

Oklahoma City Redevelopment Authority
A Component Unit of the City of Oklahoma City, Oklahoma
Independent Auditor's Reports and Financial Statements
June 30, 2022 and 2021

Oklahoma City Redevelopment Authority
A Component Unit of the City of Oklahoma City, Oklahoma
June 30, 2022 and 2021

Contents

Independent Auditor’s Report	1
Management’s Discussion and Analysis	4
Government-Wide Financial Statements	
Statements of Net Position	8
Statements of Activities.....	9
Fund Financial Statements	
Balance Sheets – Governmental Funds	10
Reconciliation of the Balance Sheets – Governmental Funds to the Statements of Net Position.....	11
Statements of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds	12
Reconciliation of the Statements of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds to the Statements of Activities.....	13
Notes to Financial Statements	14
Other Information	
Budget-to-Actual Expenditure Comparison (Project Life-to-Date)	30
Notes to Budget-to-Actual Expenditure Comparison (Project Life-to-Date).....	31
Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards – Independent Auditor’s Report	33
Schedule of Findings and Responses	35



Two Leadership Square South Tower, 211 N. Robinson Avenue, Suite 600 / Oklahoma City, OK 73102

P 405.606.2580 / F 405.600.9799

forvis.com

Independent Auditor's Report

Board of Trustees
Oklahoma City Redevelopment Authority
Oklahoma City, Oklahoma

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities and each major fund of the Oklahoma City Redevelopment Authority (the Authority), a component unit of the City of Oklahoma City, Oklahoma, as of and for the years ended June 30, 2022 and 2021 and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the accompanying 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 Authority as of June 30, 2022 and 2021 and the respective changes in financial position for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the "Auditor's Responsibilities for the Audit of the Financial Statements" section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that management's discussion and analysis, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, 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.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the budget-to-actual expenditure comparison (project life-to-date) and related notes but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audits of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated December 12, 2022 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

FORVIS,LLP

Oklahoma City, Oklahoma
December 12, 2022

Oklahoma City Redevelopment Authority
A Component Unit of the City of Oklahoma City, Oklahoma
Management's Discussion and Analysis
Years Ended June 30, 2022 and 2021

Introduction

This management's discussion and analysis of the financial performance of the Oklahoma City Redevelopment Authority (the Authority), a discretely presented component unit of the City of Oklahoma City, Oklahoma (the City), provides an overview of the Authority's financial activities for the years ended June 30, 2022 and 2021. It should be read in conjunction with the accompanying financial statements of the Authority.

Financial Highlights

- Cash decreased in 2022 by \$5,332,170 and increased in 2021 by \$5,996,152.
- The Authority's capital assets decreased in 2022 and 2021 by \$325,414 and \$291,113, respectively.
- Long-term debt decreased in 2022 and 2021 by \$869,600 and \$882,025, respectively.
- The Authority's net position increased in 2022 and 2021 by \$2,831,957 and \$2,502,522, respectively.

Using This Annual Report

The Authority's financial statements are separated into two sections—government-wide financial statements and fund financial statements. These statements provide information about the activities of the Authority.

The government-wide financial statements report the Authority as a whole. The statements of net position and activities are presented using the economic resources measurement focus and the accrual basis of accounting, similar to private business enterprises.

The fund financial statements—the balance sheet and statement of revenues, expenditures, and changes in fund balances—are presented using the current financial resources measurement focus and the modified accrual basis of accounting. These statements measure only the current financial resources available to the Authority. Also included are reconciliations of the fund financial statements to the government-wide financial statements outlining the differences between the two sets of statements.

Statement of Net Position

The statement of net position presents assets, liabilities, and net position. The purpose of the statement of net position is to present to readers of the financial statements a fiscal snapshot of the Authority.

From the data presented, readers of the statement of net position are able to determine the assets available to continue the operations of the Authority. They are also able to determine how much is owed to the Authority and how much the Authority owes its vendors and lenders.

Total assets of the Authority increased by \$11,810,015 in 2022 and \$1,568,336 in 2021. In 2022, decreases in cash were offset by increases in investments and receivables. In 2021, increases in cash and receivables from other governments were offset primarily by a decrease in investments and capital assets.

Total liabilities increased in 2022 by \$8,978,058 and decreased in 2021 by \$934,186. In 2022, increases in funds held on behalf of other governments were offset by decreases in long term-debt. In 2021, regular debt service naturally decreased along with decreases in accounts payable.

In 2022 and 2021, no significant changes occurred in capital assets and debt other than depreciation and payment of principal. In 2022, the Authority transferred approximately \$35,000 in property to a related entity.

Table 1: Condensed Statements of Net Position

	2022	2021	Change	% Change	2020	Change	% Change
Current and other assets	\$ 44,802,212	\$ 32,666,783	\$ 12,135,429	37%	\$30,807,334	\$ 1,859,449	6%
Capital assets	3,746,534	4,071,948	(325,414)	-8%	4,363,061	(291,113)	-7%
Total assets	48,548,746	36,738,731	11,810,015	32%	35,170,395	1,568,336	4%
Long-term debt	-	72,922	(72,922)	-100%	954,947	(882,025)	-92%
Other liabilities	10,394,235	1,343,255	9,050,980	674%	1,395,416	(52,161)	-4%
Total liabilities	10,394,235	1,416,177	8,978,058	634%	2,350,363	(934,186)	-40%
Net investment in capital assets	3,295,547	3,025,912	269,635	9%	2,730,192	295,720	11%
Restricted	34,858,964	32,296,642	2,562,322	8%	30,089,840	2,206,802	7%
Net position	\$ 38,154,511	\$ 35,322,554	\$ 2,831,957	8%	\$ 32,820,032	\$ 2,502,522	8%

Statement of Activities

The statement of activities reports how the Authority's net position changed during the fiscal year. All current year revenues and expenses are included regardless of when cash is received or paid. For the year ended June 30, 2022, net position increased by \$2,831,957, and for the year ended June 30, 2021, net position increased by \$2,502,522. The increase in both years was due to increased revenues from historical levels, including increases in apportioned ad valorem taxes and payments in lieu of taxes. Also contributing to both periods were decreases in economic development expense and interest expense.

Table 2: Condensed Statements of Activities

	2022	2021	Change	% Change	2020	Change	% Change
Charges for services	\$ -	\$ -	\$ -	0%	\$ 141,763	\$ (141,763)	-100%
Operating grants, contributions, and restricted interest	343,791	377,000	(33,209)	-9%	959,091	(582,091)	-61%
General revenues	3,715,714	3,795,296	(79,582)	-2%	2,354,087	1,441,209	61%
Total revenues	4,059,505	4,172,296	(112,791)	-3%	3,454,941	717,355	21%
Economic development expenses	1,220,384	1,649,750	(429,366)	-26%	3,707,714	(2,057,964)	-56%
Interest expense	7,164	20,024	(12,860)	-64%	75,660	(55,636)	-74%
Total operating expenses	1,227,548	1,669,774	(442,226)	-26%	3,783,374	(2,113,600)	-56%
Change in net position	\$ 2,831,957	\$ 2,502,522	\$ 329,435	13%	\$ (328,433)	\$ 2,830,955	-862%

Fund Financial Statements

The fund financial statements provide a detailed short-term view of the activity in the Authority's two special revenue funds—TIF and Skirvin Hotel Project. The information helps to determine the amount of current financial resources available and focuses on how money flows in and out of each fund and the balances available at year-end.

Table 3: Condensed Fund Financial Statements for TIF Fund

	2022	2021	Change	% Change	2020	Change	% Change
TIF 1							
Total assets	\$ 29,256,279	\$ 17,394,413	\$ 11,861,866	68%	\$ 15,780,638	\$ 1,613,775	10%
Total liabilities	(10,321,528)	(473,870)	(9,847,658)	2078%	(550,373)	76,503	-14%
Deferred inflows of resources	(4,986,111)	(5,002,389)	16,278	0%	(5,385,108)	382,719	-7%
Fund balance	<u>\$ 13,948,640</u>	<u>\$ 11,918,154</u>	<u>\$ 2,030,486</u>	17%	<u>\$ 9,845,157</u>	<u>\$ 2,072,997</u>	21%
Taxes	\$ 3,713,913	\$ 4,173,021	\$ (459,108)	-11%	\$ 2,079,664	\$ 2,093,357	101%
Intergovernmental revenue	-	11,153	(11,153)	-100%	787,022	(775,869)	-99%
Other income	88,307	97,309	(9,002)	-9%	186,252	(88,943)	-48%
Total revenues	<u>3,802,220</u>	<u>4,281,483</u>	<u>(479,263)</u>	-11%	<u>3,052,938</u>	<u>1,228,545</u>	40%
Research Park-related expenditures	104,750	149,080	(44,330)	-30%	793,118	(644,038)	-81%
Administration	696,820	332,072	364,748	110%	197,221	134,851	68%
Other	93,400	849,627	(756,227)	-89%	486,618	363,009	75%
Capital outlay	-	-	-	0%	4,809,476	(4,809,476)	100%
Debt service							
Principal	869,600	857,683	11,917	1%	820,152	37,531	5%
Interest	7,164	20,024	(12,860)	-64%	75,660	(55,636)	-74%
Total expenditures	<u>1,771,734</u>	<u>2,208,486</u>	<u>(436,752)</u>	-20%	<u>7,182,245</u>	<u>(4,973,759)</u>	-69%
Change in fund balance	<u>\$ 2,030,486</u>	<u>\$ 2,072,997</u>	<u>\$ (42,511)</u>	-2%	<u>\$ (4,129,307)</u>	<u>\$ 6,202,304</u>	-150%

The change in fund balance for the TIF Fund was an increase in 2022 and 2021 of \$2,030,486 and \$2,072,997, respectively. The 2022 increase was primarily driven by a reduction in expenditures from 2021 of approximately \$800,000 related to economic development projects offset by an increase in administrative costs, while revenues from ad valorem taxes and payments in lieu of taxes remained relatively consistent from 2021. The 2021 revenues increased by \$1,228,545, primarily from an increase in apportioned ad valorem taxes and payments in lieu of taxes of approximately \$1,444,000. Expenditures in 2021 decreased by \$4,973,759. The majority of the decrease was due to a \$4,809,476 decrease in capital expenditures from the previous year.

Table 4: Condensed Fund Financial Statements for Skirvin Hotel Project Fund

	2022	2021	Change	% Change	2020	Change	% Change
Skirvin Hotel Project							
Total assets	\$ 779,188	\$ 505,625	\$ 273,563	54%	\$ 259,951	\$ 245,674	95%
Deferred inflows of resources	(364,669)	(364,669)	-	0%	(91,167)	(273,502)	300%
Fund balance	<u>\$ 414,519</u>	<u>\$ 140,956</u>	<u>\$ 273,563</u>	194%	<u>\$ 168,784</u>	<u>\$ (27,828)</u>	-16%
Rental income	\$ -	\$ -	\$ -	0%	\$ 141,763	\$ (141,763)	-100%
Principal payment on notes receivable	-	-	-	0%	240,240	(240,240)	-100%
Interest income on loans	273,502	-	273,502	100%	208,730	(208,730)	-100%
Investment income	61	30	31	103%	6,083	(6,053)	-100%
Total revenues	<u>273,563</u>	<u>30</u>	<u>273,533</u>	911777%	<u>596,816</u>	<u>(596,786)</u>	-100%
Expenditures	<u>-</u>	<u>27,858</u>	<u>(27,858)</u>	100%	<u>1,141,661</u>	<u>(1,113,803)</u>	100%
Change in fund balance	<u>\$ 273,563</u>	<u>\$ (27,828)</u>	<u>\$ 301,391</u>	-1083%	<u>\$ (544,845)</u>	<u>\$ 517,017</u>	-95%

The change in fund balance for the Skirvin Hotel Project was an increase of \$273,563 in 2022 and a decrease of \$27,828 in 2021. The change was primarily due to interest income of \$273,502 in 2022 that was deferred in 2021. Rental income was \$0 in both 2022 and 2021, due to lower performance of the Skirvin Hotel in each year.

The fund balances for both the TIF and the Skirvin Hotel Project are restricted for debt service, TIF activities, and economic development activities.

Economic Factors

The Authority is designated to receive tax apportionment revenues for TIF Districts 1, 7, and 11. To date, the Authority has collected approximately \$33,827,000, \$2,326,000, and \$2,426,000 for TIF 1, TIF 7, and TIF 11, respectively. Revenues will be collected throughout the life of the TIF Districts and used for economic development projects within the project areas. The Authority leases the land under the Skirvin Hotel in downtown Oklahoma City and administers a note receivable from the owner of the hotel, Skirvin Partners, LLC. Lease payments are expected monthly through December 2104, the expiration date of the 99-year ground lease. Ground lease and debt service payments collected will be retained for use in future economic development activities approved by the City.

Contacting the Authority's Management

This financial report is designed to provide a general overview of the Authority's finances, comply with finance-related laws and regulations, and demonstrate commitment to public accountability. If anyone has questions about this report or would like to request additional information, please contact the Authority's general manager at 105 N. Hudson, Suite 101, Oklahoma City, Oklahoma 73102.

Oklahoma City Redevelopment Authority
A Component Unit of the City of Oklahoma City, Oklahoma
Statements of Net Position
June 30, 2022 and 2021

Assets

	2022	2021
Current Assets		
Cash	\$ 4,150,686	\$ 9,482,856
Investments, at fair value	18,994,691	2,695,000
Due from other governments	387,291	452,926
Payments in lieu of taxes receivable	1,369,583	136,856
Interest receivable	425,035	410,911
Investment income receivable	-	13,308
Current portion of notes receivable	247,693	247,693
Total current assets	25,574,979	13,439,550
Capital Assets and Assets Held for Sale		
Land	506,891	541,192
Buildings, parking garages, and undivided ownership interest in buildings, net	3,239,643	3,530,756
Total capital assets and assets held for sale	3,746,534	4,071,948
Other Noncurrent Assets		
Due from other governments	4,408,181	4,408,181
Notes receivable	14,519,052	14,519,052
Other assets – deposits	300,000	300,000
Total other noncurrent assets	19,227,233	19,227,233
Total assets	48,548,746	36,738,731

Liabilities

Current Liabilities		
Current portion of long-term debt	72,707	869,385
Accounts payable	6,265	21,067
Funds held on behalf of other governments	10,000,000	-
Due to Urban Renewal	315,263	452,803
Total current liabilities	10,394,235	1,343,255
Noncurrent Liabilities		
Long-term debt, less current maturities	-	72,922
Total liabilities	10,394,235	1,416,177

Net Position

Net investment in capital assets	3,295,547	3,025,912
Restricted for debt service	92,984	1,094,697
Restricted for economic development activities	34,765,980	31,201,945
Total net position	\$ 38,154,511	\$ 35,322,554

Oklahoma City Redevelopment Authority
A Component Unit of the City of Oklahoma City, Oklahoma
Statements of Activities
Years Ended June 30, 2022 and 2021

	Revenues				Net Revenues (Expenses)
	Expenses	Charges for Services	Capital Grants and Contributions	Operating Grants, Contributions, and Restricted Interest	
2022					
Governmental Activities					
Economic development	\$ 1,220,384	\$ -	\$ -	\$ 343,791	\$ (876,593)
Interest expense	7,164	-	-	-	(7,164)
Total governmental activities	\$ 1,227,548	\$ -	\$ -	\$ 343,791	(883,757)
General Revenues					
Apportioned ad valorem taxes					795,698
Payments in lieu of taxes					2,920,016
Total general revenues					3,715,714
Change in Net Position					2,831,957
Net Position, Beginning of Year					35,322,554
Net Position, End of Year					\$ 38,154,511
2021					
Governmental Activities					
Economic development	\$ 1,649,750	\$ -	\$ -	\$ 377,000	\$ (1,272,750)
Interest expense	20,024	-	-	-	(20,024)
Total governmental activities	\$ 1,669,774	\$ -	\$ -	\$ 377,000	(1,292,774)
General Revenues					
Apportioned ad valorem taxes					786,275
Payments in lieu of taxes					3,009,021
Total general revenues					3,795,296
Change in Net Position					2,502,522
Net Position, Beginning of Year					32,820,032
Net Position, End of Year					\$ 35,322,554

Oklahoma City Redevelopment Authority
A Component Unit of the City of Oklahoma City, Oklahoma
Balance Sheets – Governmental Funds
June 30, 2022 and 2021

	2022		
	TIF	Skirvin Hotel Project	Total Governmental Funds
Assets			
Cash	\$ 3,736,167	\$ 414,519	\$ 4,150,686
Investments, at fair value	18,994,691	-	18,994,691
Interest receivable	60,366	364,669	425,035
Payments in lieu of taxes receivable	1,369,583	-	1,369,583
Ad valorem taxes receivable	387,291	-	387,291
Receivables from other governments	4,408,181	-	4,408,181
Other assets	300,000	-	300,000
	<u>\$ 29,256,279</u>	<u>\$ 779,188</u>	<u>\$ 30,035,467</u>
Total assets	<u>\$ 29,256,279</u>	<u>\$ 779,188</u>	<u>\$ 30,035,467</u>
Liabilities, Deferred Inflows of Resources, and Fund Balances			
Liabilities			
Accounts payable	\$ 6,265	\$ -	\$ 6,265
Funds held on behalf of other governments	10,000,000	-	10,000,000
Due to Urban Renewal	315,263	-	315,263
	<u>10,321,528</u>	<u>-</u>	<u>10,321,528</u>
Total liabilities	<u>10,321,528</u>	<u>-</u>	<u>10,321,528</u>
Deferred Inflows of Resources	<u>4,986,111</u>	<u>364,669</u>	<u>5,350,780</u>
Fund Balances			
Restricted for			
Debt service	92,984	-	92,984
Economic development activities	-	414,519	414,519
Other TIF activities	13,855,656	-	13,855,656
	<u>13,948,640</u>	<u>414,519</u>	<u>14,363,159</u>
Total fund balances	<u>13,948,640</u>	<u>414,519</u>	<u>14,363,159</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 29,256,279</u>	<u>\$ 779,188</u>	<u>\$ 30,035,467</u>

	2021		
	TIF	Skirvin Hotel Project	Total Governmental Funds
Assets			
Cash	\$ 9,341,900	\$ 140,956	\$ 9,482,856
Investments, at fair value	2,695,000	-	2,695,000
Accounts receivable	136,856	-	136,856
Interest receivable	46,242	364,669	410,911
Investment income receivable	13,308	-	13,308
Ad valorem taxes receivable	452,926	-	452,926
Receivables from other governments	4,408,181	-	4,408,181
Other assets	300,000	-	300,000
	<u> </u>	<u> </u>	<u> </u>
Total assets	<u>\$ 17,394,413</u>	<u>\$ 505,625</u>	<u>\$ 17,900,038</u>

Liabilities, Deferred Inflows of Resources, and Fund Balances

Liabilities			
Accounts payable	\$ 21,067	\$ -	\$ 21,067
Due to Urban Renewal	452,803	-	452,803
	<u> </u>	<u> </u>	<u> </u>
Total liabilities	<u>473,870</u>	<u>-</u>	<u>473,870</u>
Deferred Inflows of Resources	<u>5,002,389</u>	<u>364,669</u>	<u>5,367,058</u>
Fund Balances			
Restricted for			
Debt service	1,094,697	-	1,094,697
Economic development activities	-	140,956	140,956
Other TIF activities	10,823,457	-	10,823,457
	<u> </u>	<u> </u>	<u> </u>
Total fund balances	<u>11,918,154</u>	<u>140,956</u>	<u>12,059,110</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 17,394,413</u>	<u>\$ 505,625</u>	<u>\$ 17,900,038</u>

Oklahoma City Redevelopment Authority
A Component Unit of the City of Oklahoma City, Oklahoma
Reconciliation of the Balance Sheets – Governmental Funds to
the Statements of Net Position
June 30, 2022 and 2021

	2022	2021
Total fund balances	\$ 14,363,159	\$ 12,059,110
Amounts reported in the statements of net position are different because		
Capital assets, notes receivable, and certain other assets used in governmental activities are not current financial resources and, therefore, are not reported in the fund		
Land	506,891	541,192
Buildings, net of accumulated depreciation; 2022 – \$4,439,466, 2021 – \$4,148,350	3,239,643	3,530,756
Notes receivable	14,766,745	14,766,745
Earned but unavailable revenue	5,350,780	5,367,058
Certain liabilities are not due and payable in the current period and, therefore, are not reported in the fund		
Long-term debt	(72,707)	(942,307)
Net position, per the statements of net position	\$ 38,154,511	\$ 35,322,554

Oklahoma City Redevelopment Authority
A Component Unit of the City of Oklahoma City, Oklahoma
Statements of Revenues, Expenditures, and Changes in
Fund Balances – Governmental Funds
Years Ended June 30, 2022 and 2021

	2022		
	TIF	Skirvin Hotel Project	Total Governmental Funds
Revenues			
Apportioned ad valorem taxes	\$ 860,988	\$ -	\$ 860,988
Payments in lieu of taxes	2,852,925	-	2,852,925
Interest income paid on tax deposits held by the Oklahoma County Treasurer	345	-	345
Interest income on loans	14,124	273,502	287,626
Investment income	73,838	61	73,899
Total revenues	<u>3,802,220</u>	<u>273,563</u>	<u>4,075,783</u>
Expenditures			
Biomedical, biopharmaceutical, and technological research and development facilities and other public research park improvements	104,750	-	104,750
Economic development and redevelopment activities with the Harrison-Walnut Urban Renewal Plan	93,400	-	93,400
Administration and other project development costs	696,820	-	696,820
Debt service			
Principal	869,600	-	869,600
Interest	7,164	-	7,164
Total expenditures	<u>1,771,734</u>	<u>-</u>	<u>1,771,734</u>
Change in Fund Balances	2,030,486	273,563	2,304,049
Fund Balances, Beginning of Year	<u>11,918,154</u>	<u>140,956</u>	<u>12,059,110</u>
Fund Balances, End of Year	<u>\$ 13,948,640</u>	<u>\$ 414,519</u>	<u>\$ 14,363,159</u>

	2021		
	TIF	Skirvin Hotel Project	Total Governmental Funds
Revenues			
Apportioned ad valorem taxes	\$ 1,300,853	\$ -	\$ 1,300,853
Payments in lieu of taxes	2,872,168	-	2,872,168
Intergovernmental revenue	11,153	-	11,153
Interest income paid on tax deposits held by the Oklahoma County Treasurer	1,395	-	1,395
Interest income on loans	14,124	-	14,124
Investment income	81,790	30	81,820
	<u>4,281,483</u>	<u>30</u>	<u>4,281,513</u>
Expenditures			
Biomedical, biopharmaceutical, and technological research and development facilities and other public research park improvements	149,080	-	149,080
Economic development and redevelopment activities with the Harrison-Walnut Urban Renewal Plan	849,627	-	849,627
Administration and other project development costs	332,072	-	332,072
Payment to City of Oklahoma City	-	27,858	27,858
Debt service			
Principal	857,683	-	857,683
Interest	20,024	-	20,024
	<u>2,208,486</u>	<u>27,858</u>	<u>2,236,344</u>
Change in Fund Balances	2,072,997	(27,828)	2,045,169
Fund Balances, Beginning of Year	<u>9,845,157</u>	<u>168,784</u>	<u>10,013,941</u>
Fund Balances, End of Year	<u><u>\$ 11,918,154</u></u>	<u><u>\$ 140,956</u></u>	<u><u>\$ 12,059,110</u></u>

Oklahoma City Redevelopment Authority
A Component Unit of the City of Oklahoma City, Oklahoma
Reconciliation of the Statements of Revenues, Expenditures, and Changes
in Fund Balances – Governmental Funds to the Statements of Activities
Years Ended June 30, 2022 and 2021

	2022	2021
Change in fund balances – governmental funds	\$ 2,304,049	\$ 2,045,169
Amounts reported for governmental activities in the statements of activities are different because		
Governmental funds report capital outlays as expenditures while government-wide activities report depreciation expense to allocate those expenditures over the lives of the assets		
Depreciation expense	(291,113)	(291,113)
Disposition of land transferred to related party	(34,301)	-
Certain income does not provide current financial resources and, therefore, not reported as income in governmental funds. This is the net change in various revenue sources.		
Apportioned ad valorem taxes	1,456	(379,117)
Interest income	-	273,502
Investment income receivable	(17,734)	(3,602)
Advances from debt agreements, principal repayments, and changes in certain other assets are not reflected as revenues and expenses in the statements of activities		
Principal payments on debt agreements and notes payable	869,600	857,683
Change in net position, per the statements of activities	\$ 2,831,957	\$ 2,502,522

Oklahoma City Redevelopment Authority
A Component Unit of the City of Oklahoma City, Oklahoma
Notes to Financial Statements
June 30, 2022 and 2021

Note 1: Summary of Significant Accounting Policies

Organization

The Oklahoma City Redevelopment Authority (the Authority) was formed as a public trust on May 7, 1985. This Declaration of Trust named the City of Oklahoma City, Oklahoma (the City) as the beneficiary of the trust. The purposes of the Authority are set forth in the Declaration of Trust.

The Authority is governed by a Board of Trustees nominated by the Mayor and approved by the City Council. For financial reporting purposes, the Authority is a component unit of the City.

Presently, the Authority has no employees but utilizes the Oklahoma City Urban Renewal Authority (Urban Renewal) to perform administrative activities.

The Authority has been designated as the entity to receive tax apportionment revenues for certain Tax Increment Financing (TIF) Districts of the City. The following TIFs are administered by the Authority:

TIF 1 and TIF 7 – Oklahoma Health Center Economic Development – Total budget of \$68,000,000 plus interest and the cost of issuance of bonds to finance the project.

TIF 11 – On December 20, 2016, the City Council approved the Oklahoma Regional Innovation District Project Plan, an Amended Oklahoma Health Center Economic Development Project Plan, to support an economic development strategy in and around the area known as the Oklahoma Health Center. The amended plan increased the Project Area, reduced the size of TIF 1 and TIF 7, and established TIF 11. The authorized budgets for TIF 1 and TIF 7 are unchanged. TIF 11 has an authorized revenue budget of \$52,000,000. Districts M and N were also created for future potential development opportunities and may be activated by the City Council within 10 years of approval of the Oklahoma Regional Innovation District Project Plan.

The Districts have defined project areas and tax increment areas. TIF 1 terminated at June 30, 2022. TIF 7 is presently scheduled to terminate at June 30, 2032. TIF 11 is set to expire June 30, 2042.

Reporting Entity

The Authority's financial statements are included in the financial statements of the City as a discretely presented component unit. These financial statements include only the activities of the Authority and not those of Urban Renewal.

Basis of Presentation

The Authority complies with accounting principles generally accepted in the United States of America (GAAP). GAAP includes all relevant Governmental Accounting Standards Board (GASB) pronouncements. The accounting and reporting framework and the more significant accounting policies are discussed in subsequent sections of this note.

Oklahoma City Redevelopment Authority
A Component Unit of the City of Oklahoma City, Oklahoma
Notes to Financial Statements
June 30, 2022 and 2021

Government-Wide Financial Statements

The accompanying government-wide statements of net position and statements of activities display information about the Authority as a whole. The Authority's activities are all governmental in nature and generally are financed primarily through ad valorem taxes and payments in lieu of taxes. The Authority has no business-type activities as defined by GASB Statement No. 34, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments*.

Fund Financial Statements

Fund financial statements are normally organized into funds, each of which is considered to be a separate accounting entity. A fund is accounted for by providing a separate set of self-balancing accounts, which constitute its assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund equity, revenues, and expenditures/expenses. For the financial statement presentation, the Authority presently has two special revenue funds:

- TIF – Accounts for the activities of the TIFs
- Skirvin Hotel Project – The Authority, Urban Renewal, and the City have assisted in the renovation of the historic Skirvin Hotel. Activities include collection of lease revenue and ongoing debt service. The renovation involved both public and private funds.

Measurement Focus

On the government-wide financial statements, the Authority's activities are presented using the economic resources measurement focus as defined below:

- The accompanying government-wide statements of net position and statements of activities utilize an economic resources measurement focus. The accounting objectives of this measurement focus are the determination of net position and the changes thereof. All assets and liabilities (whether current or noncurrent) associated with their activities are reported.

In the fund financial statements, the current financial resources measurement focus is used as defined below:

- The governmental funds utilize a current financial resources measurement focus. Only current financial assets and liabilities are generally included on the balance sheets. The statements of revenues, expenditures, and changes in fund balances present sources and uses of available spendable financial resources during a given period. The statements use fund balances as the measure of available spendable financial resources at the end of the period.

Oklahoma City Redevelopment Authority
A Component Unit of the City of Oklahoma City, Oklahoma
Notes to Financial Statements
June 30, 2022 and 2021

Basis of Accounting

In the government-wide statements of net position and statements of activities, the Authority's activities are presented using the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic assets are used. Revenues, expenses, gains, losses, assets, and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange transaction takes place.

In the fund financial statements, the governmental funds are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recognized when measurable and available. The Authority considers all revenue to be available if the revenue is collected within 60 days after year-end. Expenditures (including capital outlay) are recorded when the related fund liability is incurred, except for principal and interest, which are reported when due.

Accounting Policies

The Authority's significant accounting policies related to the following basic financial statement categories are summarized below:

Cash Equivalents

The Authority considers all liquid debt instruments purchased with a maturity of three months or less and money market mutual funds to be cash equivalents. At June 30, 2022 and 2021, the Authority did not own any cash equivalents.

Investment and Investment Income

Investments in U.S. treasuries and negotiable certificates of deposit are carried at fair value. Fair value is determined from quoted market prices. Investment income consists of interest income and the net change for the year in the fair value of the investments carried at fair value.

Capital Assets

The Authority generally capitalizes purchased or constructed assets with useful lives of more than one year and having costs of \$7,500 or greater. Capital assets are valued at historical cost or estimated historical cost. The Authority has chosen the straight-line depreciation method for its capital assets based on the estimated useful lives of the capital assets. The Authority depreciates the buildings and structures currently on its books over a 25-year useful life.

Use of Estimates

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

Oklahoma City Redevelopment Authority
A Component Unit of the City of Oklahoma City, Oklahoma
Notes to Financial Statements
June 30, 2022 and 2021

Income Taxes

The Authority is a governmental agency organized under the laws of the state of Oklahoma and is not subject to federal or state income taxes.

Deferred Inflows of Resources

The Authority reports an acquisition of net position that is applicable to a future reporting period as deferred inflows of resources in a separate section of its balance sheets – governmental funds. Deferred inflows of resources of \$5,350,780 and \$5,367,058 at June 30, 2022 and 2021, respectively, were comprised of ad valorem taxes, related-party balances, and deferred interest payments to be received in future reporting periods.

Net Position/Fund Balance Classifications

Government-Wide Statements

The net position of the Authority is classified in three components:

- **Net Investments in Capital Assets** – Represents the net investment in capital assets less the debt associated with the capital assets.
- **Restricted** – Represents net position that has been restricted by outside sources, including the City and relevant Oklahoma Statutes. The net position has been restricted for debt service and economic development.
- **Unrestricted** – Represents the remaining net position, if any.

Fund Financial Statements

GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, defines fund balances for presentation as follows:

- **Nonspendable** – Includes amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact. This would include items not expected to be converted to cash.
- **Restricted** – Consists of fund balance amounts with constraints placed on the use of the resources either by (a) external groups, such as creditors, grantors, contributors, or laws or regulations of other governments or (b) law through constitutional provisions or enabling legislation.
- **Committed** – Reflects specific purposes pursuant to constraints imposed by formal action of the Authority’s highest level of decision-making authority (the Board of Trustees). Also, such constraints can only be removed or changed by the same form or formal action.

Oklahoma City Redevelopment Authority
A Component Unit of the City of Oklahoma City, Oklahoma
Notes to Financial Statements
June 30, 2022 and 2021

- **Assigned** – Reflects fund balance amounts that are constrained by the Authority’s intent to be used for specific purposes but meet neither the restricted nor committed forms of constraint.
- **Unassigned** – Represents fund balance amounts that have not been assigned to other funds and have not been restricted, committed, or assigned to specific purposes.

Based on the above definitions, the components of the Authority’s fund balances are as follows:

- **Restricted** – The Skirvin Hotel Project activities in TIF 2 are reflected as restricted due to conditions imposed by either financing documents or the City’s approvals. TIF 2 is now being administered by the City. As more fully described in *Note 10*, certain notes require a reserve fund as well as encumbered revenues to be maintained. The restricted fund balance for debt service in TIF was \$92,984 and \$1,094,697 as of June 30, 2022 and 2021, respectively. The remaining fund balance in TIF is reflected as restricted for other TIF activities.

Program Revenues

The primary sources of program revenues for the Authority are income earned from rental revenues of the Skirvin Hotel site, biomedical research facilities, and interest income earned on the note receivable from Skirvin Partners, LLC.

Annual Budget-to-Actual Comparison

The Authority is not required to and does not prepare a legally adopted annual budget. Therefore, an annual budget-to-actual comparison, as required by GASB 34, is not presented as “required supplementary information.”

The Authority does prepare a budget-to-actual expenditure comparison (project life-to-date) that has been presented as supplementary information.

New Accounting Pronouncements Adopted in Fiscal Year 2022

GASB Statement No. 87, *Leases*, was issued June 2017 and improves accounting and financial reporting for leases by governments. This statement increases the usefulness of governments’ financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under GASB 87, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments’ leasing activities.

Oklahoma City Redevelopment Authority
A Component Unit of the City of Oklahoma City, Oklahoma
Notes to Financial Statements
June 30, 2022 and 2021

In April 2022, GASB issued Statement No. 99, *Omnibus 2022*. A portion of this standard provides additional information on interpreting and applying GASB 87 by clarifying the definition of a lease term and further explaining what is included and excluded in the term. GASB 99 also provides additional guidance on short-term leases, variable payments, and lease incentives.

The Authority adopted GASB Statements No. 87 and No. 99 effective July 1, 2021. The result of adoption had no material impact on the Authority's financial statements as no agreements have been identified within the scope of these standards.

Revisions

Certain immaterial revisions have been made to the 2021 financial statements to conform to the 2022 financial statement presentation. These revisions had no effect on change in fund balances.

Note 2: Deposits and Investments

Custodial credit risk is the risk that in the event of the failure of a counterparty the Authority will not be able to recover the value of its investments. Deposits are exposed to custodial credit risk if they are uninsured and uncollateralized. Investment securities are exposed to custodial credit risk if they are uninsured, are not registered in the name of the Authority, or are held by a counterparty or the counterparty's trust department but not in the name of the Authority.

The policy of the Authority is to require all deposits be maintained in accounts that are fully insured or collateralized. As of June 30, 2022 and 2021, the Authority had no uninsured or uncollateralized deposits. The Authority requires investment collateral be held by a third-party custodian with whom the Authority has a current custodial agreement in the Authority's name.

Carrying values of the deposits of the Authority at June 30, 2022 and 2021 were \$4,150,686 and \$9,482,856, respectively, while bank balances were \$4,170,579 and \$9,525,005, respectively.

Investments

The Authority's investments at June 30, 2022 consisted entirely of U.S. treasuries of \$18,994,691. At June 30, 2021, investments consisted entirely of negotiable certificates of deposit of \$2,695,000.

The Authority categorizes its fair value measurements within the fair value hierarchy established by GAAP. The hierarchy is based on valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in an active market for identical assets, Level 2 inputs are significant other observable inputs, and Level 3 inputs are significant unobservable inputs.

The Authority's recurring fair value measurements as of June 30, 2022 and 2021 were U.S. treasuries and negotiable certificates of deposit, respectively, which are valued using Level 2 inputs. At June 30, 2022, current maturities of U.S. treasuries were \$18,994,691 with the balance maturing in fiscal year 2023. At June 30, 2021, current maturities of the certificates of deposit were \$2,695,000 with the balance maturing in fiscal year 2022.

Oklahoma City Redevelopment Authority
A Component Unit of the City of Oklahoma City, Oklahoma
Notes to Financial Statements
June 30, 2022 and 2021

The Authority's investment policy stipulates no more than 75% of the total funds available for investment may be placed in any one authorized institution. Of the funds invested, up to 100% may be invested with a maturity date of two years or less, up to 30% may be invested with a maturity of 2 to 3 years, up to 10% may be invested with a maturity of 3 to 5 years, and up to 5% may be invested with a maturity of 5 to 30 years.

Note 3: Due from Other Governments

Amounts due to the Authority from other governments at June 30 consisted of the following:

	2022	2021
TIF 1 funds held by the Oklahoma County Treasurer	\$ 387,291	\$ 452,926
Due from Urban Renewal	4,408,181	4,408,181
	\$ 4,795,472	\$ 4,861,107

Note 4: Rent Receivable

There was no rent receivable at both June 30, 2022 and 2021 related to the Skirvin Hotel ground lease (see *Note 13*). Due to the current economic circumstances as a result of the COVID-19 pandemic, the Skirvin Hotel does not owe any rent as of June 30, 2022. The Authority reviews outstanding receivables and, based on historical collection information and existing economic conditions, may provide for an allowance for doubtful accounts. There was no allowance recorded or considered necessary for the years ended June 30, 2022 and 2021.

Note 5: Notes Receivable

Skirvin Investment Fund, LLC

A \$6,654,000 loan was secured with assets of Skirvin Investment Fund, LLC (the Fund) and bore interest at the rate of 1% during the construction period of the Skirvin Hotel with interest payable monthly. After completion of the Skirvin Hotel on February 26, 2007, the interest rate increased to 3.86%. The note matured December 31, 2012, was refinanced, and the outstanding principal balance of \$6,654,000 was assigned to Skirvin Partners, LLC on December 31, 2012.

Skirvin Partners, LLC

The Authority loaned Skirvin Partners, LLC \$4,000,000. The loan is secured with the Authority's Subordinated Mortgage and bears interest at the rate of 3% with interest payable monthly. The note matured December 31, 2012 and was refinanced as of that date for \$10,654,000 at an interest rate of 3%. The refinanced note included the assigned loan to the Fund. Under the new terms,

Oklahoma City Redevelopment Authority
A Component Unit of the City of Oklahoma City, Oklahoma
Notes to Financial Statements
June 30, 2022 and 2021

accrued interest shall be paid semiannually on June 1 and December 1, starting June 1, 2013, with a prorated payment for five months of interest with the final payment due on December 1, 2042. Principal payments shall be payable annually on December 1. Total principal balance of the note was \$9,116,745 at both June 30, 2022 and 2021. Principal payments were \$0 for both June 30, 2022 and 2021. Interest income of \$273,502 was recognized during the years ended June 30, 2022 and 2021 in the accompanying government-wide statements of activities. In 2020, the Board of Trustees approved a resolution to allow a six-month extension to the repayment period should Skirvin Partners, LLC require such an allowance when the note matures on December 1, 2042.

Page Woodson Development, LLC

In March 2016, the Authority agreed to loan Page Woodson Development, LLC up to \$9,150,000. The loan is secured with the Authority's Subordinated Mortgage and bears interest at the rate of 0.25% with interest payable annually. The note matures March 18, 2051, at which time all principal and accrued unpaid interest is due. At June 30, 2022 and 2021, \$5,650,000 was advanced under this loan agreement. Interest income of \$14,124 was recognized during the years ended June 30, 2022 and 2021 in the accompanying government-wide statements of activities.

Future principal and interest payments on the notes as of June 30, 2022 are as follows:

Year Ended June 30,	Skirvin Note Receivable		Page Woodson TIF Loan Receivable	
	Principal	Interest	Principal	Interest
2023	\$ 247,693	\$ 262,241	\$ -	\$ -
2024	255,378	254,461	-	-
2025	263,301	246,440	-	-
2026	271,470	238,169	-	-
2027	279,892	1,054,364	-	-
2028–2030	1,641,375	771,151	-	-
2031–2035	2,084,178	433,355	-	-
2036–2040	2,428,180	75,043	-	-
2041–2045	1,645,278	83,522	-	-
2046–2050	-	-	-	-
2050–2051	-	-	5,650,000	469,995
	<u>\$ 9,116,745</u>	<u>\$ 3,418,746</u>	<u>\$ 5,650,000</u>	<u>\$ 469,995</u>

Oklahoma City Redevelopment Authority
A Component Unit of the City of Oklahoma City, Oklahoma
Notes to Financial Statements
June 30, 2022 and 2021

Note 6: Capital Assets and Assets Held for Sale

Capital assets and assets held for sale at June 30 consisted of the following:

	Beginning Balance	Additions	Disposals	Ending Balance
2022				
Land	\$ 541,192	\$ -	\$ (34,301)	\$ 506,891
Buildings	7,277,811	-	-	7,277,811
Brockway Center (held for sale)	401,295	-	-	401,295
	<u>7,679,106</u>	<u>-</u>	<u>-</u>	<u>7,679,106</u>
Less accumulated depreciation	<u>(4,148,350)</u>	<u>(291,113)</u>	<u>-</u>	<u>(4,439,463)</u>
Buildings, net	<u>3,530,756</u>	<u>(291,113)</u>	<u>-</u>	<u>3,239,643</u>
Total capital assets and assets held for sale, net	<u>\$ 4,071,948</u>	<u>\$ (291,113)</u>	<u>\$ (34,301)</u>	<u>\$ 3,746,534</u>
2021				
Land	\$ 541,192	\$ -	\$ -	\$ 541,192
Buildings	7,277,811	-	-	7,277,811
Brockway Center (held for sale)	401,295	-	-	401,295
	<u>7,679,106</u>	<u>-</u>	<u>-</u>	<u>7,679,106</u>
Less accumulated depreciation	<u>(3,857,237)</u>	<u>(291,113)</u>	<u>-</u>	<u>(4,148,350)</u>
Buildings, net	<u>3,821,869</u>	<u>(291,113)</u>	<u>-</u>	<u>3,530,756</u>
Total capital assets and assets held for sale, net	<u>\$ 4,363,061</u>	<u>\$ (291,113)</u>	<u>\$ -</u>	<u>\$ 4,071,948</u>

Buildings

The Authority owns two buildings as of June 30, 2022. One is the Cytovance project, of which the Authority funded a portion of the construction. The building was completed during the year ended June 30, 2007, and depreciation commenced at that time. The building is being depreciated over a 25-year life using the straight-line method of depreciation. Depreciation expense was \$291,113 for the years ended June 30, 2022 and 2021.

The second is the Brockway Center (the Center), a landmark in Oklahoma City with historical significance. The Authority purchased this building in October 2019 for approximately \$401,000 in order to prevent the Center from being demolished. The Authority does not have any plans to use the Center in its operations and is currently sending out requests for proposals for a buyer that

Oklahoma City Redevelopment Authority
A Component Unit of the City of Oklahoma City, Oklahoma
Notes to Financial Statements
June 30, 2022 and 2021

will preserve the site. Since the Center is being held for sale, no depreciation was taken during the year ended June 30, 2022.

Land

During the year ended June 30, 2006, the City contributed the land and building of the Skirvin Hotel to the Authority. The government-wide financial statements accounted for the transaction as contributed capital assets with an appraised value of \$130,000 for the land and \$1,131,000 for the building. The building was then sold for \$1,131,000 resulting in no gain or loss being recognized in the government-wide financial statements. The Authority leased the land beneath the Skirvin Hotel to Skirvin Partners, LLC, as more fully described in *Note 13*.

In September 2019, the Authority closed on a purchase of land of approximately \$4,400,000. The land is located at the southeast corner of North E.K. Gaylord Boulevard and Northwest 4th Street. After the purchase, the property was transferred to Urban Renewal, a related party. The Authority will be repaid upon sale of the property by Urban Renewal. The land has not been sold as of June 30, 2022. The Authority has recognized a receivable from other governments at June 30, 2022 for an amount equal to the purchase.

Note 7: Other Assets

The balance of other assets as of June 30 consisted of:

	2022	2021
Deposits held by PHF	\$ 300,000	\$ 300,000

Note 8: Payments in Lieu of Taxes

In October 2011, a Supplemental Redevelopment Agreement was entered into by and among Urban Renewal, Presbyterian Health Foundation (PHF), and the Toby Keith Foundation (TKF) for the development of OK Kids Korral. As part of the sale of the Research Park by PHF to OU in October 2013, PHF assigned the OK Kids Korral Supplemental Redevelopment Agreement and the OK Kids Korral Ground Lease Agreement to OU. As part of the Supplemental Redevelopment Agreement and the Ground Lease Agreement, TKF is subject to payments in lieu of ad valorem taxes (PILOT). These payments are payable to the Authority on December 31 beginning in the year of completion of the improvements and each year thereafter. The OK Kids Korral was completed in November 2013, and the Authority recognized \$50,000 in PILOT on behalf of OK Kids Korral for both the years ended June 30, 2022 and 2021, respectively.

As a result of the sales transaction between PHF and OU, the Authority started receiving PILOT from OU, as OU is considered a component unit of the State of Oklahoma. The Authority received \$1,127,684 and \$1,140,906 in PILOT in the years ended June 30, 2022 and 2021, respectively.

Oklahoma City Redevelopment Authority
A Component Unit of the City of Oklahoma City, Oklahoma
Notes to Financial Statements
June 30, 2022 and 2021

The donation of the GE Global Research Building to Oklahoma State University in 2020 triggered a PILOT due based on a covenant in the land deed and will be due annually from any nonprofit owner of the property until TIF 11 expires. The Authority received \$509,605 and \$509,347 in PILOT in the years ended June 30, 2022 and 2021, respectively.

In 2018, OU Medicine, Inc., acquired a series of hospitals and medical facilities around Oklahoma City. As a result of that transaction, OU Medicine, Inc., agreed to pay an annual PILOT for up to 10 years related to the acquired facilities in the Innovation District TIF. The Authority receives a set amount of \$1,165,636 annually and received that amount in each of the years ended June 30, 2022 and 2021.

Note 9: Funds Held on Behalf of Other Governments

In January 2022, the Authority entered into a master development agreement with the City and a developer to pursue infrastructure development of the Oklahoma Regional Innovation District Plan (the Plan). The Plan is related to the passage of the Metropolitan Area Projects (MAPS) 4 sales tax, approved by Oklahoma City voters in 2019, and provides for the development of Innovation Hall. The master development agreement provided for \$10,000,000 in MAPS 4 funds to be transferred from the City to the Authority to match up to \$10,000,000 raised from non-MAPS sources. At June 30, 2022, the Authority reported the \$10,000,000 related to this agreement in funds held on behalf of other governments, pending a completed funding plan by which such funds may be released to match private investment in the Plan.

Note 10: Long-Term Debt

The following is a summary of long-term obligations for the Authority for the years ended June 30:

	Beginning Balance	Advances	Payments	Ending Balance
2022				
Dean A. McGee Note A-1	\$ 297,571	\$ -	\$ (274,555)	\$ 23,016
Biopharmaceutical Manufacturing Facility Note A-2	644,736	-	(595,045)	49,691
	<u>\$ 942,307</u>	<u>\$ -</u>	<u>\$ (869,600)</u>	<u>\$ 72,707</u>
2021				
Dean A. McGee Note A-1	\$ 568,417	\$ -	\$ (270,846)	\$ 297,571
Biopharmaceutical Manufacturing Facility Note A-2	1,231,573	-	(586,837)	644,736
	<u>\$ 1,799,990</u>	<u>\$ -</u>	<u>\$ (857,683)</u>	<u>\$ 942,307</u>

Oklahoma City Redevelopment Authority
A Component Unit of the City of Oklahoma City, Oklahoma
Notes to Financial Statements
June 30, 2022 and 2021

Following is a description of long-term debt summarized in the above table:

Dean A. McGee Note A-1

The Authority issued a \$3,000,000 parity tax apportionment revenue note on August 3, 2007 (Dean A. McGee Note A-1). The note matures on July 1, 2022, and interest on the note is calculated as either the London InterBank Offered Rate (LIBOR) plus 1% or the prime rate minus 1%, whichever is less, adjusted annually on July 1 of each year. From the issue date to July 1, 2010, only interest was due on the note; commencing August 1, 2010, both interest and principal are due on the note. The amount of interest paid for the years ended June 30, 2022 and 2021 was \$1,914 and \$6,251, respectively, and the interest rate as of June 30, 2022 and 2021 was 1.1005% and 1.1663%, respectively.

The note requires a reserve fund be maintained. The reserve fund is calculated as equaling 25% of the annual debt service determined to be due by the next recalculation date, July 1, of each year the note is outstanding. The amount of reserve fund required at June 30, 2022 and 2021 was \$5,872 and \$69,135, respectively. The note also requires encumbered revenues be maintained. Encumbered revenues are the amount of funds necessary to service the debt obligation during a given year. The amount of encumbered funds required at June 30, 2022 and 2021 was \$23,490 and \$276,542, respectively.

Biopharmaceutical Manufacturing Facility Note A-2

As of June 30, 2004, the Authority issued a \$7,000,000 tax apportionment revenue note to a local bank (BancFirst). The revenue note bore interest at 0.5% below prime and was interest only for the first year; interest was paid monthly commencing August 1, 2004. Principal payments were due in monthly installments. The note had a maturity date of July 1, 2011.

During the year ended June 30, 2005, the note was purchased from BancFirst by PHF.

Proceeds of the note were used for partial construction of the Cytovance project. Collateral for the revenue note consisted of the project to be constructed, a limited guarantee by PHF, a \$300,000 deposit reflected in other assets, the construction bank account for deposit of note proceeds and payment of construction costs, the pledge of TIF 1 revenues, and the assignment of future rents on the project.

In addition to the \$300,000 deposit made, throughout the term of the loan, the Authority agreed to maintain and pledge to the lender an additional \$700,000 of legally effective and unencumbered TIF 1 funds to pay the costs of the construction project.

The note was refinanced on August 31, 2007 as the Biopharmaceutical Manufacturing Facility Note A-2. The amount refinanced, after advancing \$27,668 for closing costs, was \$6,500,000. The note bears interest at the lesser of LIBOR plus 1% or prime rate minus 1% (1.16625% and 3.398% at June 30, 2022 and 2021, respectively). The rate changes annually on July 1. The note matures July 1, 2022 and required interest only to be paid monthly until August 1, 2010, at which time

Oklahoma City Redevelopment Authority
A Component Unit of the City of Oklahoma City, Oklahoma
Notes to Financial Statements
June 30, 2022 and 2021

interest and principal payments commenced. For the years ended June 30, 2022 and 2021, interest of \$4,148 and \$13,545, respectively, was paid on the note.

The note requires a reserve fund be maintained. The reserve fund is calculated as equaling 25% of the annual debt service determined to be due by the next recalculation date, July 1, of each year the note is outstanding. The amount of reserve fund required at June 30, 2022 and 2021 was \$12,724 and \$149,804, respectively. The note also requires encumbered revenues be maintained. Encumbered revenues are the amount of funds necessary to service the debt obligation during a given year. The amount of encumbered funds required at June 30, 2022 and 2021 was \$50,898 and \$599,216, respectively.

Future principal and interest payments on the notes as of June 30, 2022 are as follows:

Year Ended June 30,	Dean A. McGee Note A-1		Biopharmaceutical Manufacturing Facility Note A-2	
	Principal	Interest	Principal	Interest
2023	\$ 23,468	\$ 22	\$ 49,239	\$ 47
	<u>\$ 23,468</u>	<u>\$ 22</u>	<u>\$ 49,239</u>	<u>\$ 47</u>

The following is a summary of the notes as of June 30:

	2022	2021
Dean A. McGee Note A-1	\$ 23,016	\$ 297,571
Biopharmaceutical Manufacturing Facility Note A-2	49,691	644,736
	<u>72,707</u>	<u>942,307</u>
Less current maturities	<u>(72,707)</u>	<u>(869,385)</u>
Long-term debt, less current maturities	<u>\$ -</u>	<u>\$ 72,922</u>

Note 11: Net Position

The accompanying government-wide statements of net position reflect the following types of net position as of June 30:

- **Net Investment in Capital Assets** – Represents a balance of \$3,295,546 and \$3,025,912 for the years ended June 30, 2022 and 2021, respectively. The debt associated with capital assets had a balance of \$46,690 and \$664,739 at June 30, 2022 and 2021, respectively. Assets held for sale of approximately \$401,000 are excluded from net investments in capital assets in both 2022 and 2021.

Oklahoma City Redevelopment Authority
A Component Unit of the City of Oklahoma City, Oklahoma
Notes to Financial Statements
June 30, 2022 and 2021

- **Restricted** – Represents net position that has been restricted by outside sources. The net position restricted for debt service was \$92,984 and \$1,094,697 at June 30, 2022 and 2021, respectively. The net position restricted for economic development activities was \$34,765,980 and \$31,201,945 for June 30, 2022 and 2021, respectively.

Note 12: Ad Valorem Tax Revenue

Revenue is generated through apportionment of ad valorem tax increments collected within TIFs. The increment of ad valorem taxes, as defined by the *Oklahoma Local Development and Enterprise Zone Incentive Leverage Act*, in excess of ad valorem taxes generated by the base assessed value of the TIF District may be apportioned and used to pay project costs authorized by the project plan. The taxes are collected and distributed by the Oklahoma County Treasurer. Monies not distributed to the Authority are maintained for the benefit of the Authority by the Oklahoma County Treasurer. Interest income is paid by the Oklahoma County Treasurer on monies collected and held for apportionment and distribution.

A summary of the ad valorem tax revenue for the years ended June 30 is as follows:

	TIF 1	TIF 7	TIF 11	Total
2022				
Tax year				
2017	\$ -	\$ 3,503	\$ -	\$ 3,503
2018	-	29	722	751
2019	-	366	175,514	175,880
2020	-	1,162	153,824	154,986
2021	-	525,868	-	525,868
	-	530,928	330,060	860,988
Interest received	-	213	132	345
Net change in tax receivable from Oklahoma County Treasurer	(65,635)	-	-	(65,635)
	<u>\$ (65,635)</u>	<u>\$ 531,141</u>	<u>\$ 330,192</u>	<u>\$ 795,698</u>

Oklahoma City Redevelopment Authority
A Component Unit of the City of Oklahoma City, Oklahoma
Notes to Financial Statements
June 30, 2022 and 2021

	<u>TIF 1</u>	<u>TIF 7</u>	<u>TIF 11</u>	<u>Total</u>
2021				
Tax year				
2016	\$ -	\$ 3,664	\$ -	\$ 3,664
2017	-	346	-	346
2018	92,899	333	725	93,957
2019	43,244	143,066	489,908	676,218
2020	88,392	438,276		526,668
	<u>224,535</u>	<u>585,685</u>	<u>490,633</u>	<u>1,300,853</u>
Interest received	976	228	191	1,395
Net change in tax receivable from Oklahoma County Treasurer	<u>(515,973)</u>	<u>-</u>	<u>-</u>	<u>(515,973)</u>
	<u>\$ (290,462)</u>	<u>\$ 585,913</u>	<u>\$ 490,824</u>	<u>\$ 786,275</u>

Note 13: Lease Agreement

The Authority has leased the land beneath the Skirvin Hotel to Skirvin Partners, LLC under a 99-year lease agreement. Payments under the lease are variable and are calculated at 1% of the rent capitalization value of the Skirvin Hotel and the land, calculated annually by capitalizing the net operating income using a rate of 8.5%. Skirvin Partners, LLC has the option to purchase the land at the end of the lease.

All rents collected under the lease agreement are to be used to repay Urban Renewal for funds loaned to the Authority, not to exceed \$1,500,000. The balance of rents collected will be retained by the Authority pending authorization and direction for the use of the revenue by the City Council or its designee. Rent payment is due annually from the Skirvin Hotel, which is based on cash flows of the entity for the fiscal year.

During 2019, a joint resolution was passed by the City Council and the Authority designating all annual receipts associated with this agreement to be paid to the City, through the Oklahoma City Economic Development Trust (OCEDT), for the purpose of servicing debt issued for the purpose of the Omni Hotel Funding Plan. Under this joint resolution, the Authority is directed to transfer the accumulated balance of any monies collected by the Authority to OCEDT, net of any contractually required retainage as invoiced by the City. During the years ended June 30, 2022 and 2021, approximately \$0 and \$28,000, respectively, was transferred to OCEDT under this joint resolution.

Rent revenues recognized under the lease agreement were \$0 for the years ended June 30, 2022 and 2021. The economic impact of COVID-19 on the Skirvin Hotel's operations resulted in no current year receipts associated with this lease.

Oklahoma City Redevelopment Authority
A Component Unit of the City of Oklahoma City, Oklahoma
Notes to Financial Statements
June 30, 2022 and 2021

Note 14: Related-Party Transactions

Urban Renewal

At June 30, 2022 and 2021, the Authority owed \$315,263 and \$29,091, respectively, of TIF funds to Urban Renewal for administrative costs. At June 30, 2021, the Authority also owed approximately \$424,000 relating to the acquisition of land that was paid for by Urban Renewal but purchased by the Authority.

During the 2020 fiscal year, the Authority purchased land for approximately \$4,400,000 for the purpose of redevelopment in conjunction with Urban Renewal. The land was transferred to Urban Renewal and the entire balance is included as a receivable from other governments in the accompanying statements of net position and balance sheets – governmental funds. Upon the sale of the land to a developer, Urban Renewal will repay the Authority the original purchase price. Due to economic uncertainties associated with the COVID-19 pandemic, the land has not yet been sold and is actively being marketed. At June 30, 2022 and 2021, the receivable is classified as noncurrent in the accompanying statements of net position. As of the date of the independent auditor’s report, the land has not yet been sold and remains due from Urban Renewal.

Note 15: Subsequent Events

Subsequent to year-end, the Authority entered into an agreement with the City through OCEDT in relation to developments occurring within the Innovation District. The agreement provides for \$5,000,000 in funds to be transferred to the Authority from OCEDT to be used in partnership with a private developer for economic development within the Innovation District. Funds will be returned to OCEDT from the Authority through future collections of ad valorem revenues related to the Innovation District.

Other Information

Oklahoma City Redevelopment Authority
A Component Unit of the City of Oklahoma City, Oklahoma
Budget-to-Actual Expenditure Comparison (Project Life-to-Date)
June 30, 2022

TIF 1	Category A	Category B	Category C
Total budget	\$ 22,000,000	\$ 23,000,000	\$ 2,000,000
Expenditures			
For years 2013 through 2022	(4,983,474)	(722,660)	(577,751)
For years 2012 and prior	<u>(9,719,370)</u>	<u>(14,516,056)</u>	<u>(1,422,249)</u>
Budget amount remaining	<u>\$ 7,297,156</u>	<u>\$ 7,761,284</u>	<u>\$ -</u>

TIF 7	Category A	Category B	Category C	Category D
Total budget	\$ 4,000,000	\$ 5,000,000	\$ 1,000,000	\$ 11,000,000
Expenditures				
For years 2013 through 2022	(255,600)	-	(648,339)	(1,941,401)
For years 2012 and prior	<u>-</u>	<u>-</u>	<u>-</u>	<u>(504,816)</u>
Budget amount remaining	<u>\$ 3,744,400</u>	<u>\$ 5,000,000</u>	<u>\$ 351,661</u>	<u>\$ 8,553,783</u>

TIF 11	Category A	Category B	Category C	Category D	Category E
Total budget	\$ 17,000,000	\$ 9,000,000	\$ 3,000,000	\$ 5,000,000	\$ 18,000,000
Expenditures					
2022	-	-	-	-	(5,225)
2021	-	-	-	-	(7,487)
2020	-	-	-	-	(2,650)
2019	-	-	-	-	-
2018	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(2,110)</u>
Budget amount remaining	<u>\$ 17,000,000</u>	<u>\$ 9,000,000</u>	<u>\$ 3,000,000</u>	<u>\$ 5,000,000</u>	<u>\$ 17,982,528</u>

In addition, interest and costs of issuance of bonds to finance the project activities are authorized but not budgeted. The schedules above only reflect budgeted TIF categories.

Oklahoma City Redevelopment Authority
A Component Unit of the City of Oklahoma City, Oklahoma
Notes to Budget-to-Actual Expenditure Comparison (Project Life-to-Date)
June 30, 2022

Note 1: Basis of Preparation

The budget-to-actual comparisons have been prepared on the accrual basis of accounting. All expenditures in the report are recorded when paid or contractually due. The report is not adjusted for deferred inflows or outflows.

Note 2: Expenditures

TIF 1

TIF 1 expenses incurred by the Authority are classified into three basic categories. The categories defined by the project plan, as amended May 16, 2001, November 30, 2002, August 1, 2006, and December 20, 2016, are as follows:

Category A: Commercialization of Research and Technology – The cost of planning; financing; assistance in development financing; and acquiring and constructing research, development, and technological application facilities, business incubators, business accelerators, complementary commercial facilities, and other public research park improvements by the Authority, a public trust, and Urban Renewal, a public body corporate.

Category B: Place-Making – The cost of planning; financing; assistance in development financing; acquiring, constructing, and developing public spaces (including meeting space, gathering space, work space, community centers, conference facilities, arts and cultural space, entertainment space, open space, and green space), public ways, parks, parking facilities, and complementary commercial and retail facilities; and supporting public improvements by the Authority, a public trust, and Urban Renewal, a public body corporate.

Category C: Implementation – The cost of implementing and administering the project plan incurred or to be incurred by the Authority, a public trust, and Urban Renewal, a public body corporate, including, but not limited to, payment and/or reimbursement of costs advanced in connection with the preparation and approval of the project and project plan, administrative costs, organizational costs, professional service costs, and financing costs and fees.

TIF 7

The August 1, 2006 plan amendment added TIF 7 to the project plan. Also amended December 20, 2016, TIF 7 project cost categories follow the definitions above with the addition of Category D, defined as follows:

Category D: Supporting Development – The costs of implementing the economic development and redevelopment activities of the Authority, a public trust, in accordance with the Harrison-Walnut Urban Renewal Plan and this project plan, including assistance in development financing; contracts for implementation activities, including relocation and site preparation; and the negotiation, preparation, execution, and implementation of development and redevelopment agreements, including agreements for financing, property acquisition, construction of public

Oklahoma City Redevelopment Authority
A Component Unit of the City of Oklahoma City, Oklahoma
Notes to Budget-to-Actual Expenditure Comparison (Project Life-to-Date)
June 30, 2022

improvements, and land disposition, as authorized by the Oklahoma Urban Renewal Law, 11 O.S. § 38-101, et seq.

TIF 11

The December 20, 2016 plan amendment added TIF 11 to the project plan. TIF 11 cost categories follow the definitions above with the addition of Category E, defined as follows:

Category E: Specific Revenue Source for Public Entities for Enhanced Education, Skills Training Programs, Internships, and Entrepreneurial Support – The provision of a specific revenue source from apportioned tax increments for other public entities in the area in order to provide enhanced education (including emphasis on science, technology, engineering, arts, and mathematics – sometimes referred to as STEAM); skills training programs; intern programs; workforce development; and entrepreneurial support for the new employment to be generated by the project. Okla. Const. Art. 10, § 6C; 62 O.S. § 853(9), 14(e), 14(i); and § 854(4).

Tax increments from the TIF Districts can be spent for project costs throughout the project area. Project costs remaining unpaid upon the expiration of TIF District may be paid from increments of the remaining TIF District(s).

Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards

Independent Auditor's Report

Board of Trustees
Oklahoma City Redevelopment Authority
Oklahoma City, Oklahoma

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities and the major funds of the Oklahoma City Redevelopment Authority (the Authority), a component unit of the City of Oklahoma City, Oklahoma, as of and for the year ended June 30, 2022 and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated December 12, 2022.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing 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 Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority'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 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 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 or significant deficiencies may exist that have not been identified.

Board of Trustees
Oklahoma City Redevelopment Authority

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. 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. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

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 *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

FORVIS,LLP

Oklahoma City, Oklahoma
December 12, 2022

Oklahoma City Redevelopment Authority
A Component Unit of the City of Oklahoma City, Oklahoma
Schedule of Findings and Responses
Year Ended June 30, 2022

**Reference
Number**

Finding

No matters are reportable.