

URBAN RENEWAL AGENCY

A Component Unit of the City of Eugene, Oregon

Annual Financial Report



**Fiscal Year Ended
June 30, 2018**

URBAN RENEWAL AGENCY

A Component Unit of the City of Eugene, Oregon

Annual Financial Report

Fiscal Year Ended June 30, 2018

(With Independent Auditors' Report Thereon)

Report Prepared by the City of Eugene
Finance Division

URBAN RENEWAL AGENCY OF THE CITY OF EUGENE, OREGON

Annual Financial Report

Year Ended June 30, 2018

Table of Contents

	<u>Exhibit/ Schedule</u>	<u>Page(s)</u>
Principal Officials		1
Independent Auditors' Report		3 - 5
Management's Discussion and Analysis		7 - 11
Basic Financial Statements:		
<i>Government-wide Financial Statements:</i>		
Statement of Net Position	1	15
Statement of Activities	2	16
<i>Fund Financial Statements:</i>		
Balance Sheet - Governmental Funds	3	17
Statement of Revenues, Expenditures, and Changes in Fund Balances - Governmental Funds	4	18
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities	5	19
Notes to Basic Financial Statements		21 - 29
Required Supplementary Information:		
<i>Schedules of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual:</i>		
General Fund	A - 1	33
Riverfront Special Revenue Fund	A - 2	34
Other Supplementary Information:		
<i>Schedules of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual:</i>		
Debt Service Fund	B - 1	37
Capital Projects Fund	B - 2	38
Riverfront Capital Projects Fund	B - 3	39
Riverfront Program Revenue Fund	B - 4	40

URBAN RENEWAL AGENCY OF THE CITY OF EUGENE, OREGON

Annual Financial Report

Table of Contents, continued

	<u>Exhibit/ Schedule</u>	<u>Page(s)</u>
Audit Comments and Disclosures:		
Independent Auditors' Report Required by Oregon State Regulations		45 - 46

URBAN RENEWAL AGENCY OF THE CITY OF EUGENE, OREGON

Principal officials as of June 30, 2018

	<u>Name</u>	<u>Term Expires</u>
Mayor:	Lucy Vinis	January 2021
Board Members:	Emily Semple	January 2021
	Betty Taylor	January 2021
	Alan Zelenka	January 2019
	Jennifer Yeh	January 2019
	Mike Clark	January 2019
	Greg Evans	January 2019
	Claire Syrett	January 2021
	Chris Pryor	January 2021
Director:	Jon R. Ruiz	

(this page intentionally left blank)



INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor, Members of the Urban
Renewal Agency Board and Administrator of the
Urban Renewal Agency of the City of Eugene, Oregon

1976 Garden Ave.
Eugene, OR 97403
541.342.5161
www.islercpa.com

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of the Urban Renewal Agency of the City of Eugene, Oregon ("Urban Renewal Agency") (a component unit of the City of Eugene, Oregon) as of and for the year ended June 30, 2018, and the related notes to the financial statements, which collectively comprise the Urban Renewal Agency's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. 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 entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Urban Renewal Agency as of June 30, 2018, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis ("MD&A") on pages 7 through 11 and the budgetary comparison information for the General Fund and Riverfront Special Revenue Fund on pages 33 and 34 be presented to supplement the basic financial statements. The MD&A, 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 MD&A 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 MD&A because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Urban Renewal Agency's basic financial statements. The budgetary comparison information for the General Fund and Riverfront Special Revenue Fund on pages 33 and 34 are presented for purposes of additional analysis and are not a required part of the basic financial statements. The budgetary comparison information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the budgetary comparison information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

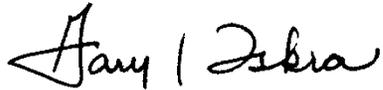
Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Urban Renewal Agency's basic financial statements. The other supplementary information (pages 37 through 40) is presented for purposes of additional analysis and is not a required part of the financial statements.

This information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the other supplementary information (pages 37 through 40) is fairly stated, in all material respects, in relation to the financial statements as a whole.

Report on other Legal and Regulatory Requirements

In accordance with the Minimum Standards of Audits for Oregon Municipal Corporations, we have issued our report dated November 30, 2018 on our consideration of the City's compliance with certain provisions of laws and regulations, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules. The purpose of that report on pages 45 to 46 is to describe the scope of our testing of compliance and the results of that testing and not to provide an opinion on compliance.

ISLER CPA

A handwritten signature in black ink that reads "Gary Iskra". The signature is written in a cursive style with a large, stylized initial "G".

By: Gary Iskra, CPA, a member of the firm
Eugene, Oregon
November 30, 2018

Insert Opinion Letter

Management's Discussion and Analysis

The management of the Urban Renewal Agency (Agency), a component unit of the City of Eugene, Oregon (City) presents this narrative overview and analysis to facilitate both a short and a long-term analysis of the financial activities of the Agency for the fiscal year ended June 30, 2018 (FY18). This Management's Discussion and Analysis (MD&A) is based on currently known facts, decisions, and conditions that existed as of the date of the independent auditors' report.

Financial Highlights

- The net position of the Agency (assets less liabilities) at June 30, 2018 was \$23,008,340. Of this amount, \$19,561,690 was unrestricted, subject to Agency fund limitations.
- At June 30, 2018, the Agency's governmental funds reported combined ending fund balances of \$17,433,159. Of that amount, \$14,219,701 is available for spending at the Agency's discretion, subject to fund limitations.
- The General Fund's fund balance was \$2,652,792 at the end of FY18. General Fund expenditures for FY18 were \$644,137. The General Fund contains operations for the Downtown District.

Overview of the Financial Statements

The following discussion and analysis is intended to serve as an introduction to the Agency's basic financial statements. The Agency's basic financial statements are comprised of three components:

1. Government-wide financial statements
2. Fund financial statements
3. Notes to the basic financial statements

Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the Agency's finances, in a manner similar to a private-sector business.

The Statement of Net Position presents information on all of the Agency's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Agency is improving or deteriorating.

The Statement of Activities presents information showing how the Agency's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods. Examples of such items include earned, but uncollected, property taxes.

The Agency focuses on planning and development activities within the boundaries of the two urban renewal districts in the City of Eugene. Both government-wide financial statements provide information on these activities, which is supported mainly by property taxes.

The government-wide financial statements can be found on Exhibits 1 and 2 of this report.

Fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Agency uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the Agency are governmental funds.

Governmental funds. Governmental funds are used to account for activities where emphasis is placed on available financial resources, rather than upon net income determination. Therefore, unlike the government-wide financial statements, governmental fund financial statements focus on the acquisition and use of current spendable resources, as well as on balances of spendable resources available at the end of the fiscal year.

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 financial decisions. Both the governmental funds Balance Sheet and the governmental funds Statement of Revenues, Expenditures, and Changes in Fund Balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities. These reconciliations can be found on Exhibits 3 and 5 of this report.

The Agency maintains two taxing districts: the Downtown District and the Riverfront District. The Agency maintains six individual governmental funds to account for these two districts: a general fund, a debt service fund, and a capital projects fund for the Downtown District; and a special revenue operating fund, a program revenue fund, and a capital projects fund for the Riverfront District. Each fund is presented separately in the governmental funds Balance Sheet and in the governmental funds Statement of Revenues, Expenditures, and Changes in Fund Balances. For narrative on the funds and projects see the URA section of the adopted budget.

The basic governmental fund financial statements can be found on Exhibits 3 and 4 of this report.

Notes to the basic 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. They are an integral part of the financial statements and should be read in conjunction with them.

Required supplementary information. The Agency adopts an annual appropriated budget for all its funds. To demonstrate compliance with the budget, budgetary comparison statements have been provided for the General Fund and the Riverfront Special Revenue Fund as required supplementary information.

Government-wide Financial Analysis

The Agency's assets exceeded liabilities by \$23,008,340 at the close of the most recent fiscal year compared to a net position of \$19,519,570 in the previous year.

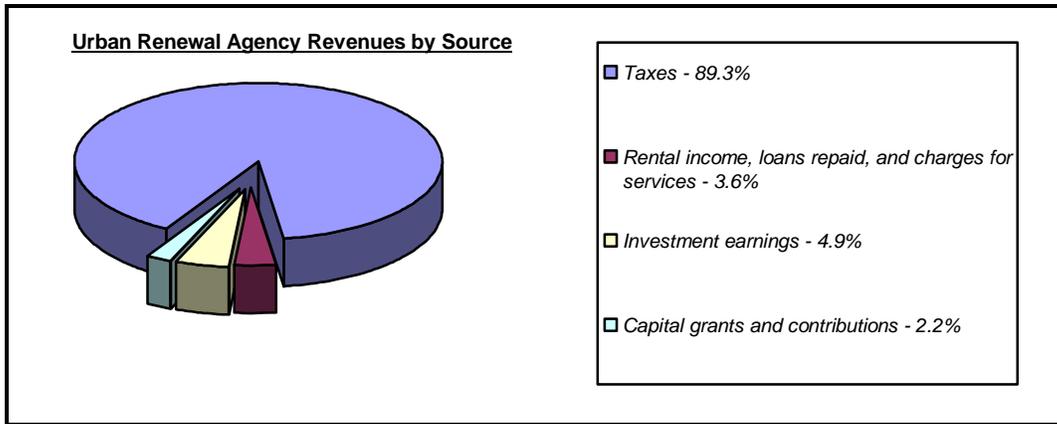
A portion of the Agency's net position (14.98%) reflects its investment in capital assets (land). The Agency uses these capital assets to plan and develop designated properties within the urban renewal district boundaries. Consequently, these assets are not available for future spending. The remaining balance of net position (\$19,561,690) may be used to meet the government's ongoing obligations, in accordance with the Urban Renewal Plans of the two districts and subject to fund limitations.

Urban Renewal Agency's Net Position

	2018	2017
Current and other assets	\$ 19,792,291	19,280,212
Capital assets	3,446,650	711,698
Total assets	23,238,941	19,991,910
Current liabilities	230,601	472,340
Total liabilities	230,601	472,340
Net position:		
Invested in capital assets	3,446,650	711,699
Unrestricted	19,561,690	18,807,871
Total net position	\$ 23,008,340	19,519,570

Urban Renewal Agency's Change in Net Position

	2018	2017
Revenues:		
Program revenues:		
Rental income, loans repaid, and charges for services	\$ 176,518	52,205
Capital grants and contributions:	106,774	0
General revenues:		
Taxes	4,399,790	4,240,495
Investment earnings	240,850	223,311
Total revenues	4,923,932	4,516,011
Expenses:		
Urban renewal redevelopment	1,435,162	1,149,667
Total expenses	1,435,162	1,149,667
Change in net position before transfers	3,488,770	3,366,344
Transfers	0	(824,000)
Change in net position after transfers	3,488,770	2,542,344
Net position, July 1	19,519,570	16,977,226
Net position, June 30	\$ 23,008,340	19,519,570



Fund-based Financial Analysis

As previously discussed, the Agency uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

The focus of the Agency's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Agency's financing requirements. In particular, spendable fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the Agency reported combined ending fund balances of \$17,433,159. Approximately 82% of this total amount (\$14,219,701) is available for spending at the Agency's discretion, subject to Agency Board approvals and fund limitations. The remainder of fund balance (\$3,213,458) is not available for new spending because it represents nonspendable assets held for resale.

The General Fund is the chief operating fund of the Agency and houses fiber implementation and operations for the Downtown District, including the non-tax increment revenue and expenditures associated with the Downtown Revitalization Loan Program which provides loans to property owners and businesses in the plan area. At the end of the current fiscal year, the total fund balance was \$2,652,792, all of which was available to spend.

In FY18 the Riverfront District Capital Projects Fund recorded a \$3,213,548 increase to assets held for resale associated with the purchase of the Downtown Riverfront redevelopment site from Eugene Water and Electric Board (EWEB).

General Fund Budgetary Highlights

The difference between the original budget and the final amended budget was an increase of \$1,118,515, which primarily consisted of an increase to balance available based on the adjustment to beginning working capital from the FY17 audited actuals.

Capital Assets and Debt Administration

Capital assets. The City maintains all of its assets, including those of the Agency. The Agency's investment in capital assets for its governmental activities as of June 30, 2018 amounted to \$3,446,650.

Urban Renewal Agency's Capital Assets, Net of Accumulated Depreciation		
	2018	2017
Land and construction in process	3,446,650	691,297
Improvements	0	20,401
Total capital assets	\$ 3,446,650	711,698

Additional information on the Agency's capital assets can be found in note (4)(C) of this report.

Next Year's Budgets and Rates

For FY19, the following factors were taken into account when developing the urban renewal budgets:

- Property taxes in both the Downtown and Riverfront Districts were predicted to increase due to a projected increase in the assessed value of properties in the districts.
- FY18 property tax collection rates were higher than normal due to additional property tax revenue received as a result of the Comcast settlement.
- The property tax collection rate for both districts is estimated to be 94.5% in FY19. The FY18 collection rate was 97.6% for both the Riverfront and Downtown Districts.

The Downtown District FY19 budget includes loan program management, project scoping for Park Blocks/Open Spaces and LCC's former downtown center, high speed fiber implementation, and general oversight.

The Riverfront District FY19 budget includes funding for the eastern portion of the railroad quiet zone, loan program management, high speed fiber implementation, downtown riverfront redevelopment, and general oversight.

Requests for Information

This financial report is designed to provide a general overview of the Agency's finances for all those with an interest in the Agency. Questions concerning any of the information provided in this report, or requests for additional financial information, should be addressed to:

Fionan Cronin, CPA
Assistant Finance Director
City of Eugene
100 West 10th Avenue, Suite 400
Eugene, Oregon 97401

(this page intentionally left blank)

BASIC FINANCIAL STATEMENTS

(this page intentionally left blank)

Statement of Net Position

June 30, 2018

(amounts in dollars)

AssetsCurrent Assets

Equity in pooled cash and investments	14,213,654
Receivables (net of allowance)	2,144,808
Due from other governments	220,371
Total current assets	16,578,833

Noncurrent assets

Assets held for resale	3,213,458
Capital assets:	
Land	3,446,650
Total noncurrent assets	6,660,108
Total assets	23,238,941

LiabilitiesCurrent liabilities

Due to other governments	230,601
Total liabilities	230,601

Net position

Invested in capital assets	3,446,650
Unrestricted	19,561,690
Total net position	23,008,340

The accompanying notes are an integral part of the financial statements.

Statement of Activities

For the fiscal year ended June 30, 2018

(amounts in dollars)

	<u>Program Revenues</u>				<u>Net Expense and Changes in Net Assets</u>
	<u>Expenses</u>	<u>Rental income, loans repaid, and charges for services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Total</u>
<u>Functions/Programs</u>					
<u>Governmental activities:</u>					
Urban renewal redevelopment	1,435,162	176,518	0	106,774	(1,151,870)
Total governmental activities	1,435,162	176,518	0	106,774	(1,151,870)
General revenues:					
Property taxes					4,399,790
Unrestricted investment earnings					240,850
Total general revenues and transfers					4,640,640
Change in net position					3,488,770
Net position, July 1, 2017					19,519,570
Net position, June 30, 2018					23,008,340

The accompanying notes are an integral part of the financial statements.

Balance Sheet*Governmental Funds*

June 30, 2018

(amounts in dollars)

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Riverfront Special Revenue</u>	<u>Riverfront Capital Projects</u>	<u>Riverfront Program Revenue</u>	<u>Total Governmental Funds</u>
<u>Assets</u>							
Equity in pooled cash and investments	2,757,721	2,756,461	533,529	3,324,992	1,659,447	3,181,504	14,213,654
Receivables:							
Interest	0	55,353	0	28,575	0	0	83,928
Taxes	0	82,490	0	66,827	0	0	149,317
Accounts	151,740	0	0	0	0	0	151,740
Loans and notes	1,967,224	0	0	0	0	0	1,967,224
Allowance for uncollectibles	(145,860)	0	0	0	0	0	(145,860)
Due from other governments	106,774	69,387	0	44,210	0	0	220,371
Assets held for resale	0	0	0	0	3,213,458	0	3,213,458
Total assets	4,837,599	2,963,691	533,529	3,464,604	4,872,905	3,181,504	19,853,832
<u>Liabilities</u>							
Due to other governments	227,980	0	0	2,621	0	0	230,601
Total liabilities	227,980	0	0	2,621	0	0	230,601
<u>Deferred inflows of resources</u>							
Unavailable revenue	1,956,827	137,843	0	95,402	0	0	2,190,072
Total deferred inflows of resources	1,956,827	137,843	0	95,402	0	0	2,190,072
<u>Fund balances</u>							
Nonspendable	0	0	0	0	3,213,458	0	3,213,458
Restricted	2,652,792	2,825,848	533,529	3,366,581	1,659,447	3,181,504	14,219,701
Total fund balances	2,652,792	2,825,848	533,529	3,366,581	4,872,905	3,181,504	17,433,159
Total liabilities, deferred inflows of resources, and fund balances	4,837,599	2,963,691	533,529	3,464,604	4,872,905	3,181,504	

Reconciliation to the Statement of Net Position:

The Statement of Net Position reports receivables at their net realizable value. However, receivables not available to pay for current-period expenditures are deferred in governmental funds.

2,128,531

Capital assets are not financial resources in governmental funds, but are reported in the Statement of Net Position at their net depreciable value.

3,446,650

Total net position

23,008,340

The accompanying notes are an integral part of the financial statements.

Statement of Revenues, Expenditures, and Changes in Fund Balances

Governmental Funds

For the fiscal year ended June 30, 2018

(amounts in dollars)

	General	Debt Service	Capital Projects	Riverfront Special Revenue	Riverfront Capital Projects	Riverfront Program Revenue	Total Governmental Funds
<u>Revenues</u>							
Taxes	0	2,259,639	0	2,278,307	0	0	4,537,946
Intergovernmental	106,774	0	0	0	0	0	106,774
Rental income	0	0	0	0	0	66,150	66,150
Charges for services	54,065	0	0	0	0	0	54,065
Repayment of revolving loans	242,181	0	0	0	0	0	242,181
Miscellaneous, primarily interest	51,131	32,717	5,734	32,282	85,379	33,607	240,850
Total revenues	454,151	2,292,356	5,734	2,310,589	85,379	99,757	5,247,966
<u>Expenditures</u>							
Current - departmental:							
Urban renewal program expenditure:	644,137	0	0	529,378	0	0	1,173,515
Debt service:							
Principal	0	298,000	0	0	0	0	298,000
Interest	0	15,496	0	0	0	0	15,496
Capital outlay	0	0	0	0	2,982,396	0	2,982,396
Total expenditures	644,137	313,496	0	529,378	2,982,396	0	4,469,407
Excess (deficiency) of revenues over expenditures	(189,986)	1,978,860	5,734	1,781,211	(2,897,017)	99,757	778,559
<u>Other financing sources (uses)</u>							
Transfers in	742,716	0	0	0	0	0	742,716
Transfers out	0	(742,716)	0	0	0	0	(742,716)
Total other financing sources (uses)	742,716	(742,716)	0	0	0	0	0
Net change in fund balances	552,730	1,236,144	5,734	1,781,211	(2,897,017)	99,757	778,559
Fund balance, July 1, 2017	2,100,062	1,589,704	527,795	1,585,370	7,769,922	3,081,747	16,654,600
Fund balances, June 30, 2018	2,652,792	2,825,848	533,529	3,366,581	4,872,905	3,181,504	17,433,159

The accompanying notes are an integral part of the financial statements.

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

For the fiscal year ended June 30, 2018
(amounts in dollars)

Net change in fund balances - total governmental funds	778,559
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds do not report expenditures for unpaid compensated absences, interest expense, or arbitrage since they do not require the use of current financial resources. However, the Statement of Activities reports such expenses when incurred, regardless of when settlement ultimately occurs.	1,291
Capital outlays are reported as expenditures in governmental funds. However, the Statement of Activities allocates the cost of capital outlays over their estimated useful lives as depreciation expense.	2,979,181
Transfers of capital assets between different entities sometimes occur. Such transfers will provide or use economic resources, but may not necessarily provide or use spendable financial resources in governmental funds.	(244,228)
Governmental funds defer revenues that do not provide current financial resources. However, the Statement of Activities recognizes such revenues at their net realizable value when earned, regardless of when received.	(324,033)
Proceeds from the issuance of long-term debt provide current financial resources to governmental funds and are reported as revenues. In the same way, repayments of long-term debt use current financial resources and are reported as expenditures in governmental funds. However, neither the receipt of debt proceeds nor the payment of debt principal affect the Statement of Activities, but are reported as increases and decreases in noncurrent liabilities in the Statement of Net Position.	298,000
Change in net position of governmental activities.	<u><u>3,488,770</u></u>

The accompanying notes are an integral part of the financial statements.

(this page intentionally left blank)

URBAN RENEWAL AGENCY OF THE CITY OF EUGENE, OREGON

Notes to Basic Financial Statements

June 30, 2018

(1) Summary of Significant Accounting Policies

The financial statements of the Urban Renewal Agency (Agency) of the City of Eugene, Oregon (City) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting standards.

The Agency has implemented GASB Statement No. 77 Tax Abatement Disclosures, which establishes financial reporting standards for tax abatement agreements entered into by state and local governments.

The more significant of the Agency's accounting policies are described below.

(A) The Financial Reporting Entity

The Agency's governing body is identical to the Eugene City Council, and because the services of the Agency are exclusively for the benefit of the City, the Agency has been determined under GAAP to be a component unit of the City. As a result, the funds of the Agency are blended with those of the City by including them in the appropriate statements and schedules of the City's Comprehensive Annual Financial Report, which can be viewed on the City's website at www.eugene-or.gov.

(B) Organization and Operation

The Urban Renewal Agency of the City of Eugene was established on July 10, 1967 as a separate political body charged with the responsibility to implement the Central Eugene Project (now the Downtown District) and Urban Renewal Plan. On May 24, 1982, the powers granted to the Agency under Oregon Revised Statutes Chapter 457 were transferred to the City Council of Eugene. On September 11, 1985 the Eugene City Council adopted the Riverfront Research Park Urban Renewal Plan (now the Riverfront Urban Renewal Plan).

The accounts of the Agency are organized on the basis of funds. Fund accounting is designed to demonstrate legal compliance and aid financial management by segregating government functions and activities. The operations of each fund are accounted for by providing a separate set of self-balancing accounts, which comprise its assets, liabilities, fund balances, revenues, and expenditures.

(C) Government-wide and Fund Financial Statements

The government-wide financial statements (Exhibits 1 and 2) report information on all activities of the Agency. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

The Statement of Activities (Exhibit 2) demonstrates the degree to which the expenses of a given function are offset by program revenues. Program revenues include 1) rental income, loans repaid, and charges for services to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or program and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or program. Grants and contributions not restricted are reported as general revenues rather than program revenues. Taxes and other items not properly included among program revenues are also reported as general revenues.

Fund financial statements (Exhibits 3 and 4) are provided for all governmental funds.

URBAN RENEWAL AGENCY OF THE CITY OF EUGENE, OREGON

Notes to Basic Financial Statements

(1) Summary of Significant Accounting Policies, continued

(D) Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Measurement focus refers to what is measured by a fund. Basis of accounting refers to when revenues and expenditures are recognized in the accounts and reported in the financial statements.

The government-wide financial statements are accounted for using an economic resources measurement focus, whereby all assets and liabilities are reported in the Statement of Net Position. The increases and decreases in net position are reported in the Statement of Activities. The accrual basis of accounting is used whereby revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

The governmental fund financial statements are accounted for using a current financial resources measurement focus. The Balance Sheet generally reports only current assets and current liabilities; and the Statement of Revenues, Expenditures, and Changes in Fund Balances presents increases and decreases in fund balance. These funds use the modified accrual basis of accounting whereby revenues are recorded when susceptible to accrual (both measurable and available). "Measurable" means that the amount of the transaction can be determined. "Available" is defined as being collectible within the current period or soon enough thereafter (60 days) to be used to liquidate liabilities of the current period. Expenditures, other than interest on long-term obligations, are recorded when the fund liability is incurred.

Real and personal property taxes were levied as of July 1 for the fiscal year on values assessed as of January 1. Property taxes are an enforceable lien on both real and personal property as of July 1 and are due and payable in three installments on November 15, February 15, and May 15. All property taxes are billed and collected by Lane County and remitted to the Agency. In the governmental fund financial statements, property taxes are reflected as revenues in the fiscal period for which they were levied, provided they are due, or past due and receivable within the current period, and collected within the current period or expected to be collected soon enough thereafter to be used to pay liabilities of the current period (60 days). Otherwise, they are reported as deferred inflows of resources. In the government-wide financial statements, property tax revenues are fully recognized at the time of levy. Property taxes which are held at year-end by the collecting agency, Lane County, and are remitted to the City within the 60-day period are reported as "Due from other governments."

Repayment of revolving loans and miscellaneous revenues (except investment earnings) are recorded as revenues when received in cash because they are generally not measurable until actually received. Investment earnings are recorded as earned since they are measurable and available. Rental income is typically received in advance and is reported as unearned when appropriate.

Governmental Funds

Governmental funds finance all of the functions of the Agency. The measurement focus is upon determination of changes in current financial resources, rather than upon net income determination. The following are the Agency's Downtown District governmental funds:

General Fund

The General Fund is the general operating fund of the Agency. It is used to account for all financial resources except those required to be accounted for in another fund. Principal sources of revenue are rental income, interest on investments, principal and interest payments on outstanding loans, and transfers from the Debt Service Fund. Primary expenditures of the General Fund are fiber implementation, Downtown Revitalization Loan Program loans, and Downtown District management costs.

continued

URBAN RENEWAL AGENCY OF THE CITY OF EUGENE, OREGON

Notes to Basic Financial Statements

(1) Summary of Significant Accounting Policies, continued

(D) Measurement Focus, Basis of Accounting, and Financial Statement Presentation, continued

Governmental Funds, continued

Debt Service Fund

The Debt Service Fund is used to account for the accumulation of tax increment resources and the payment of debt service on tax increment bonds and other expenditures within the Downtown District.

Capital Projects Fund

The Capital Projects Fund is used to account for the financial resources to be used for the acquisition or construction of capital projects within the Downtown District and the Downtown Urban Renewal Plan.

The following are the Agency's Riverfront District governmental funds:

Riverfront Special Revenue Fund

The Riverfront Special Revenue Fund is used to account for the accumulation of tax increment resources and to pay Riverfront District management costs.

Riverfront Capital Projects Fund

The Riverfront Capital Projects Fund is used to account for the financial resources to be used for the acquisition or construction of capital projects within the Riverfront District.

Riverfront Program Revenue Fund

The Riverfront Program Revenue Fund is used to account for program revenue and expenditures from the Riverfront District and the Riverfront Renewal Loan program.

(E) Equity in Pooled Cash and Investments

The Agency invests cash through the City into various investment programs. Policies adopted by the City's Investment Advisory Board and the Eugene City Council authorize the City to invest in obligations of the U.S. Treasury and its agencies, time certificates of deposit, governmental money market bank deposit accounts, bankers' acceptances, municipal bonds, corporate bonds, commercial paper, repurchase agreements, reverse repurchase agreements, and the Oregon Local Government Investment Pool.

It is the City's policy to report at amortized cost all short-term, highly-liquid money market investments (including corporate bonds, commercial paper, bankers' acceptances, municipal bonds, and U.S. Treasury and agency obligations) and participating interest-earning investment contracts with a remaining maturity at time of purchase of one year or less. Such investments are stated at cost, increased by accretion of discounts and reduced by amortization of premiums, both computed by the straight-line method. Callable investments purchased at a discount are amortized to the maturity date, and callable investments purchased at a premium are amortized to the first call date. Investments with a remaining maturity at time of purchase of more than one year are valued at fair value.

continued

URBAN RENEWAL AGENCY OF THE CITY OF EUGENE, OREGON

Notes to Basic Financial Statements

(1) Summary of Significant Accounting Policies, continued

(E) Equity in Pooled Cash and Investments, continued

The City maintains a common cash and investments pool for all City funds, including funds of the Agency. Interest earned on the pooled cash and investments is allocated quarterly based on each fund's average cash and investments balance as a proportion of the City's total pooled cash and investments. The City considers "cash" to include the pooled cash and investments, since the pool has the general characteristics of a demand deposit account, in that any participating fund may deposit additional cash at any time and also may withdraw cash at any time without prior notice or penalty.

(F) Receivables

All receivables are shown net of an allowance for uncollectibles in the Statement of Net Position and the Governmental Funds Balance Sheet.

(G) Land Held For Resale

Land held for resale is property purchased by the City at cost which is intended to be resold at a later date.

(H) Capital Assets

Capital assets are defined as tangible or intangible assets that are used in operations and that have initial useful lives extending beyond a single reporting period. The capitalization threshold for tangible assets is \$5,000. Tangible assets include land, rights-of-way (included with land), improvements, and infrastructure.

All Agency assets have been capitalized in the government-wide financial statements. In accordance with the current financial resources measurement focus, capital assets are not capitalized in the governmental fund financial statements. Agency assets are valued at historical cost which is measured by the cash or cash equivalent price of obtaining an asset, including ancillary charges necessary to place the asset into its intended location and condition for use.

Upon disposal of an asset, cost and accumulated depreciation (if applicable) are removed from the accounts and, if appropriate, a gain or loss on the disposal is recognized.

All assets are reported in the Statement of Net Position and any gain or loss upon disposal is recognized in the Statement of Activities in the urban renewal redevelopment function.

(I) Deferred Inflows on Resources

In addition to liabilities, the governmental fund balance sheet reports a separate section for deferred inflows of resources, if applicable. Deferred inflows of resources represent unavailable revenue that will be recognized in a future period(s). The Agency has two primary types of revenues that are reported in this section under the modified accrual basis of accounting. These revenues include: delinquent property taxes and notes receivable. These revenues are deferred and recognized as an inflow of resources in the period that the revenues become available.

(J) Fund Balance

In the fund financial statements, the fund balance for governmental funds is reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

Fund balance is reported as nonspendable when the resources cannot be spent because they are either in a nonspendable form or legally or contractually required to be maintained intact. Resources in nonspendable form include inventories, prepaids and deposits, and assets held for resale.

continued

URBAN RENEWAL AGENCY OF THE CITY OF EUGENE, OREGON

Notes to Basic Financial Statements

(1) Summary of Significant Accounting Policies, continued

(J) Fund Balance, continued

Fund balance is reported as restricted when the constraints placed on the use of resources are either: (a) externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation.

(K) Indirect Expenses

The Agency's Statement of Revenues, Expenditures, and Changes in Fund Balances include reimbursement to the City's Central Services department for general services provided to the Agency by the City's General Fund. The charge for general service costs is based on an approved overhead cost plan. The overhead cost reimbursement has been included in program expenses in the Statement of Activities.

(2) Reconciliation of Government-wide and Fund Financial Statements

(A) Explanation of Certain Differences Between the Government-wide Statement of Net Position and the Governmental Fund Balance Sheet

The Balance Sheet for governmental funds (Exhibit 3) includes a reconciliation between total fund balances and total net position in the Statement of Net Position (Exhibit 1). The following are selected elements of that reconciliation:

The Statement of Net Position reports receivables at their net realizable value. However, receivables not available to pay for current-period expenditures are deferred in governmental funds. The details of this \$2,128,531 difference are as follows:

Receivables:	
Interest	\$ 83,930
Taxes	149,317
Loans and notes	1,956,826
Subtotal	2,190,073
Allowance for uncollectibles	(61,542)
Net adjustment	\$ 2,128,531

Capital assets are not financial resources in governmental funds, but are reported in the Statement of Net Position at their net depreciable value. The details of this \$3,446,650 difference are as follows:

Capital assets reported in the Statement of Net Position:	
Land	\$ 3,446,650
	\$ 3,446,650

continued

URBAN RENEWAL AGENCY OF THE CITY OF EUGENE, OREGON

Notes to Basic Financial Statements

(2) Reconciliation of Government-wide and Fund Financial Statements, continued

(A) Explanation of Certain Differences Between the Government-wide Statement of Activities and the Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balances

The Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities is provided at Exhibit 5. The following are selected elements of that reconciliation:

Governmental funds do not report expenditures for unpaid compensated absences, interest expense, or arbitrage since they do not require the use of current financial resources. However, the Statement of Activities reports such expenses when incurred, regardless of when settlement ultimately occurs. The details of this \$1,291 difference are as follows:

Accrued interest	\$ <u>1,291</u>
------------------	-----------------

Capital outlays are reported as expenditures in governmental funds. However, the Statement of Activities allocates the cost of capital outlays over their estimated useful lives as depreciation expense. The details of this \$2,979,181 difference are as follows:

Capital outlay	\$ 2,982,396
Depreciation expense	<u>(3,216)</u>
Net adjustment	\$ <u>2,979,181</u>

(B) Explanation of Certain Differences Between the Government-wide Statement of Activities and the Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balances

Governmental funds defer revenues that do not provide current financial resources. However, the Statement of Activities recognizes such revenue at their net realizable value when earned, regardless of when collected. The details of this \$324,033 difference are as follows:

Change in unavailable revenue from the following sources:	
Property taxes receivable	\$ (137,012)
Notes receivable	<u>(242,301)</u>
Subtotal	(379,313)
Change in the allowance for doubtful receivables	<u>55,280</u>
Net adjustment	\$ <u>(324,033)</u>

Proceeds from the issuance of long-term debt provide current financial resources to governmental funds and are reported as revenues. In the same way, repayments of long-term debt use current financial resources and are reported as expenditures in governmental funds. However, neither the receipt of debt proceeds nor the payment of debt principal affect the Statement of Activities, but are reported as increases and decreases in noncurrent liabilities in the Statement of Net Position. The details of this \$298,000 difference are as follows:

Principal payments:	
Tax increment bonds	\$ <u>298,000</u>

continued

URBAN RENEWAL AGENCY OF THE CITY OF EUGENE, OREGON

Notes to Basic Financial Statements

(2) Reconciliation of Government-wide and Fund Financial Statements, continued

(B) Explanation of Certain Differences Between the Government-wide Statement of Activities and the Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balances, continued

Transfers of capital assets between different entities sometimes occur. Such transfers will provide or use economic resources, but may not necessarily provide or use spendable financial resources in governmental funds. The details of this \$244,228 difference are as follows:

Transfers of Capital assets to City of Eugene	\$ <u>(244,228)</u>
---	---------------------

(3) Stewardship, Compliance, and Accountability

(A) Budgetary Information

The City Manager (acting as the Agency Director) submits to the City Council of Eugene (acting as the Urban Renewal Agency Board under provisions of Oregon Revised Statute 457.460) a proposed operating and capital budget a sufficient length of time in advance to allow adoption of the budget prior to July 1.

Prior to July 1, the Agency legally adopts its annual budget for all funds through passage of a resolution. The resolution authorizes fund appropriations as current annual departmental requirements, debt service, capital outlay, interfund transfers, interfund loans, intergovernmental, and special payments. Expenditures cannot legally exceed appropriations at these control levels. Appropriations which have not been spent at year-end lapse, although an amending resolution passed in the subsequent year specifically provides for the reappropriation of prior-year lapsed encumbrances.

Unexpected additional resources or appropriations may be added to the budget through the use of a supplemental budget. A supplemental budget requires hearings before the public, publications in newspapers, and approval by the Agency. Original and supplemental budgets may be modified by the use of appropriation transfers between the levels of control. Such transfers require approval by passing an Agency resolution authorizing the transfer. All budget amendments are subject to the limitations put forth in the Oregon Revised Statutes Chapters 294.305 through 294.565 (Oregon Budget Law). The net effect of amending resolutions passed during the fiscal year was an appropriation increase of \$1,118,515.

(4) Detailed Notes on All Funds

(A) Equity in Pooled Cash and Investments

The City maintains a common cash and investments pool that is available for use by all funds, including the Agency. The Agency's portion of this pool is displayed in the Statement of Net Position and the Balance Sheet as "Equity in pooled cash and investments." Cash and investments are comprised of the following at June 30, 2018:

Deposits with banks	\$ 941,533
Investments	<u>13,272,121</u>
	\$ <u>14,213,654</u>

Detailed information for the Agency's pooled cash and investments can be found in the City of Eugene's FY18 Comprehensive Annual Financial Report (Notes to Basic Financial Statements).

continued

URBAN RENEWAL AGENCY OF THE CITY OF EUGENE, OREGON

Notes to Basic Financial Statements

(4) Detailed Notes on All Funds, continued

(B) Unavailable Revenue

Unavailable revenues are reported as a deferred inflow of resources in the governmental funds Balance Sheet. Unavailable revenues are reported in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period.

The various components of unavailable revenue consist of the following:

	<u>Unavailable</u>
Property taxes receivable:	
Debt Service Fund	\$ 137,843
Riverfront Special Revenue Fund	95,402
Notes receivable:	
General Fund	1,956,827
Total unavailable/unearned revenue	\$ 2,190,072

(C) Capital Assets

Capital assets activity for the year ended June 30, 2018 was as follows:

	<u>Beginning balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending balance</u>
<u>Governmental activities:</u>				
Capital assets, not being depreciated:				
Work in process	\$ 197,980	2,755,353	0	2,953,333
Land	493,317	0	0	493,317
Total capital assets, not being depreciated	691,297	2,755,353	0	3,446,650
Capital assets, being depreciated:				
Improvements	21,171	0	(21,171)	(0)
Total capital assets being depreciated	21,171	0	(21,171)	(0)
Less accumulated depreciation for:				
Improvements	(770)	0	770	0
Total accumulated depreciation	(770)	0	770	0
Total capital assets, being depreciated, net	20,401	0	(20,401)	(0)
Governmental activities capital assets, net	\$ 711,698	2,755,353	(20,401)	3,446,650

continued

URBAN RENEWAL AGENCY OF THE CITY OF EUGENE, OREGON

Notes to Basic Financial Statements

(5) Other Information

(A) Risk Management

The Agency is a participant in the City's Risk and Benefits Internal Service Fund which accounts for and finances its risks of loss. Detailed information for the City's risk management function can be found in the City of Eugene's FY18 Comprehensive Annual Financial Report (Notes to Basic Financial Statements).

(B) Tax Abatements

Property tax abatements are used to encourage business and economic development. Tax abatements reduce or eliminate the amount of property taxes that a property owner pays. Within the District if a property is exempt from taxation, then the District raises less money than if the property was taxable. For the fiscal year ending June 30, 2018, the District's property tax revenues were reduced by \$241,252 under agreements entered by the City of Eugene.

The amount of property tax was calculated using post division of tax rates. The amount represents the amount of assessed property taxes, it does not take into consideration early payment discounts or property tax collection rates.

(this page intentionally left blank)

REQUIRED SUPPLEMENTARY INFORMATION

(this page intentionally left blank)

General Fund*Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual*

For the fiscal year ended June 30, 2018

(amounts in dollars)

	<u>Budget</u>	<u>Actual</u>		<u>GAAP</u> <u>basis</u>
		<u>Budget</u> <u>basis</u>	<u>Adjustment</u>	
<u>Revenues</u>				
Intergovernmental	0	106,774	0	106,774
Charges for services	0	54,065	0	54,065
Repayment of revolving loans	0	0	242,181	242,181
Miscellaneous	75,000	60,696	(9,565)	51,131
Total revenues	75,000	221,535	232,616	454,151
<u>Expenditures</u>				
Current - departmental:				
Planning and development	3,097,204	644,137	0	644,137
Special payments	2,423,881	0	0	0
Total expenditures	5,521,085	644,137	0	644,137
Excess (deficiency) of revenues over expenditures	(5,446,085)	(422,602)	232,616	(189,986)
<u>Other financing sources (uses)</u>				
Principal payments received	450,000	242,181	(242,181)	0
Transfers in	2,966,904	742,716	0	742,716
Total other financing sources (uses)	3,416,904	984,897	(242,181)	742,716
Net change in fund balance	(2,029,181)	562,295	(9,565)	552,730
Fund balance, July 1, 2017	2,103,181	2,103,181	(3,119)	2,100,062
Fund balance, June 30, 2018	74,000	2,665,476	(12,684)	2,652,792

Riverfront Special Revenue Fund*Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual*

For the fiscal year ended June 30, 2018

(amounts in dollars)

	<u>Budget</u>	<u>Actual</u>		<u>GAAP</u> <u>basis</u>
		<u>Budget</u> <u>basis</u>	<u>Adjustment</u>	
<u>Revenues</u>				
Taxes	2,140,000	2,278,307	0	2,278,307
Intergovernmental	0	0	0	0
Rental income	0	0	0	0
Miscellaneous	19,000	44,940	(12,658)	32,282
Total revenues	2,159,000	2,323,247	(12,658)	2,310,589
<u>Expenditures</u>				
Current - departmental:				
Planning and development	722,763	529,378	0	529,378
Total expenditures	722,763	529,378	0	529,378
Excess (deficiency) of revenues over expenditures	1,436,237	1,793,869	(12,658)	1,781,211
<u>Other financing sources (uses)</u>				
Total other financing sources (uses)	0	0	0	0
Net change in fund balance	1,436,237	1,793,869	(12,658)	1,781,211
Fund balance, July 1, 2017	1,588,228	1,588,228	(2,858)	1,585,370
Fund balance, June 30, 2018	3,024,465	3,382,097	(15,516)	3,366,581

OTHER SUPPLEMENTARY INFORMATION

(this page intentionally left blank)

Debt Service Fund*Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual*

For the fiscal year ended June 30, 2018

(amounts in dollars)

	<u>Budget</u>	<u>Actual</u>		<u>GAAP</u> <u>basis</u>
		<u>Budget</u> <u>basis</u>	<u>Adjustment</u>	
<u>Revenues</u>				
Taxes	2,185,000	2,259,639	0	2,259,639
Miscellaneous	410,000	41,933	(9,216)	32,717
Total revenues	2,595,000	2,301,572	(9,216)	2,292,356
<u>Expenditures</u>				
Debt service	314,000	313,496	0	313,496
Total expenditures	314,000	313,496	0	313,496
Excess (deficiency) of revenues over expenditures	2,281,000	1,988,076	(9,216)	1,978,860
<u>Other financing sources (uses)</u>				
Transfers out	(2,966,904)	(742,716)	0	(742,716)
Total other financing sources (uses)	(2,966,904)	(742,716)	0	(742,716)
Net change in fund balance	(685,904)	1,245,360	(9,216)	1,236,144
Fund balance, July 1, 2017	1,593,411	1,593,411	(3,707)	1,589,704
Fund balance, June 30, 2018	907,507	2,838,771	(12,923)	2,825,848

Capital Projects Fund*Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual*

For the fiscal year ended June 30, 2018

(amounts in dollars)

	<u>Budget</u>	<u>Actual</u>		<u>GAAP basis</u>
		<u>Budget basis</u>	<u>Adjustment</u>	
<u>Revenues</u>				
Miscellaneous	5,000	7,264	(1,530)	5,734
Total revenues	5,000	7,264	(1,530)	5,734
<u>Expenditures</u>				
Capital outlay	500,000	0	0	0
Total expenditures	500,000	0	0	0
Excess (deficiency) of revenues over expenditures	(495,000)	7,264	(1,530)	5,734
<u>Other financing sources (uses)</u>				
Total other financing sources (uses)	0	0	0	0
Net change in fund balance	(495,000)	7,264	(1,530)	5,734
Fund balance, July 1, 2017	528,742	528,742	(947)	527,795
Fund balance, June 30, 2018	33,742	536,006	(2,477)	533,529

Riverfront Capital Projects Fund*Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual*

For the fiscal year ended June 30, 2018

(amounts in dollars)

		Actual		
	<u>Budget</u>	<u>Budget basis</u>	<u>Adjustment</u>	<u>GAAP basis</u>
<u>Revenues</u>				
Miscellaneous	7,000	79,433	5,946	85,379
Total revenues	7,000	79,433	5,946	85,379
<u>Expenditures</u>				
Capital outlay	7,104,265	6,029,854	(3,047,458)	2,982,396
Total expenditures	7,104,265	6,029,854	(3,047,458)	2,982,396
Excess (deficiency) of revenues over expenditures	(7,097,265)	(5,950,421)	3,053,404	(2,897,017)
<u>Other financing sources (uses)</u>				
Total other financing sources (uses)	0	0	0	0
Net change in fund balance	(7,097,265)	(5,950,421)	3,053,404	(2,897,017)
Fund balance, July 1, 2017	7,617,574	7,617,574	152,348	7,769,922
Fund balance, June 30, 2018	520,309	1,667,153	3,205,752	4,872,905

Riverfront Program Revenue*Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual*

For the fiscal year ended June 30, 2018

(amounts in dollars)

	Budget	Actual		GAAP basis
	Original	Budget basis	Adjustment	
<u>Revenues</u>				
Rental income	66,150	66,150	0	66,150
Miscellaneous	42,000	42,849	(9,242)	33,607
Total revenues	108,150	108,999	(9,242)	99,757
<u>Expenditures</u>				
Special payments	3,195,430	0	0	0
Total expenditures	3,195,430	0	0	0
Excess (deficiency) of revenues over expenditures	(3,087,280)	108,999	(9,242)	99,757
Total other financing sources (uses)	0	0	0	0
Net change in fund balance	(3,087,280)	108,999	(9,242)	99,757
Fund balance, July 1, 2017	3,087,280	3,087,280	(5,533)	3,081,747
Fund balance, June 30, 2018	0	3,196,279	(14,775)	3,181,504

AUDIT COMMENTS

(this page intentionally left blank)

AUDIT COMMENTS
(Comments and Disclosures Required by State Regulators)

Oregon Administrative Rules 162-10-000 through 162-10-320, of the Minimum Standards for Audits of Oregon Municipal Corporations, prescribed by the Secretary of State in cooperation with the Oregon State Board of Accountancy, enumerate the financial statements, schedules, comments, and disclosures required in audit reports. The required financial statements and schedules are set forth in preceding sections of this report. Required comments and disclosures related to the audit of such statements and schedules are set forth following.

(this page intentionally left blank)



INDEPENDENT AUDITOR'S REPORT
REQUIRED BY OREGON STATE REGULATIONS

To the Honorable Mayor, Members of the Urban
Renewal Agency Board and the Administrator
City of Eugene, Oregon

1976 Garden Ave.
Eugene, OR 97403
541.342.5161
www.islercpa.com

We have audited the basic financial statements of the Urban Renewal Agency ("Urban Renewal Agency") of the City of Eugene, Oregon as of and for the year ended June 30, 2018, and have issued our report thereon dated November 30, 2018. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

Compliance

As part of obtaining reasonable assurance about whether the Urban Renewal Agency's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grants including provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules 162-10-000 to 162-10-320 of the Minimum Standards for Audits of Oregon Municipal Corporations, noncompliance with which could have a direct and material effect on determination of financial statements amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion.

We performed procedures to the extent we considered necessary to address the required comments and disclosures which included, but were not limited to the following:

- Deposit of public funds with financial institutions (ORS Chapter 295).
- Indebtedness limitations, restrictions and repayment.
- Budgets legally required (ORS Chapter 294).
- Insurance and fidelity bonds in force or required by law.
- Programs funded from outside sources.
- Highway revenues used for public highways, roads, and streets.
- Authorized investment of surplus funds (ORS Chapter 294).
- Public contracts and purchasing (ORS Chapters 279A, 279B, 279C).

In connection with our testing nothing came to our attention that caused us to believe the Urban Renewal Agency was not in substantial compliance with certain provisions of laws, regulations, contracts, and grants, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules 162-10-000 through 162-10-320 of the Minimum Standards for Audits of Oregon Municipal Corporations.

OAR 162-10-0230 Internal Control

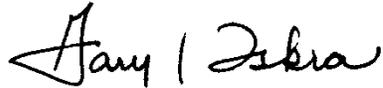
In planning and performing our audit, we considered the Urban Renewal Agency’s internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Urban Renewal Agency’s internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Urban Renewal Agency internal control over financial reporting.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity’s financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies, or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

This report is intended solely for the information and use of the Honorable Mayor, members of the Urban Renewal Agency Board, the Administrator and management of the Urban Renewal Agency of the City of Eugene, Oregon and the Secretary of State, Audits Division, of the State of Oregon and is not intended to be and should not be used by anyone other than those specified parties.

ISLER CPA



By: Gary Iskra, CPA, a member of the firm

Eugene, Oregon
November 30, 2018