

**ALBANY PORT DISTRICT COMMISSION**  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2022 and 2021**

**NOTE 5 — PROPERTY AND EQUIPMENT AND RIGHT-TO-USE LEASE ASSETS (Continued)**

At December 31, 2021 property and equipment is comprised of the following:

	<u>December 31 2020</u>	<u>Additions</u>	<u>Deletions</u>	<u>December 31 2021</u>
Port marine facilities	\$ 128,339,788	\$ 114,914	\$ 73,810	\$ 128,380,892
Transportation, equipment and furniture	1,475,652	53,789	25,324	1,504,117
Construction in process	9,788,902	2,322,737	-	12,111,639
Total	139,604,342	2,491,440	99,134	141,996,648
Less accumulated depreciation	64,041,508	2,591,161	91,343	66,541,326
Net property and equipment	<u>\$ 75,562,834</u>	<u>\$ (99,721)</u>	<u>\$ 7,791</u>	<u>\$ 75,455,322</u>

Depreciation expense was \$2,655,513 and \$2,591,161 for the years ended December 31, 2022 and 2021, respectively.

At December 31, 2022 right-to-use lease assets is comprised of the following:

	<u>December 31 2021</u>	<u>Additions</u>	<u>Deletions</u>	<u>December 31 2022</u>
Land	\$ 935,911	\$ -	\$ -	\$ 935,911
Less accumulated amortization	83,192	83,192	-	166,384
Net lease assets	<u>\$ 852,719</u>	<u>\$ (83,192)</u>	<u>\$ -</u>	<u>\$ 769,527</u>

At December 31, 2021 right-to-use lease assets is comprised of the following:

	<u>December 31 2020</u>	<u>Additions</u>	<u>Deletions</u>	<u>December 31 2021</u>
Land	\$ 935,911	\$ -	\$ -	\$ 935,911
Less accumulated amortization	-	83,192	-	83,192
Net lease assets	<u>\$ 935,911</u>	<u>\$ (83,192)</u>	<u>\$ -</u>	<u>\$ 852,719</u>

Amortization expense was approximately \$83,000 for both 2022 and 2021. Interest on lease liabilities was approximately \$1,300 and \$1,800 for 2022 and 2021, respectively, and was included in waterfront development costs on the statements of revenues and expenses and changes in net position.

**NOTE 6 — LONG-TERM DEBT**

Long-term debt is comprised of the following:

	<u>December 31 2021</u>	<u>Debt Issued</u>	<u>Debt Payments</u>	<u>December 31 2022</u>
Bank of America master lease obligation	\$ 6,023,212	\$ -	\$ 1,688,212	\$ 4,335,000
Less current maturities	1,688,212			1,732,244
	<u>\$ 4,335,000</u>			<u>\$ 2,602,756</u>

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**NOTE 6 — LONG-TERM DEBT (Continued)**

The Commission is a party to a master lease agreement with Bank of America. In June 2014, under the first draw of the agreement, the Commission borrowed \$3,000,000 to retire another Commission obligation and to acquire certain Port related facility equipment. This first draw of the agreement matured in June 2021. In November 2017, under the second draw of the agreement, the Commission borrowed \$4,000,000 to fund certain construction projects. This agreement required interest only payments of approximately \$9,100 per month through May 2018 and, beginning in June 2018, monthly payments of approximately \$52,300, including interest at approximately 2.7%, with final maturity in May 2025.

In November 2018, under the third draw of the agreement, the Commission borrowed \$2,500,000 to fund certain current construction projects. This agreement required interest only payments of approximately \$8,500 per month through May 2019 and, beginning in June 2019, monthly payments of approximately \$34,300, including interest at approximately 4.1%, with final maturity in May 2026.

In January 2021, under the fourth draw of the agreement, the Commission borrowed \$3,000,000 to fund certain current construction projects. This agreement requires monthly payments of approximately \$66,100, including interest at approximately 1.76%, with final maturity in December 2024.

The Bank of America master lease obligation is collateralized by certain Commission assets.

At December 31, 2022, long-term debt maturities were comprised of the following:

<u>Year Ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 1,732,244	\$ 100,559	\$ 1,832,803
2024	1,777,561	55,239	1,832,800
2025	655,555	17,529	673,084
2026	169,640	1,739	171,379
	<u>\$ 4,335,000</u>	<u>\$ 175,066</u>	<u>\$ 4,510,066</u>

Interest expense on long term debt was approximately \$143,000 and \$184,000 for 2022 and 2021, respectively.

**NOTE 7 — RETIREMENT PLAN AND RELATED BENEFITS**

Introduction

Substantially all Albany Port District Commission full-time employees participate in the New York State and Local Employees' Retirement System ("System" or "ERS"). The System is a cost-sharing multiple-employer defined benefit plan administered by the State Comptroller. Plan benefits, including retirement and disability benefits, annual cost-of-living adjustments and death benefits to plan members and beneficiaries are provided under the provisions of the New York State Retirement and Social Security Law and are guaranteed under the State Constitution. In general, retirement benefits are determined based on an employee's individual circumstances using a pension factor, an age factor, and final average salary. The benefits vary depending on the individual's employment tier. Pension factors are determined based on tier and an employee's years of service, among other factors. The System issues a financial report that includes financial statements and other information for the System which is available to the public. The financial report may be obtained from the New York State and Local Employees' Retirement System at [www.osc.state.ny.us/retire](http://www.osc.state.ny.us/retire).