

# **Oklahoma City Urban Renewal Authority**

Independent Auditor's Reports and Financial Statements

(Prepared on the Modified Cash Basis)

June 30, 2016





**Oklahoma City Urban Renewal Authority**  
**June 30, 2016**

**Contents**

<b>Independent Auditor’s Report</b> .....	1	
 <b>Government-Wide Financial Statements</b>		
Statement of Net Position – Modified Cash Basis .....	4	
Statement of Activities – Modified Cash Basis .....	5	
 <b>Fund Financial Statements</b>		
Balance Sheet – Governmental Funds – Modified Cash Basis .....	6	
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds – Modified Cash Basis .....	7	
Notes to Financial Statements .....	8	
 <b>Supplementary Information</b>		
Combining General Fund Financial Statements		
Combining Balance Sheet – General Fund – Modified Cash Basis .....	16	
Combining Statement of Revenues, Expenditures and Changes in Fund Balances – General Fund – Modified Cash Basis .....	17	
 <b>Independent Auditor’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 <i>Government Auditing Standards</i></b> .....		18
 <b>Schedule of Findings and Responses</b> .....	20	

## Independent Auditor's Report

Board of Commissioners  
Oklahoma City Urban Renewal Authority  
Oklahoma City, Oklahoma

### Report on the Financial Statements

We have audited the accompanying modified cash basis financial statements of the governmental activities and the major funds of Oklahoma City Urban Renewal Authority (the Authority) as of and for the year ended June 30, 2016, and the related notes to the basic financial statements, which collectively comprise the Authority's basic financial statements, as listed in the table of contents.

### *Management's Responsibility for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the modified cash basis of accounting described in *Note 1*; this includes determining that the modified cash basis of accounting is an acceptable basis for the preparation of the financial statements in the circumstances. Management is also responsible 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.

### *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 and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. 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 Authority'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 Authority'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 – modified cash basis of the governmental activities and each major fund as of June 30, 2016, and the respective changes in financial position – modified cash basis thereof for the year then ended in accordance with the basis of accounting described in *Note 1*.

### ***Emphasis of Matters***

We draw attention to *Note 1* of the financial statements, which describes the basis of accounting. The basic financial statements are prepared on the modified cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States.

As discussed in *Note 2* to the financial statements, the beginning of year net position has been restated to correct a misstatement.

Our opinions are not modified with respect to these matters.

### ***Other Matters***

#### ***Required Supplementary Information***

Management has omitted the management's discussion and analysis information that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing 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. Our opinion on the basic financial statements is not affected by this missing information.

#### ***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The combining general fund financial statements – modified cash basis as listed in the table of contents, is presented for the purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated December 28, 2016, on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is 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 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.

*BKD, LLP*

Oklahoma City, Oklahoma  
December 28, 2016

**Oklahoma City Urban Renewal Authority**  
**Statement of Net Position – Modified Cash Basis**  
**June 30, 2016**

**Assets**

Cash and cash equivalents	\$ 3,551,606
Investments	4,219,820
Accounts receivable	52,436
Due from other governmental entities	<u>5,598,087</u>
Total assets	<u><u>\$ 13,421,949</u></u>

**Liabilities**

Withholdings	\$ 9
Deposits	<u>1,900</u>
Total liabilities	<u>1,909</u>

**Net Position**

Restricted – economic development	11,498,560
Restricted – City of Oklahoma City	314,907
Unrestricted	<u>1,606,573</u>
Total net position	<u>13,420,040</u>
Total liabilities and net position	<u><u>\$ 13,421,949</u></u>

**Oklahoma City Urban Renewal Authority**  
**Statement of Activities – Modified Cash Basis**  
**Year Ended June 30, 2016**

	<b>Revenues</b>			
<b>Expenses</b>	<b>Charges for Services</b>	<b>Operating Grants and Contributions</b>	<b>Net Revenues (Expenses)</b>	
<b>Governmental Activities</b>				
Economic development	\$ 7,765,259	\$ 1,246,983	\$ 8,052,394	\$ 1,534,118
Revenues from the City of Oklahoma City	-	-	982,327	982,327
Expenditures to the City of Oklahoma City	1,913,579	-	-	(1,913,579)
Total governmental activities	\$ 9,678,838	\$ 1,246,983	\$ 9,034,721	602,866
<b>General Revenues</b>				
Investment income				38,626
Real estate sales				3,796,968
Other				27,209
Total general revenues				3,862,803
<b>Change in Net Position</b>				4,465,669
<b>Net Position, Beginning of Year, as Previously Reported</b>				9,504,081
<b>Restatement (see Note 2 )</b>				(549,710)
<b>Net Position, Beginning of Year, as Restated</b>				8,954,371
<b>Net Position, End of Year</b>				\$ 13,420,040



**Oklahoma City Urban Renewal Authority**  
**Balance Sheet – Governmental Funds – Modified Cash Basis**  
**June 30, 2016**

	<b>General Fund</b>	<b>Oklahoma City Redevelopment Corporation</b>	<b>Bass Pro Shop Fund</b>	<b>Total</b>
<b>Assets</b>				
Cash and cash equivalents	\$ 3,064,581	\$ 224,554	\$ 262,471	\$ 3,551,606
Investments	4,219,820	-	-	4,219,820
Accounts receivable	-	-	52,436	52,436
Due from other governmental entities	5,598,087	-	-	5,598,087
<b>Total assets</b>	<b>\$ 12,882,488</b>	<b>\$ 224,554</b>	<b>\$ 314,907</b>	<b>\$ 13,421,949</b>
<b>Liabilities and Fund Balances</b>				
<b>Liabilities</b>				
Withholdings	\$ 9	\$ -	\$ -	\$ 9
Deposits	1,900	-	-	1,900
<b>Total liabilities</b>	<b>1,909</b>	<b>-</b>	<b>-</b>	<b>1,909</b>
<b>Fund Balances</b>				
Restricted – economic development	11,498,560	-	-	11,498,560
Restricted – City of Oklahoma City	-	-	314,907	314,907
Committed	-	224,554	-	224,554
Unassigned	1,382,019	-	-	1,382,019
<b>Total fund balances</b>	<b>12,880,579</b>	<b>224,554</b>	<b>314,907</b>	<b>13,420,040</b>
<b>Total liabilities and fund balances</b>	<b>\$ 12,882,488</b>	<b>\$ 224,554</b>	<b>\$ 314,907</b>	<b>\$ 13,421,949</b>

**Oklahoma City Urban Renewal Authority**  
**Statement of Revenues, Expenditures and Changes in Fund Balances –**  
**Governmental Funds – Modified Cash Basis**  
**Year Ended June 30, 2016**

	<b>General Fund</b>	<b>Oklahoma City Redevelopment Corporation</b>	<b>Bass Pro Shop Fund</b>	<b>Total</b>
<b>Revenues</b>				
Federal grant revenues	\$ 642,294	\$ -	\$ -	\$ 642,294
Rentals	58,778	-	629,205	687,983
Real estate sales	3,796,968	-	-	3,796,968
Interest	37,272	129	1,225	38,626
OneOKC Event Sponsorships	-	10,100	-	10,100
Core to Shore MAPS 3 project (City of Oklahoma City)	982,327	-	-	982,327
Core to Shore Buffer project (Oklahoma City Redevelopment Authority)	7,400,000	-	-	7,400,000
Repayment of loan	559,000	-	-	559,000
Other	27,209	-	-	27,209
	<u>13,503,848</u>	<u>10,229</u>	<u>630,430</u>	<u>14,144,507</u>
Total revenues				
<b>Expenditures</b>				
General and administrative	820,004	7,369	63,466	890,839
Real estate acquisition	3,291,637	-	-	3,291,637
Property disposition	2,554,671	-	-	2,554,671
Site improvements	-	-	76,519	76,519
Legal and professional expenses	492,037	-	-	492,037
Property management expense	312,566	-	146,990	459,556
Expenditures to the City of Oklahoma City	1,425,058	-	488,521	1,913,579
	<u>8,895,973</u>	<u>7,369</u>	<u>775,496</u>	<u>9,678,838</u>
Total expenditures				
<b>Net Changes in Fund Balances</b>	<u>4,607,875</u>	<u>2,860</u>	<u>(145,066)</u>	<u>4,465,669</u>
<b>Net Position, Beginning of Year, as Previously Reported</b>	8,822,414	221,694	459,973	9,504,081
<b>Restatement (see Note 2 )</b>	<u>(549,710)</u>	<u>-</u>	<u>-</u>	<u>(549,710)</u>
<b>Net Position, Beginning of Year, as Restated</b>	<u>8,272,704</u>	<u>221,694</u>	<u>459,973</u>	<u>8,954,371</u>
<b>Fund Balances, End of Year</b>	<u>\$ 12,880,579</u>	<u>\$ 224,554</u>	<u>\$ 314,907</u>	<u>\$ 13,420,040</u>

# Oklahoma City Urban Renewal Authority

## Notes to Financial Statements

### June 30, 2016

#### **Note 1: Summary of Significant Accounting Policies**

##### ***Organization***

The Oklahoma City Urban Renewal Authority (the Authority) was established by state-enabling legislation in 1959 and the appointment of the Authority's Board of Commissioners by the City Council of the City of Oklahoma City in November 1961. The Authority's purpose is to eliminate blight and redevelop blighted areas. Activities are primarily funded by Community Development Block Grants (CDBG) from the U.S. Department of Housing and Urban Development (HUD) awarded to the City of Oklahoma City (the City) and passed through to the Authority as well as funds from other governmental and private organizations.

##### ***Reporting Entity***

The Authority itself is not a component unit of the City. The City considers the Authority as a related organization in its annual financial report.

The Authority has one component unit, Oklahoma City Redevelopment Corporation (the Corporation), which is a 501(c)(3) tax-exempt nonprofit Oklahoma corporation governed by a board of trustees. Most, if not all, trustees of the Corporation are also commissioners of the Authority. The operations of the Corporation are blended with the financial data of the Authority. It is represented as a special revenue fund on the accompanying financial statements because the sole purpose of the Corporation is to support the redevelopment activities of the Authority and the governance of the Corporation and the Authority are, in essence, the same.

##### ***Basis of Accounting and Presentation***

The Authority's financial statements are reported on a modified cash basis of accounting, which is a comprehensive basis of accounting other than accounting principles generally accepted in the United States of America (GAAP). The modified cash basis of accounting is based on the recording of cash and changes therein and only recognizes revenues, expenses, assets and liabilities resulting from cash transactions adjusted for modifications that have substantial support in GAAP. These modifications include adjustments for the following balances arising from cash transactions:

- Cash-based interfund receivables and payables
- Other cash-based receivables and payables
- Investment securities recorded at market value

As a result of the use of the modified cash basis of accounting, certain assets and their related revenues (such as accounts receivable and accrued revenues and receivables) and certain liabilities and their related expenses (such as accounts payable, expenses for goods or services received but not yet paid and accrued expenses and liabilities) are not recorded in these financial statements. In addition, redevelopment property and other property and equipment are not recorded, depreciation is not recorded and debt is not reflected as a liability.

# Oklahoma City Urban Renewal Authority

## Notes to Financial Statements

June 30, 2016

### **Government-Wide Financial Statements**

The accompanying statement of net position and statement of activities display information about the Authority as a whole. The Authority's activities are all governmental in nature. The Authority has no business-type activities as defined by Governmental Accounting Standards Board (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, liabilities, fund balances, revenues and expenditures/expenses.

For the financial statement presentation, the Authority presently has the following funds:

- **General Fund** – The operating fund of the Authority. It includes and is used to account for all of the following activities:
  - **Closeout Project Fund** – Reflects the activity of three projects, which have been combined into one fund for financial statement purposes. A description of each project is as follows:
    - Oklahoma R-20 University Medical Center reflects all ongoing activities in the Health Sciences Center area which are financed by federal funds pursuant to a September 19, 1978, closeout agreement with HUD
    - Oklahoma R-30 Central Business District reflects all ongoing activities in the Central Business District which are financed by federal funds pursuant to an October 16, 1979, closeout agreement with HUD
    - Oklahoma R-35 John F. Kennedy reflects all ongoing activities in the John F. Kennedy area which are financed by federal funds pursuant to an October 16, 1979, closeout agreement with HUD
  - **Revolving Fund** – Used to pay general and administrative costs. A cost allocation process is utilized to determine the amounts transferred from the various other funds. The amount of transfer to the revolving account is recorded as a disbursement for general and administrative costs for each of the various funds. All revolving account disbursements have been included in the appropriate fund for which the underlying disbursements were made. The Revolving Fund records the reimbursement from other funds as a reduction of the expense and, therefore, reports no revenues or expenses.
  - **Core to Shore** – Consists of two funds, one of which is to be funded by the MAPS 3 initiative and the other which is to be funded through other sources, including allocation of Increment District No. 2, The City of Oklahoma City (TIF 2) tax revenue. The project is for the stated purpose of improving an area designated by the City Council which has suffered decline and will also include a downtown public park, convention center and train station.

# Oklahoma City Urban Renewal Authority

## Notes to Financial Statements

June 30, 2016

- *Sports Entertainment Parking II (SEP II) Improvements Fund* – Depicts activities related to the creation of a mixed-use development with a focus on entertainment, parking and supporting development for the MAPS initiative, including hotel and residential. The project is funded primarily by Closeout Project funds.
- *Harrison-Walnut Other Fund* – Depicts various activities in the Harrison-Walnut neighborhood which are funded primarily by the Closeout Project funds.
- *Nonfederal Fund* – A fund originally financed by the City in 1970 for carrying out activities deemed necessary or worthwhile by the Authority’s Board of Commissioners. It is not financed by federal or state funds.
- **Special Revenue Funds** – Designated as major funds by the Authority, used to separately account for the following specific funds or activities:
  - *Oklahoma City Redevelopment Corporation* – A nonprofit Oklahoma corporation which was created as a mechanism to dispose of downtown development property to independent developers and to provide a supportive role for the Authority’s redevelopment activities.
  - *Bass Pro Shop Fund* – Reflects activities related to the construction and subsequent lease of a facility in the Bricktown Entertainment District to be utilized by Bass Pro, Inc. Monies for the construction of the facility were provided by the City. The original lease, which commenced in November 2003, is for a period of 20 years, and rental income paid to the Authority pursuant to the lease, less certain amounts retained by the Authority for related expenses, are remitted to the City and reported as an expenditure to the City.

### **Cash Equivalents**

The Authority considers all liquid investments with original maturities of three months or less to be cash equivalents. At June 30, 2016, cash equivalents consisted primarily of money market accounts with brokers.

### **Investments**

Investments are stated at market value. Investments are comprised of certificates of deposit and a medium-term note issued by the Federal Home Loan Mortgage Corporation acquired through cash transactions. They do not include real estate held for resale or held for development.

### **Net Position Classifications**

#### **Government-Wide Statements**

Equity is classified as net position and displayed in two components:

- **Restricted** – Represents net position which has been restricted by outside sources, including the City and relevant State of Oklahoma statutes. The net position has been restricted for economic development and reimbursement to the City.
- **Unrestricted** – Represents the remaining net position, if any.

# Oklahoma City Urban Renewal Authority

## Notes to Financial Statements

### June 30, 2016

#### **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 Commissioners). Also, such constraints can only be removed or changed by the same form or formal action.
- **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 fund balances for several of the funds included in the General Fund as well as the Bass Pro Shop Fund are restricted.
- **Committed** – The fund balance for the Corporation is committed.
- **Unrestricted** – The fund balances for several of the funds included in the General Fund are unassigned.

It is the Authority's policy to first use the restricted net position/fund balance prior to the use of the unrestricted net position/fund balance when an expense is incurred for purposes for which both restricted and unrestricted net position/fund balances are available. The Authority's policy for the use of the unrestricted fund balance amounts requires committed amounts be reduced first, followed by assigned amounts and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

#### **General and Administrative Expenses**

General and administrative expenses not incurred for a specific fund are allocated to the various funds based on staff hours incurred for each fund.

# Oklahoma City Urban Renewal Authority

## Notes to Financial Statements

June 30, 2016

### ***Payments Received from the City of Oklahoma City***

During the year ended June 30, 2016, the Authority received \$982,327 from the City. Such amounts have been reflected as a contribution in the accompanying statement of activities – modified cash basis.

### ***Income Taxes***

The Authority is exempt from federal and state income taxes under Section 115(1) of the Internal Revenue Code.

### **Note 2: Restatement**

During the year ended June 30, 2015, the Authority recorded federal expenses related to projects generating program income against program income. This effectively understated the program income and federal expenses. The entry made during fiscal year 2015 did not properly correct the expense/due to other governmental entities resulting in an overstatement of net position and changes in net position for fiscal year 2015 of \$549,710.

### **Note 3: Deposits and Investments**

#### ***Deposits***

Custodial 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 which are fully insured or collateralized. As of June 30, 2016, 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.

Deposits of the Authority at June 30, 2016, are \$3,551,606.

#### ***Investments***

The Authority's investments at June 30, 2016, consists of negotiable certificates of deposits of \$3,218,000 and a \$1,001,820 medium-term note issued by Federal Home Loan Mortgage Corporation.

**Oklahoma City Urban Renewal Authority**  
**Notes to Financial Statements**  
**June 30, 2016**

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

The Authority's recurring fair value measurements as of June 30, 2016, are its certificates of deposit and its medium-term note, which are valued using Level 2 inputs. The fair values are estimated by using quoted prices of securities with similar characteristics or independent asset pricing services and pricing models, the inputs of which are market-based or independently sourced prepayments, defaults, cumulative loss projections and cash flows.

The Authority's investment policy stipulates that 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 one year or less, up to 30% may be invested with a maturity of one to three years, up to 10% may be invested with a maturity of three to five years and up to 5% may be invested with a maturity of 5 to 25 years.

**Note 4: Due from Other Governmental Entities**

The amount due from other governmental entities consisted of the following as of June 30, 2016:

Amounts due from the City to reimburse the Authority for money expended for Core to Shore MAPS 3 projects	\$ 71,965
Amounts due from the City to reimburse the Authority for money expended for CDBG projects	78,456
Amounts due from the Alliance for Economic Development for reimbursement of expenditures	23,329
Amounts due from the Oklahoma City Redevelopment Authority for funding the Convention Center Hotel Project	5,400,000
Amounts due from the Oklahoma City Redevelopment Authority for reimbursement of expenditures	<u>24,337</u>
Total receivable from other governmental entities	<u><u>\$ 5,598,087</u></u>

**Note 5: Rental Income**

Rental income includes leases of acquired property and parking lot revenue. Most of these leases are on a month-to-month, semiannual or annual basis and are expected to be renewed; however, there are no assurances the leases will be renewed.



**Oklahoma City Urban Renewal Authority**  
**Notes to Financial Statements**  
**June 30, 2016**

There are two multi-year leases, one for a billboard and one for the Bass Pro Shop building. The billboard lease ends August 30, 2017, and the lease income is the greater of \$10,000 per year or 19% of the net income received. The Bass Pro Shop lease ends in 2023 and the rental income is \$629,205 per year. The future minimum lease revenue related to these two leases is as follows:

	<b>Closeout Fund</b>	<b>Bass Pro Shop Fund</b>	<b>Total</b>
2017	\$ 10,000	\$ 629,205	\$ 639,205
2018	1,666	629,205	630,871
2019	-	629,205	629,205
2020	-	629,205	629,205
2021	-	629,205	629,205
2022–2023	-	1,258,410	1,258,410
	<hr/>	<hr/>	<hr/>
Total	<u>\$ 11,666</u>	<u>\$ 4,404,435</u>	<u>\$ 4,416,101</u>

**Note 6: Retirement Plan**

The Authority participates in a Section 457 single-employer deferred compensation plan (the Plan) covering all permanent employees. As of June 30, 2016, four employees were participating in the Plan. Covered payroll equaled total payroll at \$193,725. In 2016, the employees contributed \$810, representing 0.42% of covered payroll, and the Authority contributed \$16,678, representing 8.61% of covered payroll. Assets of the Plan are not recorded in the Authority’s financial statements.

**Note 7: Expenditures to the City of Oklahoma City**

During 2016, the Authority also paid \$488,521 to the City for its portion of the rental income from the Bass Pro Shop. The Authority also paid the City \$559,000 and \$866,000 for program income generated by property sales in the R-35 John F. Kennedy and SEP II Improvement Urban Renewal Areas, respectively.

**Note 8: Related-Party Transactions**

***The Alliance for Economic Development of Oklahoma City***

The Authority has an agreement with the Alliance for Economic Development of Oklahoma City (the Alliance) for professional services, which terminated June 30, 2016. During 2016, expenses under the agreement totaled approximately \$669,333. The service agreement was renewed for an additional five-year term, so that the term of the agreement shall end on June 30, 2021. Annual service fees have to be approved by the Board of Trustees.

**Oklahoma City Urban Renewal Authority**  
**Notes to Financial Statements**  
**June 30, 2016**

***The Oklahoma City Redevelopment Authority***

During 2016, the Oklahoma City Redevelopment Authority and the City Council of the City of Oklahoma City approved the use of \$7.4 million generated by the Skirvin Hotel project for the Convention Center Hotel project. \$2.0 million was transferred from the Oklahoma City Redevelopment Authority Skirvin Fund to the Authority’s Buffer Fund to cover expenditures related to the project. The remaining \$5.4 million will be transferred as needed.

**Note 9: Commitments and Contingencies**

***Contracts***

The Authority has two contracts payable with the Center for Economic Development Law for general counsel services and one with an independent contractor for architectural services. At June 30, 2016, the remaining commitments under such contracts aggregated \$415,000.

The Authority leases office space from Hightower Properties, LLC under an operating lease agreement, which will expire March 31, 2018. For the year ended June 30, 2016, the expenses under this lease totaled \$65,705. The remaining obligation under this lease at June 30, 2016, is as follows:

Years Ending June 30	
2017	\$ 65,705
2018	48,977
	\$ 114,682

***Grants***

In the normal course of operations, the Authority is a subrecipient of CDBG funds awarded to the City by HUD. The grant programs are subject to audit by agents of HUD, the purpose of which is to ensure compliance with conditions precedent to the granting of funds. Any liability for reimbursement which may arise as a result of these audits is not believed to be material.

***Legal***

In the normal course of operations, the Authority is party to legal proceedings which normally occur in governmental operations and other claims associated with property and enterprise operations. The legal proceedings and other claims are not likely to have a material adverse impact on the funds of the Authority.

## **Supplementary Information**

**Oklahoma City Urban Renewal Authority**  
**Combining Balance Sheet – General Fund – Modified Cash Basis**  
**June 30, 2016**

	<b>Closeout Project Fund</b>	<b>Revolving Fund</b>	<b>Core to Shore MAPS 3 Fund</b>	<b>Core to Shore Buffer Fund</b>	<b>SEP II Improvements Fund</b>	<b>Harrison- Walnut Other Fund</b>	<b>Nonfederal Fund</b>	<b>General Fund Total</b>
<b>Assets</b>								
Cash and cash equivalents	\$ 741,651	\$ 99,868	\$ 56,985	\$ 1,921,540	\$ -	\$ 35,588	\$ 208,949	\$ 3,064,581
Investments	4,219,820	-	-	-	-	-	-	4,219,820
Due from other governmental entities	78,456	47,666	71,965	5,400,000	-	-	-	5,598,087
Due from (to) other funds	147,525	(147,525)	(287,530)	(965,663)	-	-	1,253,193	-
<b>Total assets</b>	<b>\$ 5,187,452</b>	<b>\$ 9</b>	<b>\$ (158,580)</b>	<b>\$ 6,355,877</b>	<b>\$ -</b>	<b>\$ 35,588</b>	<b>\$ 1,462,142</b>	<b>\$ 12,882,488</b>
<b>Liabilities and Fund Balances</b>								
<b>Liabilities</b>								
Withholdings	\$ -	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9
Deposits	1,900	-	-	-	-	-	-	1,900
<b>Total liabilities</b>	<b>1,900</b>	<b>9</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,909</b>
<b>Fund Balances</b>								
Restricted – economic development	5,107,095	-	-	6,355,877	-	35,588	-	11,498,560
Unassigned	78,457	-	(158,580)	-	-	-	1,462,142	1,382,019
<b>Total fund balances</b>	<b>5,185,552</b>	<b>-</b>	<b>(158,580)</b>	<b>6,355,877</b>	<b>-</b>	<b>35,588</b>	<b>1,462,142</b>	<b>12,880,579</b>
<b>Total liabilities and fund balances</b>	<b>\$ 5,187,452</b>	<b>\$ 9</b>	<b>\$ (158,580)</b>	<b>\$ 6,355,877</b>	<b>\$ -</b>	<b>\$ 35,588</b>	<b>\$ 1,462,142</b>	<b>\$ 12,882,488</b>

**Oklahoma City Urban Renewal Authority**  
**Combining Statement of Revenues, Expenditures and Changes in Fund Balances –**  
**General Fund – Modified Cash Basis**  
**June 30, 2016**

	Closeout Project Fund	Revolving Fund	Core to Shore MAPS 3 Fund	Core to Shore Buffer Fund	SEP II Improvements Fund	Harrison- Walnut Other Fund	Nonfederal Fund	General Fund Total
<b>Revenues</b>								
Federal grant revenues	\$ 525,077	\$ -	\$ -	\$ -	\$ 114,189	\$ 3,028	\$ -	\$ 642,294
Rentals	58,778	-	-	-	-	-	-	58,778
Real estate sales	106,995	-	-	-	3,165,000	-	524,973	3,796,968
Interest	35,017	-	-	87	-	-	2,168	37,272
Core to Shore MAPS 3 project	-	-	982,327	-	-	-	-	982,327
Repayment of loan	559,000	-	-	-	-	-	-	559,000
Other	539	-	-	7,400,000	-	25,000	1,670	7,427,209
Total revenues	1,285,406	-	982,327	7,400,087	3,279,189	28,028	528,811	13,503,848
<b>Expenditures</b>								
General and administrative	212,331	-	86,078	10,287	45,584	462,850	2,874	820,004
Real estate acquisition	937	-	1,077,773	2,128,455	-	-	84,472	3,291,637
Property disposition	244,978	-	2,200	2,600	2,304,692	201	-	2,554,671
Legal and professional expenses	195,383	-	115,259	134,095	30,510	16,790	-	492,037
Property management expense	251,864	-	9,630	-	15,540	35,532	-	312,566
Expenditures to the City of Oklahoma City	559,000	-	-	-	866,058	-	-	1,425,058
Total expenditures	1,464,493	-	1,290,940	2,275,437	3,262,384	515,373	87,346	8,895,973
<b>Excess (Deficiency) of Revenues over Expenditures</b>	(179,087)	-	(308,613)	5,124,650	16,805	(487,345)	441,465	4,607,875
<b>Other Financing Sources (Uses)</b>								
Transfers in (out)	(609,160)	-	108,620	-	(16,805)	517,345	-	-
<b>Net Changes in Fund Balances</b>	(788,247)	-	(199,993)	5,124,650	-	30,000	441,465	4,607,875
<b>Fund Balances, Beginning of Year, as Previously Reported</b>	6,523,509	-	41,413	1,231,227	-	5,588	1,020,677	8,822,414
<b>Restatement (see Note 2)</b>	(549,710)	-	-	-	-	-	-	(549,710)
<b>Fund Balances, Beginning of Year, as Restated</b>	5,973,799	-	41,413	1,231,227	-	5,588	1,020,677	8,272,704
<b>Fund Balances, End of Year</b>	\$ 5,185,552	\$ -	\$ (158,580)	\$ 6,355,877	\$ -	\$ 35,588	\$ 1,462,142	\$ 12,880,579

**Independent Auditor's Report on Internal Control over  
Financial Reporting and on Compliance and Other Matters  
Based on an Audit of the Financial Statements Performed in  
Accordance with *Government Auditing Standards***

Board of Commissioners  
Oklahoma City Urban Renewal 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 major funds of the Oklahoma City Urban Renewal Authority (the Authority), as of and for the year ended June 30, 2016, 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 28, 2016 which included an *Emphasis of Matter* paragraphs regarding the Authority's use of the modified cash basis of accounting and the restatement of the beginning net position.

***Internal Control over Financial Reporting***

Management of the Authority is responsible for establishing and maintaining effective internal control over financial reporting (internal control). In planning and performing our audit of the financial statements, we considered the Authority's internal control to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the 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 Authority'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 and, therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We identified a deficiency in internal control described in the accompanying schedule of findings and responses as item 2016-001 that we consider to be a significant deficiency in internal control.

Board of Commissioners  
Oklahoma City Urban Renewal Authority

### ***Compliance and Other Matters***

As part of obtaining reasonable assurance about whether the Authority's financial statements are free of 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 determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### ***The Authority's Response to Findings***

The Authority's response to the finding identified in our audit is described in the accompanying schedule of findings and responses. The Authority's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

### ***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 Authority'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 Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*BKD, LLP*

Oklahoma City, Oklahoma  
December 28, 2016

**Oklahoma City Urban Renewal Authority**  
**Schedule of Findings and Questioned Costs**  
**Year Ended June 30, 2016**

**Findings Required to be Reported by *Governmental Auditing Standards***

<b>Reference Number</b>	<b>Finding</b>
2016-001	<p>Criteria or Specific Requirement – Management of the Authority is responsible for establishing and maintaining effective internal control over financial reporting.</p> <p>Condition – During Fiscal Year 2015, the Authority sold a property which was originally purchased with Community Development Block Grant (CDBG) money. The Authority is a subrecipient of the City of Oklahoma City, Oklahoma (the City), and in accordance with the agreement with the City, the Authority is required to return the program income (net proceeds) on sales of such properties to the City. The Authority records the program income as the net amount of the sales less expenses related to the project. However, for proper financial statement presentation, the revenues and expenses should be presented gross. A journal entry made to correct this only included the income portion and omitted the expense/due to the City portion. As such, beginning net position was overstated.</p> <p>Context – Accurate financial statements are critical to managing operations and communicating financial position and results of operations to interested parties.</p> <p>Effect – Misstatement in the financial statements resulted from the omission noted above and was not detected and/or corrected in a timely manner resulting in a restatement of the beginning net position in current year.</p> <p>Cause – The review process failed to identify the omission in the adjustment made.</p> <p>Recommendation – We recommend management review their procedures for ensuring journal entries are complete and posted correctly.</p> <p>Views of Responsible Officials and Planned Corrective Actions – Management agrees with the finding and has incorporated additional review procedures for all entries posted to the system.</p>