

City of Astoria
URBAN RENEWAL AGENCY
CLATSOP COUNTY, OREGON

FINANCIAL REPORT

For The Year Ended June 30, 2017

**ASTORIA URBAN RENEWAL AGENCY - A COMPONENT UNIT OF THE
CITY OF ASTORIA, OREGON**

**FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2017**

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INTRODUCTORY SECTION

ASTORIA URBAN RENEWAL AGENCY

Year Ending June 30, 2017

ELECTED OFFICIALS

Arline LaMear	Mayor	Term Expires 12/31/18
Zetty Nemlowill	Councilor Ward 1	Term Expires 12/31/18
Tom Brownson	Councilor Ward 2	Term Expires 12/31/20
Cindy Price	Councilor Ward 3	Term Expires 12/31/18
Bruce Jones	Councilor Ward 4	Term Expires 12/31/20

ADMINISTRATIVE STAFF

Brett Estes	City Manager
Blair Henningsgaard	City Attorney
Kristopher A. Kaino	Municipal Judge
Susan Brooks	Director of Finance & Administrative Svcs
Brett Estes	Interim Community Development Director
Geoff Spalding	Interim Police Chief
Ted Ames	Fire Chief
Angela Cosby	Parks & Community Services Director
Jimmy Pearson	Library Director
Ken Cook	Public Works Director

Mailing Address:
1095 Duane Street
Astoria, Oregon 97103

www.astoria.or.us

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FINANCIAL SECTION

INDEPENDENT AUDITOR'S REPORT

To the Agency Officials
Astoria Urban Renewal Agency
City of Astoria, Oregon

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of the Astoria Urban Renewal Agency (the Agency), a component unit of the City of Astoria, Oregon, as of and for the year ended June 30, 2017, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

The Agency's 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 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 Agency, as of June 30, 2017, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the required supplementary information, such as management's discussion and analysis and schedule of revenues, expenditures and changes in fund balance – budget and actual, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board 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 management's discussion and analysis 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.

The schedule of revenues, expenditures and changes in fund balance – budget and actual, as listed in the table of contents under required supplementary information, is the responsibility of management and were 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, this 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 Agency's basic financial statements. The introductory section is

presented for purposes of additional analysis and are not a required part of the basic financial statements.

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

Reports on Other Legal and Regulatory Requirements

Other Reporting Required by Oregon Minimum Standards

In accordance with Minimum Standards for Audits of Oregon Municipal Corporations, we have also issued our report dated December 26, 2017, on our consideration of the Agency'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 is to describe the scope of our testing of compliance and the results of that testing and not to provide an opinion on compliance.



For Merina & Company, LLP
West Linn, Oregon
December 26, 2017

MANAGEMENT'S DISCUSSION AND ANALYSIS

This discussion and analysis presents the highlights of the financial activities and financial position for the City of Astoria Urban Renewal Agency (Agency). The analysis focuses on significant financial issues, major financial activities and resulting changes in financial position, budget changes, and issues related to funds and the economic factors affecting the Agency.

Management's Discussion and Analysis (MD&A) focuses on current year activities and resulting changes. Please read it in conjunction with the Agency's financial statements.

REPORT LAYOUT

The Agency's annual financial report consists of several sections. Taken together they provide a comprehensive financial look at the Agency. The components of the report include the following:

Management's Discussion and Analysis. This section of the report provides financial highlights, overview and economic factors affecting the Agency.

Basic Financial Statements. These include Statement of Net Position, Statement of Activities, fund financial statements and the notes to the financial statements. Statements of Net Position and Activities focus on an entity-wide presentation using the accrual basis of accounting. They are designed to be more corporate-like in that all activities are consolidated into a total for the Agency.

The Statement of Net Position focuses on resources available for future operations. In simple terms, this statement presents a snapshot view of the assets the Agency owns, the liabilities it owes and the net difference. The net difference is further separated into amounts restricted for specific purposes and unrestricted amounts.

The Statement of Activities focuses on gross and net costs of Agency programs and the extent to which such programs rely upon general tax and other revenues. This statement summarizes and simplifies the user's analysis to determine the extent to which programs are self-supporting and/or subsidized by general revenues.

Fund financial statements focus separately on the Agency's governmental funds. Governmental fund statements follow the more traditional presentation of financial statements. The Agency's governmental funds are presented in their own column and are combined into a column titled "Total Governmental Funds." The budgetary statements for the governmental funds are located in the Required Supplementary Information section.

The notes to the financial statements provide additional disclosures required by governmental accounting standards and provide information to assist the reader in understanding the Agency's financial condition.

Reports by independent certified public accountants. Supplemental communication on Agency compliance and internal controls as required by Oregon statutes.

AGENCY-WIDE STATEMENTS

Statement of Net Position

The Statement of Net Position provides a focus on the unrestricted assets related to the Agency's governmental activities. The statements reflect the long-term liabilities of the Agency.

TABLE 1
STATEMENT OF NET POSITION

	Governmental Activities 2016	Governmental Activities 2017
Assets:		
Cash and investments	\$ 4,099,784	\$ 4,824,350
Notes receivable	712,067	554,791
Property tax receivable	82,671	85,127
	<hr/>	<hr/>
Total Assets	\$ 4,894,522	\$ 5,464,268
	<hr/>	<hr/>
Liabilities:		
Total Current Liabilities	\$ 141,250	\$ 36,036
	<hr/>	<hr/>
Total Liabilities	141,250	36,036
	<hr/>	<hr/>
Net Position:		
Restricted for:		
Urban Renewal Improvements- expendable	4,111,866	4,808,684
Unrestricted	641,406	619,548
	<hr/>	<hr/>
Total net position	4,753,272	5,428,232
	<hr/>	<hr/>
Total liabilities and net position	\$ 4,894,522	\$ 5,464,268
	<hr/>	<hr/>

Capital assets are recorded in the financial statements of the City of Astoria, since the Agency is a component unit of the City.

On June 27, 2012 the Astoria Urban Renewal Agency borrowed \$625,000 from Columbia State Bank. The final payment for this loan was made in fiscal year 2016-17. The Astoria Urban Renewal Agency footnotes show the impact of this transaction.

Statement of Activities

The Statement of Activities focuses on the program costs and their matching resources. To the extent a program's cost is not recovered by grants and direct charges, it is paid from general taxes and other resources. This Statement summarizes and simplifies the user's analysis to determine the extent to which programs are self-supporting and/or subsidized by general revenues.

TABLE 2
STATEMENT OF ACTIVITIES

	Net Revenue (Expenses) and Changes in Net Position	Net Revenue (Expenses) and Changes in Net Position
	2016	2017
EXPENSES		
General Government	\$ (314,587)	\$ (499,118)
Interest	(6,834)	(643)
Contribution to City	-	-
Total program expenses	(321,421)	(499,761)
GENERAL REVENUES		
Property Taxes	1,006,088	1,103,064
Interest	27,013	6,831
Other Revenues	48,783	64,825
Total general revenues	1,081,884	1,174,720
Change in net position	760,463	674,959
NET POSITION, BEGINNING	3,992,809	4,753,273
NET POSITION, ENDING	\$ 4,753,272	\$ 5,428,232

The Agency's tax levy totaled \$ 1,136,436 and is restricted to repayment of debt. The debt has been used to finance the improvements identified in the urban renewal plan.

FUND FINANCIAL STATEMENTS

Fund Statements

Following the agency-wide statements is a section containing fund financial statements. The Agency presents all funds as major funds. A Budgetary Comparison Statement is presented for each fund.

Budgetary Highlights

The budget was based upon an effort by management to continue with projects identified in the urban renewal plan and with other projects as opportunities arise.

Capital Assets and Debt Administration

The Agency incurred a variety of small capital outlay expenditures one of which were capitalized as part of a larger expenditure in the City's Capital Improvement Fund. There was an expenditure in the amount of \$29,097 for the Heritage Square project. The capitalized amount is presented in the financial statements for the City of Astoria and does not appear as an asset of the Agency.

As of year-end, the Agency had no debt outstanding compared to \$ 133,495 last year. For more detailed information on the Agency's debt and amortization terms refer to the Notes to the Basic Financial Statements.

NOTES AND SUPPLEMENTAL INFORMATION

Economic Factors

The Urban Renewal Agency continues to be an important partner in economic development within the City of Astoria, providing necessary infrastructure improvements to support continued growth and quality of service to those within the Agency's boundaries. Increasing property values within the boundaries of the Agency translate into increasing tax increment available. That tax increment is then used to pay debt service on bonds issued to fund projects and improvements.

Next Year's Budgets and Rates

The Agency's budget for fiscal year 2017-18 was developed with continuance of remaining projects in the urban renewal plan.

Financial Contact

The Agency's financial statements are designed to present users (citizens, taxpayers, customers, investors and creditors) with a general overview of the Agency's finances and to demonstrate the Agency's accountability. If you have questions about the report or need additional financial information, you should contact the Agency's Finance Director at 1095 Duane Street, Astoria, Oregon 97103.

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BASIC FINANCIAL STATEMENTS

BASIC FINANCIAL STATEMENTS

The basic financial statements include interrelated sets of financial statements as required by the GASB. The sets of statements include:

- Government-Wide Financial Statements
- Fund Financial Statements
 - Governmental Funds

In addition, the notes to the basic financial statements are included to provide information that is essential to a user's understanding of the basic financial statements.

ASTORIA DEVELOPMENT COMMISSION
(a component unit of the City of Astoria)

CLATSOP COUNTY, OREGON
STATEMENT OF NET POSITION
June 30, 2017

	<u>Governmental Activities</u>
ASSETS	
Current assets:	
Cash and cash equivalents	\$ 4,824,350
Notes receivable	554,791
Property taxes receivable	<u>85,127</u>
Total assets	<u><u>\$ 5,464,268</u></u>
LIABILITIES	
Current liabilities:	
Accounts payable and accrued expenses	<u>\$ 36,036</u>
Total liabilities	<u>36,036</u>
NET POSITION	
Restricted for:	
Urban renewal improvements - expendable	4,808,684
Unrestricted	<u>619,548</u>
Total net position	<u>5,428,232</u>
Total liabilities and net position	<u><u>\$ 5,464,268</u></u>

ASTORIA DEVELOPMENT COMMISSION
(a component unit of the City of Astoria)

CLATSOP COUNTY, OREGON
STATEMENT OF ACTIVITIES

For the Fiscal Year Ended June 30, 2017

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>			<u>Net Expense (Revenue) and Change in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Total Governmental Activities</u>
Governmental activities:					
General government	\$ 499,118	\$ -	\$ -	\$ -	\$ (499,118)
Interest on long-term debt	643	-	-	-	(643)
Total government	<u>\$ 499,761</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>(499,761)</u>
General revenues:					
Property taxes					1,103,064
Interest and investment earnings					6,832
Other revenues					<u>64,825</u>
Total general revenues					<u>1,174,721</u>
Change in net position					674,960
Net position - beginning					<u>4,753,272</u>
Net position - ending					<u>\$ 5,428,232</u>

FUND FINANCIAL STATEMENTS

Major Governmental Funds

Astor East #126

This fund is used to record expenditures related to capital improvement projects. Major sources of revenue and other financing sources are bond proceeds and interest earnings.

Astor West #127

This fund is used to record expenditures related to capital improvement projects. Major sources of revenue and other financing sources are bond proceeds and interest earnings.

ASTORIA DEVELOPMENT COMMISSION
(a component unit of the City of Astoria)

CLATSOP COUNTY, OREGON
BALANCE SHEET - GOVERNMENTAL FUNDS
June 30, 2017

	Astor East #126	Astor West #127	Total Governmental
ASSETS			
Cash and cash equivalents	\$ 462,243	\$ 4,362,107	\$ 4,824,350
Notes receivable	416,064	138,727	554,791
Property taxes receivable	28,310	56,817	85,127
Total assets	\$ 906,617	\$ 4,557,651	\$ 5,464,268
 LIABILITIES DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES			
Liabilities:			
Accounts payable and other current liabilities	\$ 26,954	\$ 9,082	\$ 36,036
Deferred inflows of resources:			
Unavailable revenue-property taxes	21,339	43,418	64,757
Unavailable revenue-Notes Receivable	416,064	138,727	554,791
Fund balances:			
Restricted for:			
Urban renewal improvements	442,260	4,366,424	4,808,684
Total liabilities, deferred inflows of resources and fund balances	\$ 906,617	\$ 4,557,651	\$ 5,464,268

ASTORIA DEVELOPMENT COMMISSION
(a component unit of the City of Astoria)
CLATSOP COUNTY, OREGON
STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS
For the Fiscal Year Ended June 30, 2017

	<u>Astor East #126</u>	<u>Astor West #127</u>	<u>Total Governmental</u>
REVENUES:			
Taxes	\$ 339,842	\$ 729,685	\$ 1,069,527
Interest earnings	3,907	2,925	6,832
Miscellaneous	42,731	53,516	96,247
Delinquent ad valorem taxes	10,084	21,530	31,614
	<u>396,564</u>	<u>807,656</u>	<u>1,204,220</u>
EXPENDITURES:			
General government	84,241	116,334	200,575
Capital outlay	107,069	65,620	172,689
Debt service:			
Principal	133,495	-	133,495
Interest	643	-	643
	<u>325,448</u>	<u>181,954</u>	<u>507,402</u>
Revenues over (under) expenditures	71,116	625,702	696,818
	<u>71,116</u>	<u>625,702</u>	<u>696,818</u>
Net changes in fund balances	71,116	625,702	696,818
FUND BALANCES, BEGINNING	<u>371,144</u>	<u>3,740,722</u>	<u>4,111,866</u>
FUND BALANCES, ENDING	<u><u>\$ 442,260</u></u>	<u><u>\$ 4,366,424</u></u>	<u><u>\$ 4,808,684</u></u>

ASTORIA DEVELOPMENT COMMISSION
(a component unit of the City of Astoria)
CLATSOP COUNTY, OREGON
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, 2017

Amounts reported in the Statement of Activities are different because:

Net change in fund balances	\$	696,818
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Property tax in the Statement of Activities differs from the amount reported on the governmental funds. In the governmental funds, which are on the modified accrual basis, the District recognizes an unavailable revenue for all property taxes levied but not available to satisfy current obligations; however, in the Statement of Activities, there is no unavailable revenue and the full property tax receivable is accrued.		(155,353)
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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. This is the amount of payments which are not an expense on the government-wide statements.		133,495
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Change in net position of governmental activities	\$	674,960
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ASTORIA URBAN RENEWAL AGENCY
(a component unit of the City of Astoria)
CLATSOP COUNTY, OREGON

NOTES TO THE BASIC FINANCIAL STATEMENTS

(1) Summary of Significant Accounting Policies

The basic financial statements of the Agency have been prepared in conformity with accounting principles generally accepted in the United States of America (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 principles. The more significant accounting policies are described below.

A. Description of Reporting Entity

The Urban Renewal Agency of the City of Astoria was established June 18, 1979, under the provisions of the Oregon Revised Statutes, Section 457. The City Council of the City of Astoria is the governing body of the Agency wherein any act of the Council in its capacity as the Agency shall be considered the act of the Agency only and not the City of Astoria. The Agency through the Astoria Development Commission outlined a plan for the rehabilitation, conservation, development or redevelopment of the Urban Renewal Area. This area was determined to be a blighted and deteriorated area which was detrimental to the safety, health and welfare of the inhabitants and users and which impaired the economic values and tax revenues, had harmful effects on rehabilitation, conservation, development and redevelopment of the area as a whole.

The Agency is a legally separate entity governed by the City Council. The Agency Board of Directors is not financially accountable for any other governmental entity. Financial accountability is determined in accordance with criteria set forth in accounting principles generally accepted in the United States of America, primarily on the basis of authority to appoint voting majority of an organization's governing board, ability to impose its will on that organization, the potential for that organization to provide specific benefits or impose specific financial burdens and that organization's fiscal dependency. The Agency is a component unit of the City of Astoria and, as such is included in the financial statements of the City of Astoria for the year ended June 30, 2017. The Agency has no component units.

B. Basic Financial Statements

The Agency's financial operations are presented at both the agency-wide and fund financial levels. All activities of the Agency are categorized as governmental.

Agency-wide financial statements

The Statement of Net Position and the Statement of Activities display information about the Agency as a whole. All activities of the Agency are categorized as governmental activities.

The Agency uses funds to report its financial position and the results of its operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain government functions and activities.

The Statement of Activities presents a comparison between direct expenses and program revenues for each function of the Agency's governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Program revenues include (a) fees, fines, and charges paid by the recipients of goods or services offered by the programs, and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Taxes and other items not properly included among program revenues are reported instead as general revenues.

ASTORIA URBAN RENEWAL AGENCY
(a component unit of the City of Astoria)
CLATSOP COUNTY, OREGON

NOTES TO THE BASIC FINANCIAL STATEMENTS

Fund financial statements

These statements display information at the individual fund level. Each fund is considered to be a separate accounting entity. Funds are classified and summarized as governmental or proprietary. Currently the Agency has only governmental fund types.

C. Basis of Presentation

The financial transactions of the Agency are recorded in individual funds. Each fund is accounted for by providing a separate set of self-balancing accounts that comprises its assets, liabilities, reserves, fund equity, revenues and expenditures/expenses. The various funds are reported by generic classification within the financial statements.

The GASB 34 model sets forth minimum criteria (percentage of the assets liabilities, revenues or expenditures/expenses of either fund category or the governmental and proprietary combined) for the determination of major funds. For purposes of presentation, all funds are presented as major funds.

Astor East and Astor West - These funds are considered the General Funds. The General Funds are used to record expenditures related to capital improvements projects. Major sources of revenue and other financing sources are bond proceeds and interest earnings.

D. Measurement Focus and Basis of Accounting

Measurement focus is a term used to describe which transactions are recorded with the various financial statements. Basis of accounting refers to when transactions are recorded regardless of the measurement focus.

The Agency-wide financial statements are reported using the *economic resources measurement focus* and the *full accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. 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 Agency considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, long-term compensated absences are recorded only when payment is due.

Since the governmental fund statements are presented on a different measurement focus and basis of accounting than the agency-wide statements, a reconciliation is necessary to explain the adjustments needed to transform the fund based financial statements into the agency-wide presentation.

E. Cash and Investments

The Agency considers cash equivalents as all highly liquid investments with maturity of three months or less. Investments included in cash and cash equivalents are reported at fair value.

NOTES TO THE BASIC FINANCIAL STATEMENTS

F. Receivables and Property Tax Calendar

Uncollected property taxes receivable, which have been collected within sixty days following year-end are considered measurable and available and are recognized as revenue. The remaining balance is recorded as deferred revenue because it is not deemed available to finance operations of the current period. Real and personal property taxes are levied in July of each fiscal year. Property taxes attach as an enforceable lien on property as of July 1, and are payable in three installments on November 15, February 15, and May 15. All property taxes are billed and collected by Clatsop County and remitted to the Agency. Uncollected taxes, including delinquent amounts, are considered substantially collectible or recoverable through liens, and accordingly no allowance for uncollected taxes has been established.

G. Long-term Debt

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the Statement of Net Position. Bond premiums and discounts are deferred and amortized over the life of the bonds. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are treated as period costs in the year of issue and are shown as other financial uses.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs during the current period. The face amount of debt issued is reported as other financial sources while discounts on debt proceeds received are reported as debt service expenditures.

H. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net position that applies to future period(s) and so will not be recognized as an outflow of resources (expenditure/expense) until then. There are no deferred outflows.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net position that applies to future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Agency has two qualifying deferred inflows as of June 30, 2017: Unavailable revenue for property taxes of \$ 64,757 and notes receivable not deemed available to finance operations of \$ 554,791. These amounts are deferred and recognized as an inflows of resources in the period that the amounts become available.

I. Fund Balance

In the fund financial statements, fund balance for governmental funds is reported in classifications that comprise a hierarchy based primarily on the extent to which the Agency is bound to honor constraints on the specific purpose for which amounts in the funds can be spent. Fund balance is reported in five components – non-spendable, restricted, committed, assigned and unassigned.

- Non-Spendable – Includes items not immediately converted to cash, such as prepaid items and inventory.
- Restricted – Includes items that are restricted by external creditors, grantors or contributors, or restricted by legal constitutional provisions.
- Committed – Includes items committed by the Agency Board, by formal board action. Commitments of fund balance must be made prior to the end of the fiscal year.

ASTORIA URBAN RENEWAL AGENCY
(a component unit of the City of Astoria)
CLATSOP COUNTY, OREGON

NOTES TO THE BASIC FINANCIAL STATEMENTS

- Assigned – Includes items assigned for specific uses, authorized by the Agency. Assignments of fund balance can be done at any time, including after the fiscal year end date.
- Unassigned – This is the residual classification used for those balances not assigned to another category.

There were no non-spendable, committed, assigned or unassigned fund balances at Jun 30, 2017.

J. Use of Restricted Resources

When both restricted and unrestricted resources are available for use, it is the Agency's policy to use restricted resources first, then unrestricted resources, as they are needed. When unrestricted resources (committed, assigned, and unassigned) are available for use it is the Agency's policy to use committed resources first, then assigned, and then unassigned as they are needed.

K. Use of Estimates

In preparing the Agency's financial statements, management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amount of revenues and expenses during the reporting period. Actual results could differ from those estimates.

L. Internal Activity

Internal activity is eliminated in the agency-wide Statement of Activities.

(2) Budgetary Information

On or before June 30 of each year, the Agency enacts a resolution approving the budget, appropriating the expenditures, and levying the property taxes. Prior to enacting this resolution, the proposed budget is presented to a budget committee consisting of members of the Agency Board of Directors and a like number of interested citizens. The budget committee presents the budget to the Agency Board of Directors for budget hearings prior to enactment of the resolution. The Agency budgets all funds as required by Oregon Local Budget Law.

The resolution authorizing appropriations for each fund sets the legal level of control by which expenditures cannot legally exceed appropriations. Expenditure categories of personal services, materials and services, capital outlay, debt service transfers, and contingency are the legal level of control for all other funds. The detail budget document, however, is required to contain more specific information for the above mentioned expenditure categories. Unexpected additional resources 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 adoption by the Agency's Commission. Management may modify original and supplemental budgets by the use of appropriation transfers between the legal levels of control within a fund. Such transfers require approval by the Agency Council. Management may not amend the budget without seeking the approval of the Commission. Appropriations lapse as of year-end.

ASTORIA URBAN RENEWAL AGENCY
(a component unit of the City of Astoria)
CLATSOP COUNTY, OREGON

NOTES TO THE BASIC FINANCIAL STATEMENTS

(3) Cash and Investments

At June 30, 2017 investments included in cash and cash equivalents consist of the following:

	Weighted Average Maturity (Years)	Fair Value
Investments in the State Treasurer's Local Government Investment Pool	0.00	\$ 4,824,350
Total cash equivalents	0.00	\$ 4,824,350

Interest rate risk

In accordance with its investment policy, the government manages its exposure to declines in fair values by limiting the weighted average maturity of its investments portfolio to less than six months. The Agency does not have a formal investment policy that limits investments maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit risk

State statutes authorize the Agency to invest in general obligations of the U.S. Government and its agencies, certain bonded obligations of Oregon municipalities, bank repurchase agreements, bankers' acceptances, and the State Treasurer's Oregon Local Government Investment Pool, among others. The Agency has no investment policy that would further limit its investment choices. The State Treasurer's Investment Pool operates in accordance with appropriate state laws and regulations, but is not regulated by other laws, organizations or regulations. The reported value of the Pool is the same as the fair value of Pool shares. Investments are regulated by the Oregon Short-Term Fund Board and approved by the Oregon Investment Council (ORS 294.805 to 294.895). The State Treasurer's Oregon Local Government Investment Pool is not registered with the SEC as an investment company and is unrated.

Concentration of credit risk

The Agency does not currently have an investment policy for concentration of credit risk.

Custodial credit risk – deposits

This is the risk that in the event of a bank failure, the Agency's deposits may not be returned. The Federal Depository Insurance Corporation (FDIC) provides insurance for the Agency's deposits with financial institutions up to \$250,000 each for aggregate of all non-interest bearing accounts and the aggregate of all interest bearing accounts at each institution. Deposits in excess of FDIC coverage with institutions participating in the Oregon Public Funds Collateralization Program are considered fully collateralized. As of June 30, 2017, none of the Agency's bank balances were exposed to credit risk.

Custodial credit risk – investments

For an investment, this is the risk that, in the event of the failure of the counterparty, the Agency will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The Agency did not have investments of this type during fiscal year 2016-17 nor did it have any investments of this type at June 30, 2017. The Agency maintains a cash and cash equivalents pool that is available for use by all funds. Each fund type's portion of this pool is displayed on the combined balance sheet as "Cash and cash equivalents."

ASTORIA URBAN RENEWAL AGENCY
(a component unit of the City of Astoria)
CLATSOP COUNTY, OREGON

NOTES TO THE BASIC FINANCIAL STATEMENTS

(4) Notes Receivable

As economic development activities, the Astor East (AEURD) and Astor West (AWURD) Urban Renewal Districts have entered into agreements to loan two entities amounts to upgrade their facilities. AEURD has loans receivable of \$416,064 from Astor Hotel, Inc. for improvements to the John Jacob Astor Hotel. AWURD has a loan receivable of \$138,727 from Mark Cary for improvements to the facility referred to as the "Red Building". The loans are administered for the districts by Craft3 (formerly known as Enterprise Cascadia). Loan payments are current.

The Astor West Urban Renewal District (AWURD) had a loan receivable of \$307,611 as of June 30, 2016 from Union Fish, LLC for improvements to the facility referred to as the "Red Building". This loan was restructured during fiscal year ended June 30, 2016 and divided between two individuals in the amounts of \$156,217 and \$156,066. The Agency was notified of final discharge of debt through bankruptcy in the amount of \$156,066 on October 12, 2017. This amount of \$156,066 is now uncollectible and the reduction is reflected financial statements for fiscal year ended June 30, 2017

(5) Long-term Debt

Changes in General Long-term Liabilities: During the year ended June 30, 2017, long-term liability activity was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Loans Payable	\$ 133,495	\$ -	\$ (133,495)	\$ 0	\$ 0

Loans Payable

On June 27, 2012 Astor East Urban Renewal District borrowed \$625,000 from Columbia State Bank at 3.4% interest from June 2012 through December 2017. The final payment is scheduled as shown below to be made during fiscal year ended June 30, 2017:

Debt requirements are summarized below:

Governmental Activities			
Fiscal Year End June 2017	Principal	Interest	Total
Total	\$133,495	\$643	\$134,138

(6) Risk Management

The Agency is exposed to various risks of loss and insurance coverage is provided by the Agency of Astoria, which carries commercial insurance. Settled claims resulting from risks of loss have not exceeded commercial insurance coverage in any of the past three years.

(7) Property Tax Limitations

The voters of the State of Oregon imposed a constitutional limit on property taxes for schools and non-school government operations. School operations include community colleges, local school districts and

ASTORIA URBAN RENEWAL AGENCY
(a component unit of the City of Astoria)
CLATSOP COUNTY, OREGON

NOTES TO THE BASIC FINANCIAL STATEMENTS

education service districts. The limitation provides that property taxes for non-school operations are limited to \$ 10.00 for each \$ 1,000 of property market value. This limitation does not apply to taxes levied for principal and interest on general obligation bonded debt.

The voters further reduced property taxes by replacing the previous constitutional limits on tax bases with a rate and value limit in 1997. This reduction is accomplished by rolling property values back to their 1995-96 values less 10% and limiting future tax value growth of each property to no more than 3% per year, subject to certain exceptions. Taxes levied to support bonded debt are exempted from the reductions. The State Constitution sets restrictive voter approval requirements for most tax and many fee increases and new bond issues, and requires the State to minimize the impact to school districts from the impact of the tax cuts.

(8) Other Information

The City of Astoria invoices the Agency for services provided. This includes amounts associated with personnel costs in support of agency activities.

REQUIRED SUPPLEMENTARY INFORMATION

REQUIRED SUPPLEMENTARY INFORMATION

Required supplementary information includes financial information and disclosures that are required by the GASB but are not considered a part of the basic financial statements.

➤ Budgetary Comparison Schedules

- Astor East #126
- Astor West #127

ASTORIA DEVELOPMENT COMMISSION
(a component unit of the City of Astoria)
CLATSOP COUNTY, OREGON
ASTOR EAST #126
SCHEDULE OF REVENUE, EXPENDITURES, AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2017

	Budget		Actual	Variance To Final Budget
	Original	Final		
REVENUES:				
Taxes	\$ 300,100	\$ 300,100	\$ 339,842	\$ 39,742
Interest earnings	1,850	1,850	3,907	2,057
Miscellaneous	27,840	27,840	42,731	14,891
Delinquent ad valorem taxes	15,000	15,000	10,084	(4,916)
Total revenues	344,790	344,790	396,564	51,774
EXPENDITURES:				
Materials and services	112,350	112,350 (1)	84,241	28,109
Capital outlay	370,000	370,000 (1)	107,069	262,931
Debt service:				
Principal	133,500	133,500	133,495	5
Interest	4,560	4,560	643	3,917
Total debt service	138,060	138,060 (1)	134,138	3,922
Contingency	70,000	70,000 (1)	-	70,000
Total expenditures	690,410	690,410	325,448	364,962
Net change in fund balance	(345,620)	(345,620)	71,116	416,736
FUND BALANCE, BEGINNING	450,000	450,000	371,144	(78,856)
FUND BALANCE, ENDING	\$ 104,380	\$ 104,380	\$ 442,260	\$ 337,880

(1) Appropriation level

ASTORIA DEVELOPMENT COMMISSION
(a component unit of the City of Astoria)
CLATSOP COUNTY, OREGON
ASTOR WEST #127
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2017

	Budget		Actual	Variance To Final Budget
	Original	Final		
REVENUES:				
Taxes	\$ 685,450	\$ 685,450	\$ 729,685	\$ 44,235
Interest earnings	10,000	10,000	2,925	(7,075)
Miscellaneous	10,000	10,000	53,516	43,516
Delinquent ad valorem taxes	20,000	20,000	21,530	1,530
	<u>725,450</u>	<u>725,450</u>	<u>807,656</u>	<u>82,206</u>
EXPENDITURES:				
Materials and services	195,120	195,120 (1)	116,334	78,786
Capital outlay	2,000,000	2,000,000 (1)	65,620	1,934,380
Contingency	325,000	325,000 (1)	-	325,000
	<u>2,520,120</u>	<u>2,520,120</u>	<u>181,954</u>	<u>2,338,166</u>
Net change in fund balance	(1,794,670)	(1,794,670)	625,702	2,420,372
FUND BALANCES, BEGINNING	<u>3,577,650</u>	<u>3,577,650</u>	<u>3,740,722</u>	<u>163,072</u>
FUND BALANCES, ENDING	<u>\$ 1,782,980</u>	<u>\$ 1,782,980</u>	<u>\$ 4,366,424</u>	<u>\$ 2,583,444</u>

(1) Appropriation level

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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE AND ON INTERNAL CONTROL
OVER FINANCIAL REPORTING ON AN AUDIT OF FINANCIAL STATEMENTS
PERFORMED IN ACCORDANCE WITH *OREGON STATE REGULATION***

**INDEPENDENT AUDITOR'S REPORT
ON COMPLIANCE AND ON INTERNAL CONTROL OVER FINANCIAL
REPORTING ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE WITH OREGON STATE REGULATION**

To the Agency Officials
Astoria Urban Renewal Agency
City of Astoria, Oregon

We have audited the basic financial statements of the Astoria Urban Renewal Agency (the Agency), a component unit of the City of Astoria, Oregon, as of and for the year ended June 30, 2017 and have issued our report thereon dated December 26, 2017. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the provisions of the *Minimum Standards of Audits of Oregon Municipal Corporations*, prescribed by the Secretary of State.

Compliance

As part of obtaining reasonable assurance about whether the 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 the provisions of Oregon Revised Statutes as specified in the Oregon Administrative Rules 162 of the *Minimum Standards for Audits of Oregon Municipal Corporations*, noncompliance with which could have a direct and material effect on the determination of financial statement amounts:

- Deposits of public funds with financial institutions (ORS Chapter 295).
- Indebtedness limitations, restrictions, and repayments.
- 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. The Agency does not receive highway revenues.
- Authorized investment of surplus funds. (ORS Chapter 294).
- Public contracts and purchasing (ORS Chapters 279A, 279B, and 279C).
- Accountability for collecting or receiving money by elected officials. The Agency does not have any elected officials collecting or receiving money.

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. In connection with our testing, nothing

came to our attention that caused us to believe the 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 the Oregon Administrative Rules 162-10-000 through 162-10-330 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 Agency's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

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 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 was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Minimum Standards of Audits of Oregon Municipal Corporations*, prescribed by the Secretary of State, in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



For Merina & Company, LLP
West Linn, Oregon
December 26, 2017