bidder's obligation to purchase the Bonds shall be conditioned upon its receiving, at or prior to the delivery of the Bonds, an executed copy of the Continuing Disclosure Agreement for the Bonds.

## **Related Information**

For more information regarding the Bonds and the Town, reference is made to the Preliminary Official Statement. Copies of the Preliminary Official Statement and the Issue Price Certificate may be obtained from the undersigned, or from William N. Lindsay, Managing Director, Munistat Services, Inc., Email: [bill.lindsay@munistat.com](mailto:bill.lindsay@munistat.com), Telephone: (203) 421-2880, municipal advisor to the Town.

**PETER MYNARSKI, JR.**  
Comptroller

**ROLAND GIEGER**  
Budget Director

January 19, 2023

**ISSUE PRICE RULE SELECTION CERTIFICATE**  
 Town of Greenwich, Connecticut  
 \$35,000,000 General Obligation Bonds, Issue of 2023

The undersigned, on behalf of \_\_\_\_\_, [on behalf of itself and \_\_\_\_\_], hereby certifies that it will use the rule selected below for the respective maturity of the above-captioned bonds (the “Bonds”), as described in the Notice of Sale for the Bonds, dated January 19, 2023 (the “Notice of Sale”). For a description of the requirements of each rule, please refer to the section “Obligation to Deliver Issue Price Certificate” in the Notice of Sale. Capitalized terms used but not defined herein are defined in the Notice of Sale.

| <u>Date of Maturity</u> | <u>Principal Amount</u> | <u>Interest Rate</u> | <b>10% Sale Rule</b><br>(Underwriter has or will comply with 10% Sale Price Rule for this Maturity) |                    | <b>Hold the Offering Price Rule</b><br>(Underwriter will comply with Hold the Offering Price Rule for this Maturity) |                               |
|-------------------------|-------------------------|----------------------|---|--------------------|--|-------------------------------|
|                         |                         |                      | <u>Check Box</u>  | <u>Sales Price</u> | <u>Check Box</u>   | <u>Initial Offering Price</u> |
| 01/15/2024              | \$7,000,000             | _____%               | <input type="checkbox"/>  | \$ _____           | <input type="checkbox"/>   | \$ _____                      |
| 01/15/2025              | 7,000,000               | _____                | <input type="checkbox"/>  | \$ _____           | <input type="checkbox"/>   | \$ _____                      |
| 01/15/2026              | 7,000,000               | _____                | <input type="checkbox"/>  | \$ _____           | <input type="checkbox"/>   | \$ _____                      |
| 01/15/2027              | 7,000,000               | _____                | <input type="checkbox"/>  | \$ _____           | <input type="checkbox"/>   | \$ _____                      |
| 01/15/2028              | 7,000,000               | _____                | <input type="checkbox"/>  | \$ _____           | <input type="checkbox"/>   | \$ _____                      |

(All Sales Prices or Initial Offering Prices must be completed prior to the delivery date of the Bonds.)

**NAME OF UNDERWRITER /REPRESENTATIVE**

By: \_\_\_\_\_  
 Name:  
 Title:

Email this completed and executed certificate to the following by 5:00 P.M. on January 27, 2023:

**Bond Counsel:** dpanico@rc.com

**Municipal Advisor:** bill.lindsay@munistat.com

## APPENDIX G – NOTICE OF SALE - THE NOTES

**NOTICE OF SALE**  
**\$75,000,000**  
**TOWN OF GREENWICH, CONNECTICUT**  
**GENERAL OBLIGATION BOND ANTICIPATION NOTES, ISSUE OF 2023**

Electronic bids (as described herein) will be received by the **TOWN OF GREENWICH, CONNECTICUT** (the “Town”), until 11:30 A.M. (E.T.) Thursday,

**January 26, 2023**

(the “Sale Date”) for the purchase of all or a portion of the \$75,000,000 Town of Greenwich, Connecticut General Obligation Bond Anticipation Notes, Issue of 2023 (the “Notes”). Electronic bids must be submitted via **PARITY®**. (See “Electronic Bidding Procedures”).

The Town reserves the right to make changes to the provisions of this Notice of Sale, including the date and time of the sale, prior to the date and time of sale set forth above. Any such changes will be posted through **PARITY®**. Prospective bidders are advised to check for such **PARITY®** postings prior to the above stated sale time.

### **The Notes**

The Notes will be dated February 9, 2023 and will be payable to the registered owner on February 8, 2024, as further described in the Preliminary Official Statement for the Notes dated January 19, 2023 (the “Preliminary Official Statement”). The Notes will bear interest (which interest shall be computed on the basis of twelve 30-day months and a 360-day year) payable at maturity at the rate or rates per annum set forth in the bid or bids accepted for their purchase, which rates shall be multiples of 1/1000 of one percent (1%) per annum.

The Notes are not subject to redemption prior to maturity.

### **Nature of Obligation**

The full faith and credit of the Town will be pledged for the prompt payment of the principal of and interest on the Notes when due. The Notes will be general obligations of the Town payable, unless paid from other sources, from ad valorem taxes which may be levied on all taxable property subject to taxation by the Town without limitation as to rate or amount except as to classified property such as certified forest lands taxable at a limited rate and dwelling houses of qualified elderly persons of low income or of qualified disabled persons taxable at limited amounts.

### **Bank Qualification**

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

### **Registration**

The Notes will be issued by means of a book-entry system with no physical distribution of note certificates made to the public. The Notes will be issued in registered form and one note certificate for each interest rate will be issued to The Depository Trust Company, New York, New York (“DTC”), registered in the name of its nominee, Cede & Co., and immobilized in their custody. A book-entry system will be employed, evidencing ownership of the Notes in principal amounts of \$5,000 and integral multiples thereof, with transfers of ownership effected on the records of DTC and its participants pursuant to rules and procedures adopted by DTC and its participants. The winning bidders, as a condition to delivery of the Notes, will be required to deposit the note certificates with DTC, or its custodian, registered in the name of Cede & Co. Principal of and interest on the Notes will be payable by the Town or its agent in Federal funds to DTC or its nominee as registered owner of the Notes. Principal and interest payments to participants of DTC will be the responsibility of DTC. 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 Town 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.

## Electronic Bidding Procedures

Any prospective bidder intending to submit an electronic bid must submit its electronic bid through the facilities of **PARITY®**. Subscription to i-Deal LLC's BiDCOMP Competitive Bidding System is required in order to submit an electronic bid and the Town will neither confirm any subscription nor be responsible for the failure of any prospective bidder to subscribe.

An electronic bid made through the facilities of **PARITY®** shall be deemed an irrevocable offer to purchase the Notes on the terms provided in this Notice of Sale and shall be binding upon the bidder as if made by a signed, sealed bid delivered to the Town. The Town shall not be responsible for any malfunction or mistake made by, or as a result of the use of the facilities of, **PARITY®**, the use of such facilities being the sole risk of the prospective bidder.

All electronic bids shall be deemed to incorporate the provisions of this Notice of Sale. If any provisions of this Notice of Sale shall conflict with information provided by **PARITY®** as the approved provider of electronic bidding services, this Notice of Sale shall control. Further information about **PARITY®**, including any fee charged, may be obtained from **PARITY®**, 1359 Broadway, 2nd Floor, New York, New York 10018, Attention: Customer Service Department (telephone: (212) 849-5021 - email notice: [parity@i-deal.com](mailto:parity@i-deal.com)).

## Bid Specifications/Basis of Award

A proposal may be for all or any part of the Notes but any proposal for a part must be for not less than \$100,000, or a whole multiple thereof, and a separate proposal will be required for each part of the Notes for which a separate interest rate is bid. As between proposals resulting in the same lowest net interest cost (rounded to six decimal places) to the Town, the award will be made on the basis of the highest principal amount of the Notes specified. No bid for less than par and accrued interest, if any, will be considered and the Town reserves the right to award to any bidder all or any part of the Notes bid for in its proposal. If a bidder is awarded only a part of the Notes bid for in its proposal, any premium offered in such proposal will be proportionately reduced so that the resulting net interest cost to the Town with respect to the Notes awarded is the same as that contained in the bidder's proposal with respect to the entire amount bid, rounded to six decimal places. The Notes will be awarded, or all bids will be rejected promptly after the bid opening, but not later than 4:00 P.M. (E.T.) on January 26, 2023. The purchase price must be paid in Federal funds.

For purposes of the electronic bidding process, the time as maintained by **PARITY®** shall constitute the official time. For information purposes only, bidders are requested to state in their bids the net interest cost to the Town, computed and rounded to six decimal places.

The Town reserves the right to reject any and all bids and to waive any irregularity or informality with respect to any bid. The Town further reserves the right to postpone the sale to another time and date in its sole and absolute discretion for any reason, including, without limitation, internet difficulties. The Town will use its best efforts to notify prospective bidders in a timely manner of any need for a postponement. Unless all bids are rejected, or the bid is postponed, the Notes will be awarded to the bidder or bidders offering to purchase the Notes or a portion thereof at the lowest net interest cost computed as to each interest rate stated by adding the total interest which will be paid at such rate and deducting therefrom the premium offered, if any.

## Closing Documents and Legal Opinion

The Notes will be certified by U.S. Bank Trust Company, National Association, Hartford, Connecticut. The legality of the Notes will be passed upon by Robinson & Cole LLP, Hartford, Connecticut ("Bond Counsel"), and the winning bidders will be furnished with their opinion without charge. Each winning bidder will also be furnished with a signature and no litigation certificate, a receipt of payment satisfactory in form to Bond Counsel, a signed copy of the final Official Statement prepared for the Notes, a certificate signed by the appropriate officials of the Town relating to the accuracy and completeness of information contained in the final Official Statement, and an executed Continuing Disclosure Agreement.

The legal opinion will further state that (i) under existing statutes and court decisions, interest on the Notes is excluded from gross income for federal income tax purposes, (ii) such interest is not treated as an item of tax preference for purposes of computing the federal alternative minimum tax, however, such interest is taken into account in determining the adjusted financial statement income of certain corporations for the purpose of computing the federal alternative minimum tax imposed on such corporations for tax years beginning after December 31, 2022, (iii) under existing statutes, interest on the Notes is excluded from Connecticut taxable income for purposes of the Connecticut income tax on individuals, trusts and estates, and (iv) such interest is

excluded from amounts on which the net Connecticut minimum tax is based in the case of individuals, trusts and estates required to pay federal alternative minimum tax. In rendering its legal opinion, Bond Counsel will rely upon and assume the material accuracy of the representations and statements of expectation contained in the Tax Regulatory Agreement entered into by the Town for the benefit of the owners of the Notes, and further, will assume compliance by the Town with the covenants and procedures set forth in such Tax Regulatory Agreement. A signed opinion and transcript of proceedings will be filed with U.S. Bank Trust Company, National Association, Hartford, Connecticut, and will be available for examination upon request.

### **Obligation to Deliver Issue Price Certificate**

Pursuant to the Code and applicable Treasury Regulations, the Town must establish the “issue price” of the Notes. In order to assist the Town, each winning bidder is obligated to deliver to the Town a certificate (an “Issue Price Certificate”) and such additional information satisfactory to Bond Counsel described below, prior to the delivery of the Notes. The Town will rely on the Issue Price Certificate and such additional information in determining the issue price of the Notes. The form of Issue Price Certificate is available by contacting William N. Lindsay, Managing Director, Munistat Services, Inc., Email: bill.lindsay@munistat.com, Telephone: (203) 421-2880, municipal advisor to the Town (the “Municipal Advisor”).

By submitting a bid, each bidder is certifying that (i) it is an underwriter of municipal notes which has an established industry reputation for underwriting new issuances of municipal notes, (ii) its bid is a firm offer to purchase the Notes, (iii) its bid is a good faith offer which the bidder believes reflects current market conditions, and (iv) its bid is not a “courtesy bid” being submitted for the purpose of assisting in meeting the competitive sale rule relating to the establishment of the issue price of the Notes pursuant to Section 148 of the Code, including the requirement that bids be received on all of the Notes from at least three (3) underwriters of municipal notes who have established industry reputations for underwriting new issuances of municipal notes (the “Competitive Sale Rule”).

The Municipal Advisor will advise the winning bidders if the Competitive Sale Rule was met at the same time it notifies the winning bidders of the award of the Notes. **Bids will not be subject to cancellation in the event that the Competitive Sale Rule is not satisfied.**

**Competitive Sale Rule Met.** If the Municipal Advisor advises the winning bidders that the Competitive Sale Rule has been met, the winning bidders shall, within one (1) hour after being notified of the award of the Notes, advise the Municipal Advisor by electronic or facsimile transmission of the reasonably expected initial offering price to the public of the Notes as of the Sale Date.

**Competitive Sale Rule Not Met.** By submitting a bid, the winning bidders agree (unless the winning bidder is purchasing the Notes for its own account and not with a view to distribution or resale to the public) that if the Competitive Sale Rule is not met, it will satisfy either the **10% Sale Rule** or the **Hold the Offering Price Rule** described below with respect to each maturity of the Notes prior to the delivery date of the Notes. The rule selected with respect to each maturity of the Notes shall be set forth on an Issue Price Rule Selection Certificate, the form of which is attached hereto, which shall be sent to the winning bidders promptly after the award of the Notes. The winning bidders shall complete and execute the Issue Price Rule Selection Certificate and email it to Bond Counsel and the Municipal Advisor by 5:00 P.M. on the day after the Sale Date. **If the Issue Price Rule Selection Certificate is not returned by this deadline, or if no selection is made, the winning bidders agree that the Hold the Offering Price Rule shall apply to such Notes.**

**10% Sale Rule.** To satisfy the 10% Sale Rule for any maturity of the Notes, the winning bidders:

(i) will make a bona fide offering to the public of all of the Notes at the initial offering prices and provide the Town with reasonable supporting documentation, such as a copy of the pricing wire or equivalent communication, the form of which is acceptable to Bond Counsel;

(ii) will report to the Town information regarding the actual prices at which at least 10 percent (10%) of the Notes (or each maturity thereof, if applicable) have been sold to the public;

(iii) will provide the Town with reasonable supporting documentation or certifications of such sale prices, the form of which is acceptable to Bond Counsel. If the 10% Sale Rule is used with respect to a maturity of the Notes, this reporting requirement will continue, beyond the closing date of the Notes, if necessary, until such date that at least 10 percent (10%) of such maturity of the Notes has been sold to the public; and

(iv) has or will include in any agreement among underwriters, selling group agreement or third-party distribution agreement (to which the winning bidder is a party) relating to the initial sale of the Notes to the public, together with the related pricing wires, language obligating each underwriter to comply with the reporting requirement described above.

**Hold the Offering Price Rule.** To satisfy the Hold the Offering Price Rule for any maturity of the Notes, the winning bidders:

(i) will make a bona fide offering to the public of all of the Notes at the initial offering price(s) and provide Bond Counsel with reasonable supporting documentation, such as a copy of the pricing wire or equivalent communication, the form of which is acceptable to Bond Counsel;

(ii) will neither offer nor sell to any person any Notes at a price that is higher than the initial offering price of such Notes until the earlier of (i) the date on which the winning bidder has sold to the public at least ten percent (10%) of such maturity of the Notes at a price that is no higher than the initial offering price of such maturity of the Notes or (ii) the close of business on the fifth (5th) business day after the Sale Date of the Notes; and

(iii) has or will include within any agreement among underwriters, selling group agreement or third-party distribution agreement (to which each winning bidder is a party) relating to the initial sale of the Notes to the public, together with the related pricing wires, language obligating each underwriter to comply with the limitations on the sale of the Notes as set forth above.

For purposes of the 10% Sale Rule or the Hold the Offering Price Rule, a “maturity” refers to Notes that have the same interest rate, credit and payment terms.

If a winning bidder has purchased any maturity of the Notes for its own account and not with a view to distribution or resale to the public, then, whether or not the Competitive Sale Rule was met, the Issue Price Certificate will recite such facts and identify the price or prices at which such maturity of the Notes was purchased.

For purposes of this Notice of Sale, the “public” does not include the winning bidders or any person that agrees pursuant to a written contract with the winning bidders to participate in the initial sale of the Notes to the public (such as a third party distribution agreement between a national lead underwriter and a regional firm under which the regional firm participates in the initial sale of the Notes to the public). In making the representations described above, the winning bidders must reflect the effect on the offering prices of any “derivative products” (e.g., a tender option) used by the winning bidder in connection with the initial sale of any of the Notes.

### **Settlement of the Notes**

The Notes will be available for delivery on or about February 9, 2023. The deposit of the Notes with DTC or its custodian under a book-entry system requires the assignment of CUSIP numbers prior to delivery. The Municipal Advisor shall obtain CUSIP numbers for the Notes prior to delivery, and the Town will not be responsible for any delay occasioned by the failure of the winning bidders to obtain such numbers and to supply them to the Town in a timely manner. The Town assumes no responsibility for any CUSIP Service Bureau charge or other charge that may be imposed for the assignment of such numbers, which charges shall be the responsibility of and shall be paid for by the winning bidder(s).

The Preliminary Official Statement is in a form “deemed final” by the Town for purposes of SEC Rule 15c2-12(b)(1). The winning bidders will be furnished 25 copies of the final Official Statement prepared for the Notes at the Town’s expense. Additional copies may be obtained by the winning bidders at their own expense by arrangement with the printer. The copies of the final Official Statement will be made available to the winning bidders no later than seven business days after the bid opening at the office of the Town’s Municipal Advisor. If the Municipal Advisor is provided with the necessary information from the winning bidders by 12:00 p.m. (noon) on the day after the bid opening, the copies of the final Official Statement will include an additional cover page and other pages, if necessary, indicating the interest rates, ratings, yields or reoffering prices, and the names of the winning bidders of the Notes.

## **Continuing Disclosure**

The Town will undertake in a Continuing Disclosure Agreement entered into in accordance with the requirements of Rule 15c2-12(b)(5), promulgated by the Securities and Exchange Commission, to provide notice of the occurrence of certain events within 10 business days of the occurrence of such events with respect to the Notes. Each winning bidder's obligation to purchase the Notes shall be conditioned upon its receiving, at or prior to the delivery of the Notes, an executed copy of the Continuing Disclosure Agreement for the Notes.

## **Related Information**

For more information regarding the Notes and the Town, reference is made to the Preliminary Official Statement. Copies of the Preliminary Official Statement and the Issue Price Certificate may be obtained from the undersigned, or from William N. Lindsay, Managing Director, Munistat Services, Inc., Email: [bill.lindsay@munistat.com](mailto:bill.lindsay@munistat.com), Telephone: (203) 421-2880, municipal advisor to the Town.

**PETER MYNARSKI, JR.**  
Comptroller

**ROLAND GIEGER**  
Budget Director

January 19, 2023

**ISSUE PRICE RULE SELECTION CERTIFICATE**

Town of Greenwich, Connecticut

\$75,000,000 General Obligation Bond Anticipation Notes, Issue of 2023

The undersigned, on behalf of \_\_\_\_\_, [on behalf of itself and \_\_\_\_\_], hereby certifies that it will use the rule selected below for the respective maturity of the above-captioned notes (the “Notes”), as described in the Notice of Sale for the Notes, dated January 19, 2023 (the “Notice of Sale”). For a description of the requirements of each rule, please refer to the section “Obligation to Deliver Issue Price Certificate” in the Notice of Sale. Capitalized terms used but not defined herein are defined in the Notice of Sale.

|  |  |   |   |  |
|--|--|---|---|--|
|  |  |   | <b>10% Sale Rule</b><br>(Underwriter has or will<br>comply with 10% Sale Price<br>Rule for this Maturity) | <b>Hold the Offering Price Rule</b><br>(Underwriter will comply with<br>Hold the Offering Price Rule<br>for this Maturity) |
| <b>Date of<br/>                 Maturity</b><br>02/08/2024 | <b>Principal<br/>                 Amount</b><br>\$75,000,000 | <b>Interest<br/>                 Rate</b><br>_____% | <b>Check<br/>                 Box</b><br><input type="checkbox"/>   | <b>Sales<br/>                 Price</b><br>\$_____   |
|  |  |   | <b>Check<br/>                 Box</b><br><input type="checkbox"/>   | <b>Initial<br/>                 Offering Price</b><br>\$_____  |

(All Sales Prices or Initial Offering Prices must be completed prior to the delivery date of the Notes.)

**NAME OF UNDERWRITER/REPRESENTATIVE**

By: \_\_\_\_\_

Name:

Title:

Email this completed and executed certificate to the following by 5:00 P.M. on January 27, 2023:

**Bond Counsel:** dpanico@rc.com

**Municipal Advisor:** bill.lindsay@munistat.com







Printed by: ImageMaster, LLC  
[www.imagemaster.com](http://www.imagemaster.com)