

**COLUMBIA GATEWAY  
URBAN RENEWAL AGENCY**  
(A Component Unit of the City of The Dalles, Oregon)

**ANNUAL FINANCIAL REPORT**

**For the Fiscal Year Ended June 30, 2020**

**COLUMBIA GATEWAY URBAN RENEWAL AGENCY**  
(A Component Unit of the City of The Dalles, Oregon)

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**OFFICIALS OF THE AGENCY**

**COLUMBIA GATEWAY URBAN RENEWAL AGENCY  
(A Component Unit of the City of The Dalles, Oregon)**

**OFFICIALS OF THE AGENCY  
AS OF JUNE 30, 2020**

**BOARD OF DIRECTORS**

<b><u>Name and Address</u></b>	<b><u>Term Expires December 31</u></b>
John Fredrick P.O. Box 318 The Dalles, Or 97058	2020
Darcy Long-Curtiss 2409 Mt Hood St The Dalles OR 97058	as appointed
Linda Miller 1534 East 9 <sup>th</sup> Street The Dalles OR 97058	as appointed
Gary Grossman 1827 Quinton The Dalles, Or 97058	2021
Scott Baker 903 East 14 <sup>th</sup> Street The Dalles OR 97058	as appointed
Bob Delaney 4377 Browns Creek Rd The Dalles OR 97058	as appointed
Staci Coburn 460 E Knoll Drive The Dalles, OR 97058	as appointed
Steve Kramer 511 Washington Street The Dalles, OR 97058	as appointed
Timothy McGlothlin 328 west 21st The Dalles, OR 97058	as appointed

**AGENCY ADDRESS**

Administrative Offices  
313 Court Street  
The Dalles, OR 97058

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## **INDEPENDENT AUDITOR'S REPORT**

## INDEPENDENT AUDITOR'S REPORT

Board of Directors  
Columbia Gateway Urban Renewal Agency  
The Dalles, Oregon

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and each major fund of Columbia Gateway Urban Renewal Agency, a component unit of the City of The Dalles, Oregon, as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise Columbia Gateway Urban Renewal Agency's basic financial statements as listed in the table of contents.

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

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

### **Auditor's Responsibility**

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

### **Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Columbia Gateway Urban Renewal Agency, as of June 30, 2020, and the respective changes in financial position and the respective budgetary comparison statements for the General Fund, for the year then ended in accordance with accounting principles generally accepted in the United States of America.



## **Change in Accounting Principle**

As discussed in Note III (J) to the financial statements, the Columbia Gateway Urban Renewal Agency adopted new accounting guidance, GASB Statement No. 95, *Postponement of the Effective Dates of Certain Authoritative Guidance*. Our opinion is not modified with respect to this matter.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the required supplementary information, such as management's discussion and analysis, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the management's discussion and analysis in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### *Supplemental and Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Columbia Gateway Urban Renewal Agency's basic financial statements. The officials of the agency and supplemental information sections are presented for purposes of additional analysis and are not a required part of the basic financial statements.

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

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

## **Reports on Other Legal and Regulatory Requirements**

### **Other Reporting Required by Oregon Minimum Standards**

In accordance with Minimum Standards for Audits of Oregon Municipal Corporations, we have also issued our report dated December 10, 2020, on our consideration of Columbia Gateway Urban Renewal Agency's compliance with certain provisions of laws and regulations, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules. The purpose of that report is to describe the scope of our testing of compliance and the results of that testing, and not to provide an opinion on compliance.



For Merina+Co  
Tualatin, Oregon  
December 10, 2020

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

## **MANAGEMENT’S DISCUSSION AND ANALYSIS**

This discussion is intended to be an easily readable analysis of the Columbia Gateway Urban Renewal Agency’s (Agency) financial activities based on currently known facts, decisions and conditions. It focuses on current year activities and should be read in conjunction with the financial statements that follow.

### **REPORT CONTENTS**

The report consists of agency-wide financial statements, fund financial statements, notes to the financial statements, and supplemental information. The agency-wide financial statements include the Statement of Net Position and the Statement of Activities.

### **STATEMENT OF NET POSITION**

The Statement of Net Position focuses on the unrestricted net position of the Agency’s governmental activities. The statement reflects all assets and liabilities of the Agency.

### **STATEMENT OF ACTIVITIES**

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

### **FUND FINANCIAL STATEMENTS**

Following the agency-wide financial statements are the fund financial statements. The Agency presents each of its two funds as major funds. For each major fund a budgetary comparison statement/schedule is presented. The General Fund statement is included in the basic financial statements and the Debt Service Fund schedule is shown in the supplemental information section.

## AGENCY-WIDE FINANCIAL STATEMENTS

Summary Statements of Net Position as of June 30, 2020 and 2019 are as follows:

	<u>2020</u>	<u>2019</u>
<b>Assets</b>		
Current and other assets	\$ 4,968,998	\$ 3,830,692
Capital assets	<u>1,471,767</u>	<u>1,471,767</u>
Total assets	<u>6,440,765</u>	<u>5,302,459</u>
<b>Liabilities</b>		
Long-term liabilities	5,520,219	6,136,537
Other liabilities	<u>651,249</u>	<u>543,117</u>
Total liabilities	<u>6,171,468</u>	<u>6,679,654</u>
<b>Net position</b>		
Net Investment in capital assets	(4,624,111)	(5,174,770)
Restricted	4,354,561	3,071,869
Unrestricted (deficit)	<u>538,847</u>	<u>725,706</u>
Total net position	<u>\$ 269,297</u>	<u>\$ (1,377,195)</u>

The deficit in unrestricted net position is the result of the Agency carrying long-term liabilities used to finance the construction of public infrastructure assets, which are transferred to the City of The Dalles.

Summary Statements of Activities for the years ended June 30, 2020 and 2019 are as follows:

	<u>2020</u>	<u>2019</u>
<b>Revenues</b>		
General revenues:		
Property taxes	\$ 1,663,728	\$ 1,645,480
Other	<u>513,574</u>	<u>140,579</u>
Total revenues	<u>2,177,302</u>	<u>1,786,059</u>
<b>Expenses</b>		
General Government	280,181	659,361
Interest on long-term debt	<u>250,629</u>	<u>274,879</u>
Total expenses	<u>530,810</u>	<u>934,240</u>
Change in net position	1,646,492	851,819
Net position - beginning	<u>(1,377,195)</u>	<u>(2,229,014)</u>
Total net position	<u>\$ 269,297</u>	<u>\$ (1,377,195)</u>

## **AGENCY-WIDE FINANCIAL STATEMENTS (continued)**

Net position increased during the year by \$1,646,492 mostly due to a note receivable being paid off early and expenses were down due to Covid-19.

The Agency's tax levy totaled \$1,663,728 and is restricted to urban renewal projects and the repayment of debt. The debt has been issued to finance a number of improvements within the Urban Renewal District. The Agency's projects are constructed and, upon completion, ownership is transferred to the City of The Dalles, except for capital assets that are purchased to be refurbished and sold. This transfer is the primary component of expenses for General Government Expenses in the Statement of Activities.

## **BUDGETARY HIGHLIGHTS**

The budget was based upon an effort by management to continue with projects identified in the urban renewal plan and with other projects as opportunities arise. The Agency's General Fund original legal appropriations totaled \$3,123,079. Expenditures in the General Fund were \$2,841,186 under budget.

## **CAPITAL ASSETS AND DEBT ADMINISTRATION**

### *Capital Assets*

As of June 30, 2020 the Agency had \$1,471,767 invested in capital assets. The Agency has no other capital assets since all of the projects become assets of the City of The Dalles. They have been transferred to the City and do not appear as assets of the Agency.

### *Debt Outstanding*

As of June 30, 2020, the Agency had \$6,095,878 in debt outstanding compared to \$6,646,537 last year. The \$550,659 decrease resulted from the annual principal payment and the annual adjustment to the premium on debt that was made.

## **ECONOMIC FACTORS**

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

## **FINANCIAL CONTACT**

The Agency's financial statements are designed to present citizens, taxpayers, investors, and creditors with a general overview of the Agency's finances and to demonstrate the Agency's accountability. If you have questions about the report or need additional financial information, please contact the Agency's Finance Director at 313 Court Street, The Dalles, Oregon 97058.

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## **BASIC FINANCIAL STATEMENTS**

## **BASIC FINANCIAL STATEMENTS**

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

- Government-Wide Financial Statements
  
- Fund Financial Statements
  - Governmental Funds
  
- Budgetary Comparison Statement
  - General Fund

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



**COLUMBIA GATEWAY URBAN RENEWAL AGENCY**  
**(A COMPONENT UNIT OF THE CITY OF THE DALLES, OREGON)**  
**STATEMENT OF NET POSITION**  
**June 30, 2020**

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	Governmental Activities
<b>ASSETS:</b>	
Current assets:	
Restricted cash and cash equivalents (temporary)	\$ 4,392,834
Receivables:	
Accounts receivable	576,164
Total current assets	<u>4,968,998</u>
Noncurrent assets:	
Capital assets:	
Nondepreciable	1,471,767
Total noncurrent assets	<u>1,471,767</u>
Total assets	<u><u>\$ 6,440,765</u></u>
<b>LIABILITIES:</b>	
Current liabilities:	
Accounts payable and accrued expenses	\$ 52,794
Accrued interest payable	22,796
Current portion of long-term debt	575,659
Total current liabilities	<u>651,249</u>
Noncurrent liabilities:	
Noncurrent portion of long-term obligations	5,520,219
Total noncurrent liabilities	<u>5,520,219</u>
Total liabilities	<u>6,171,468</u>
<b>NET POSITION:</b>	
Net investment in capital assets	(4,624,111)
Restricted for:	
Debt service	845,570
System development	3,508,991
Unrestricted	538,847
Total net position (deficit)	<u>269,297</u>
Total liabilities and net position	<u><u>\$ 6,440,765</u></u>

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

**COLUMBIA GATEWAY URBAN RENEWAL AGENCY**  
**(A COMPONENT UNIT OF THE CITY OF THE DALLES, OREGON)**  
**STATEMENT OF ACTIVITIES**  
**For the Fiscal Year Ended June 30, 2020**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>	<u>Net Expense Revenue and</u> <u>Change in Net Position</u>
			<u>Total</u> <u>Governmental</u> <u>Activities</u>
Governmental activities:			
General government	\$ 280,181	\$ -	\$ (280,181)
Interest on long-term obligations	250,629	-	(250,629)
Total government	<u>\$ 530,810</u>	<u>\$ -</u>	<u>(530,810)</u>
General revenues:			
Property taxes levied for debt service			1,663,728
Interest and investment earnings			89,069
Miscellaneous			110,967
Franchise and public service taxes			313,538
Total general revenues and transfers			<u>2,177,302</u>
Change in net position			1,646,492
Net position - beginning			<u>(1,377,195)</u>
Net position - ending			<u>\$ 269,297</u>

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

**FUND FINANCIAL STATEMENTS**  
**Major Governmental Funds**

**General Fund**

The Urban Renewal General Fund accounts for services and construction costs for development within the Columbia Gateway Urban Renewal District. Principal sources of revenues are property taxes, grants, and interest on investments.

**Debt Service Fund**

The Urban Renewal Debt Service Fund accounts for the accumulation of resources for, and the payment of, general long-term debt principal and interest relating to the Columbia Gateway Urban Renewal District.

**COLUMBIA GATEWAY URBAN RENEWAL AGENCY**  
**(A COMPONENT UNIT OF THE CITY OF THE DALLES, OREGON)**  
**BALANCE SHEET - GOVERNMENTAL FUNDS**  
**June 30, 2020**

	General Fund	Debt Service Fund	Total Governmental
<b>ASSETS:</b>			
Restricted cash and cash equivalents (temporary)	\$ 3,547,264	\$ 845,570	\$ 4,392,834
Receivables:			
Accounts	14,521	-	14,521
Property taxes	111,422	-	111,422
Notes	450,221	-	450,221
<b>Total assets</b>	<b>\$ 4,123,428</b>	<b>\$ 845,570</b>	<b>\$ 4,968,998</b>
<b>LIABILITIES:</b>			
Accounts payable and other current liabilities	\$ 52,794	\$ -	\$ 52,794
<b>Total liabilities</b>	<b>52,794</b>	<b>-</b>	<b>52,794</b>
<b>DEFERRED INFLOWS OF RESOURCES:</b>			
Unavailable revenue	561,643	-	561,643
<b>Total deferred inflows of resources</b>	<b>561,643</b>	<b>-</b>	<b>561,643</b>
<b>FUND BALANCES:</b>			
Restricted for:			
Debt Service	-	845,570	845,570
System development	3,508,991	-	3,508,991
<b>Total fund balance</b>	<b>3,508,991</b>	<b>845,570</b>	<b>4,354,561</b>
<b>Total liabilities, deferred inflows of resources and fund balance</b>	<b>\$ 4,123,428</b>	<b>\$ 845,570</b>	

Amounts reported in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	1,471,767
Long-term assets are not available to pay for current-period expenditures and, therefore, are deferred in the funds.	561,643
Premium on long-term debt reported in the governmental activities is included in revenues in the fund financial statements on issuance of debt and therefore are not reported in the funds.	365,878
Long-term liabilities and accrued interest are not due and payable in the current period and therefore are not reported in the funds.	<u>(6,484,552)</u>
<b>Net position</b>	<b>\$ 269,297</b>

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

**COLUMBIA GATEWAY URBAN RENEWAL AGENCY  
(A COMPONENT UNIT OF THE CITY OF THE DALLES, OREGON)  
STATEMENT OF REVENUES, EXPENDITURES, AND  
CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS  
For the Fiscal Year Ended June 30, 2020**

	General Fund	Debt Service Fund	Total Governmental
<b>REVENUES:</b>			
Property taxes	\$ 865,563	\$ 796,288	\$ 1,661,851
Intergovernmental	313,538	-	313,538
Interest on investments	84,069	5,000	89,069
Miscellaneous	301,415	-	301,415
	<u>1,564,585</u>	<u>801,288</u>	<u>2,365,873</u>
Total revenues			
<b>EXPENDITURES:</b>			
Current:			
General government	201,643	-	201,643
Capital outlay	80,250	-	80,250
Debt service:			
Principal	-	510,000	510,000
Interest	-	291,288	291,288
	<u>281,893</u>	<u>801,288</u>	<u>1,083,181</u>
Total expenditures			
Net changes in fund balances	1,282,692	-	1,282,692
<b>FUND BALANCES, BEGINNING</b>	<u>2,226,299</u>	<u>845,570</u>	<u>3,071,869</u>
<b>FUND BALANCES, ENDING</b>	<u>\$ 3,508,991</u>	<u>\$ 845,570</u>	<u>\$ 4,354,561</u>

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

**COLUMBIA GATEWAY URBAN RENEWAL AGENCY  
(A COMPONENT UNIT OF THE CITY OF THE DALLES, OREGON)  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES  
For the Fiscal Year Ended June 30, 2020**

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Amounts reported in the statement of activities are different because:

Net change in fund balances - governmental funds		\$ 1,282,692
Revenue in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds as follows:		
Property taxes		1,877
Notes receivable		(190,448)
Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		
Change in accrued interest	1,712	
Amortization of bond premium	40,659	
	<u>42,371</u>	
Repayment of long-term obligations principal is an expenditure in the governmental funds, but the repayment reduces long-term obligations in the Statement of Net Position.		<u>510,000</u>
Change in net position of governmental activities		<u><u>\$ 1,646,492</u></u>

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

**COLUMBIA GATEWAY URBAN RENEWAL AGENCY  
(A COMPONENT UNIT OF THE CITY OF THE DALLES, OREGON)  
GENERAL FUND  
STATEMENT OF REVENUE, EXPENDITURES, AND  
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL  
For the Fiscal Year Ended June 30, 2020**

	Budget		Actual	Variance Positive (Negative)
	Original	Final		
<b>REVENUES:</b>				
Property taxes	\$ 862,517	\$ 862,517	\$ 865,563	\$ 3,046
Intergovernmental	-	-	313,538	313,538
Interest on investments	69,272	69,272	84,069	14,797
Repayment on principal	152,932	152,932	301,415	148,483
Total revenues	<u>1,084,721</u>	<u>1,084,721</u>	<u>1,564,585</u>	<u>479,864</u>
<b>EXPENDITURES:</b>				
Current:				
General Government:				
Materials and services	398,081	398,081	201,643	196,438
Capital outlay	<u>2,724,998</u>	<u>2,724,998</u>	<u>80,250</u>	<u>2,644,748</u>
Total expenditures	<u>3,123,079</u>	<u>3,123,079</u>	<u>281,893</u>	<u>2,841,186</u>
Net changes in fund balances	(2,038,358)	(2,038,358)	1,282,692	3,321,050
<b>FUND BALANCE, BEGINNING</b>	<u>2,038,358</u>	<u>2,038,358</u>	<u>2,226,299</u>	<u>187,941</u>
<b>FUND BALANCE, ENDING</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,508,991</u>	<u>\$ 3,508,991</u>

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

## **NOTES TO THE BASIC FINANCIAL STATEMENTS**



**COLUMBIA GATEWAY URBAN RENEWAL AGENCY**  
(A Component Unit of the City of The Dalles, Oregon)

**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**For the Fiscal Year Ended June 30, 2020**

**I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**A. Organization**

The Columbia Gateway Urban Renewal Agency (the Agency), a component unit of the City of The Dalles, Oregon, is the urban renewal agency of, and controlled by the City of The Dalles (the City). It was organized in 1990 to assist in the redevelopment of blighted and deteriorated areas within the City through tax increment financing. The governing body consists of a nine member Board of Directors. The Board of Directors is composed of representatives from local taxing districts, the City Council, and citizens at large.

**B. Inclusion of the Agency in The Dalles, Oregon, Comprehensive Annual Financial Report**

All significant activities and organizations for which the City exercises oversight responsibility have been included in the City's combined financial statements. The following criteria from Governmental Accounting Standards Board (GASB) Statement No. 14, "The Financial Reporting Entity", as amended by GASB Statement No. 30, "Determining Whether Certain Organizations are Component Units" and GASB Statement No. 61, "The Financial Reporting Entity: Omnibus an amendment of GASB Statement No. 14 and No. 34" regarding manifestation of oversight were considered by the City in its evaluation of City organizations and activities:

- Financial interdependency – the City receives financial support or provides financial benefit to the organization.
- Authoritative appointment of governing authority – The Dalles City Council is the organization's governing authority.

City management has determined that the Agency meets the criteria set forth above, and, therefore, is a blended component unit of the City. This report is issued solely to meet a State of Oregon, Department of Revenue Interpretation of Oregon Revised Statutes that requires a separate audit report.

**C. Agency-wide and Fund Financial Statements**

The agency-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all activities of the Agency. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities* are supported by taxes and intergovernmental revenues.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include:

1) charges to customers or applicants who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

#### **D. Measurement Focus, Basis of Accounting and Basis of Presentation**

The agency-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

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

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 30 days of the end of the current fiscal period. Significant revenues, which are susceptible to accrual under the modified accrual basis of accounting, include property taxes and federal and state grants. Other revenue items are considered to be measurable and available when received by the Agency. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgment, are recorded only when payment is due.

The Agency reports the following major governmental funds:

The *General Fund* is the Agency's primary operation fund. It accounts for all financial resources of the Agency, except those required to be accounted for in another fund. Principal sources of revenue are property taxes and capital grants. Expenditures are primarily for the construction of public infrastructure assets for the City of The Dalles.

The *Debt Service Fund* accounts for the repayment of principal and interest on long-term obligations used to finance the construction of public infrastructure assets for the City of The Dalles.

#### **E. Use of Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

## **F. Cash and Cash Equivalents**

The Agency's cash and cash equivalents are considered to be cash on hand, demand deposits and short-term investments with original maturities of three months or less from the date of acquisition.

The Agency's bank accounts and investments are maintained in a central pool of cash and investments. The investment policy of the Agency is to invest in the Local Government Investment Pool (LGIP), U.S. Government Obligations, and interest bearing demand deposits with local banks, and to transfer resources to the general checking account as the need arises. This policy is in accordance with ORS 294.035, which specifies the types of investments, authorized for municipal corporations. The Agency allocates earnings on investments to each fund based on the average monthly balances throughout the year.

Investments in the LGIP are reported at amortized cost, which approximates fair value in accordance with GASB Statement No. 31, and are considered cash equivalents for financial reporting purposes. All other investments are reported at fair value.

## **G. Receivables and Payables**

Receivables including property taxes, accounts, entitlements, and shared revenues are reported in accordance with the policies enumerated in paragraph D above.

## **H. Deferred Outflows/Inflows of Resources**

In addition to assets, the Statement of Net Position will sometimes report a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future periods and so will not be recognized as an outflow of resources (expenditure) until then. The Agency does not have deferred outflows of resources.

In addition to liabilities, the Statement of Net Position will sometimes report a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future periods and so will not be recognized as an inflow of resources (revenue) until that time. The Agency only has one type of item that qualifies for reporting in this category, which arises only under the modified accrual basis of accounting. Accordingly, the item "unavailable revenue," is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from property taxes and notes receivable. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

## **I. Fund Balance**

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

**Non-Spendable** – Includes amounts not immediately converted to cash, such as prepaid items and inventory.

**Restricted** – Includes amounts that are restricted by external creditors, grantors or contributors, or restricted by enabling legislation.

**Committed** – Includes amounts that have been committed by resolution by the Agency’s Board of Directors which is the Agency’s “highest level of decision-making authority.” Committed amounts may not be used for any other purpose unless the Board of Directors removes the constraint by similar board action. Commitments of fund balance must be made prior to the end of the fiscal year.

**Assigned** – Includes amounts assigned for specific purposes by Agency action. Assigned fund balance is established by the Agency through adoption or amendment of the budget as intended for specific purpose.

**Unassigned** – This is the residual classification used for those balances not assigned to another category.

**J. Use of Restricted Resources**

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

**K. Long-Term Obligations**

In the agency-wide financial statements, long-term debt obligations are reported as liabilities in the Statement of Net Position. Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the lives of the bonds. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are reported as deferred charges and amortized over the term of the related debt.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt expenditures.

**II. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY**

**A. Budgetary Information**

Generally, Oregon Local Budget Law requires annual budgets be adopted for all funds. The modified accrual basis of accounting is used for all budgets. All annual appropriations lapse at fiscal year end.

The Agency begins its budgeting process by appointing Budget Committee members in the fall of each year. Budget recommendations are developed by management through early spring, with the Budget Committee meeting and approving the budget document in late spring. Public notices of the budget hearing are generally published in May or June and the hearing is held in June. The Board of Directors adopts the budget, makes

appropriations, and declares the tax levy no later than June 30. Expenditure appropriations may not be legally over-expended, except in the case of grant receipts and bond sale proceeds which could not be reasonably estimated at the time the budget was adopted.

The resolution authorizing appropriations for each fund sets the level at which expenditures cannot legally exceed appropriations. The Agency established the levels of budgetary control at the personnel services, materials and services, capital outlay, debt service, and all other requirement levels for all funds.

The Board of Directors must authorize all appropriation transfers and supplementary budgetary appropriations.

### **III. DETAILED NOTES ON ALL FUNDS**

#### **A. Deposits and Investments**

##### **Deposits**

*Custodial Credit Risk.* Custodial credit risk is the risk that in the event of a bank failure, the Agency's deposits may not be returned. The Agency does not have a deposit policy for custodial credit risk. The Federal Depository Insurance Corporation (FDIC) provides insurance for the Agency's deposits up to \$250,000 for the combined total of all deposit accounts at each financial institution. The remaining deposits are covered by the Public Funds Collateralization program (PFCP) of the State of Oregon in accordance with ORS 295. Depositories qualified under this program are required to pledge collateral against any public funds deposits in excess of deposit insurance amounts. This provides additional protection for public funds in the event of a bank failure or loss. ORS 295 sets the specific value of the collateral, as well as the types of collateral that are acceptable. ORS 295 creates a shared liability structure for participating depositories, better protecting public funds though still not guaranteeing that all funds are 100% protected. As of June 30, 2020, the book value of the Agency's deposits was \$60,866 and the bank balance was \$85,796. None of the Agency's bank balances were exposed to custodial credit risk as they were collateralized under PFCP.

##### **Investments**

The Agency has invested funds in the State Treasurer's Oregon Short-Term Fund Local Government Investment Pool during the year. The Oregon Short-Term Fund is the local government investment pool for local governments and was established by the State Treasurer. It was created to meet the administrative responsibilities of federal arbitrage regulations. The investments are regulated by the Oregon Short-Term Fund Board and approved by the Oregon Investment Council (ORS 294.805 to 294.895). Local Government Investment Pool (LGIP) is an unrated external investment pool managed by the State Treasurer's office, which allows governments within the state to pool their funds for investment purposes. The amounts invested in the pool are not classified by risk categories because they are not evidenced by securities that exist in physical or book entry form as defined by GASB Statement No. 40.

In addition, the Oregon State Treasury LGIP distributes investment income on an amortized cost basis and the participant's equity in the pool is determined by the amount of participant deposits, adjusted for withdrawals and distributed income. Accordingly, the

adjustment to fair value would not represent an expendable increase in the Agency’s cash position.

Investments in the Oregon State Treasury LGIP are made under the provision of ORS 194.180. These funds are held in the Agency’s name and are not subject to collateralization requirements or ORS 295.015. Investments are stated at cost, which approximates fair value.

*Credit Risk.* State statutes authorize the Agency to invest primarily in general obligations of the U.S. Government and its agencies, certain bonded obligations of Oregon municipalities, bank repurchase agreements, bankers’ acceptances, certain commercial papers, and the State Treasurer’s investment pool, among others. The Agency has no formal investment policy that further restricts its investment choices.

*Concentration of Credit Risk.* The Agency is required to provide information about the concentration of credit risk associated with its investments in one issuer that represents 5% or more of the total investments, excluding investments in external investment pools or those issued and explicitly guaranteed by the U.S. Government. The Agency has no such investments.

*Interest Rate Risk.* The Agency has no formal investment policy that explicitly limits investment maturities as a means of managing its exposure to fair value loss arising from increasing interest rates.

Investments held by the Agency at June 30, 2020 are as follows:

	Weighted Average Maturity	Fair Value
Investments in the State Treasurer’s Local Government Investment Pool	0.00	\$ 4,331,968
Total cash equivalents	0.00	\$ 4,331,968

**B. Receivables**

At June 30, 2020, the Agency’s receivables are as follows:

Accounts	\$ 14,521
Property Taxes	111,422
Notes	450,221
Total receivables	<u>\$ 576,164</u>

The Agency has a note receivable for the refurbishment of property. The principal of the note is due no later than December 31, 2026 and interest is payable at 1% annually. The note is secured by real property and is considered fully collectible.

A second note is a loan for improvements to property currently under a land sale agreement. The loan was to originally be repaid with interest only payments due monthly at a rate of 5.25% annually, and principal payments in January of 2017 (\$100,000.00) and May of 2017 (\$350,000.00). On October 18, 2017 the Urban Renewal committee proposed a Fifth Amendment for the Loan Agreement with the purchaser. The purchaser promised to pay the Urban Renewal the sum of \$494,118.28. The property owner agreed to pay interest at the rate of 5.25%. The borrower and lender understood and agreed that in the event the borrower makes all scheduled monthly payments on time to pay off the loan, the lender shall credit the borrower with the difference in interest paid between 2.25% and 5.25%, which difference of \$33,333.48 shall be deducted from the total balance due and owed from the loan. This credit will be applied to the final payments remaining on the loan balance. This loan was paid off on January 7, 2020.

Property taxes are assessed and attach as an enforceable lien on property as of July 1. Taxes are levied on July 1 and are payable on November 15. They may be paid in installments due November 15, February 15, and May 15. Taxes are billed and collected by Wasco County and remittance to the Agency is made at periodic intervals. The Agency levied taxes at its maximum taxing authority of \$1,751,360. Reductions for offsets, compression and additional taxes and penalties, resulted in a net levy of \$1,689,645. Following is a summary of property tax transactions for the year ended June 30, 2020.

Tax Year	Property Taxes Receivable July 1, 2019	Add Levy as Extended by Assessor	Deduct Discounts Cancellations and Adjustments	Deduct Collections	Property Taxes Receivable June 30, 2020
2019-20	\$ -	\$ 1,689,645	\$ (39,801)	\$ 1,599,821	\$ 50,023
2018-19	52,494	-	5,015	25,495	32,014
2017-18	30,325	-	(530)	10,465	19,331
2016-17	17,308	-	325	11,241	6,393
2015-16	5,111	-	402	3,683	1,831
2014-15	1,213	-	(457)	201	555
2012-13	2,113	-	(316)	845	951
Prior	981	-	(630)	(2)	344
Total	<u>\$ 109,545</u>	<u>\$ 1,689,645</u>	<u>\$ (35,992)</u>	<u>\$ 1,651,749</u>	<u>\$ 111,442</u>

### C. Deferred Inflows of Resources

Deferred inflows of resources as of June 30, 2020 consisted of \$111,422 in unavailable property taxes and \$450,221 of unavailable revenue from notes receivable.

### D. Capital Assets

The Agency constructs and refurbishes assets for the benefit of the City and local businesses, and any assets constructed or improved would become the property of the benefiting entity. The Agency also purchases property to be refurbished and sold. The 3rd Street Streetscape project is in the early stages of design and engineering and the project is waiting on final approval for construction. Costs incurred to date are \$52,668, with the estimated costs of \$3 million. The 1<sup>st</sup> Street Parking Lot project has started. Cost incurred to date are \$42,866.

At June 30, 2020, the capital assets of the agency consist of the following:

	Beginning Balance, As Restated	Additions	Deletions	Ending Balance
Capital Assets, not being depreciated				
Construction in progress	\$ 95,534	\$ -	\$ -	\$ 95,534
Assets available for sale	<u>1,376,233</u>	<u>-</u>	<u>-</u>	<u>1,376,233</u>
Total Capital Assets	<u>\$ 1,471,767</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,471,767</u>

### E. Long-Term Obligations

The City issued \$12,100,000 in 2009 Full Faith and Credit Obligations in October of 2009. \$10,205,000 of the bonds was for the benefit of the Columbia Gateway Urban Renewal Agency and will be repaid from tax increment revenues within the Urban Renewal area with interest rates ranging from 2% to 5%. The bonds were issued to finance construction of public infrastructure improvements, urban renewal projects, to refinance the Urban Renewal Bonds Series 2002, to fund an urban renewal debt reserve, and to pay the costs of issuance. The Agency has pledged its tax increment revenues and earnings for repayment of the Agency portion of the obligation. If bond is defaulted, by failure to make required principal or interest payments or other covenants, action to enforce the financing agreement may take place for the amount of the obligation then outstanding to its satisfaction.

Future maturities are as follows:

<b>2009 Full Faith and Credit Bonds Urban Renewal</b>		
Fiscal Year	Principal	Interest
2021	\$ 535,000	\$ 270,887
2022	550,000	249,738
2023	575,000	227,738
2024	600,000	200,425
2025	630,000	171,925
2026-2030	<u>2,840,000</u>	<u>363,250</u>
Total	<u>\$ 5,730,000</u>	<u>\$ 1,483,963</u>



Changes in long-term obligations for the fiscal year ended June 30, 2020, are as follows:

	6/30/2019 Balance	Additions	Reductions	6/30/2020 Balance	Due Within One Year
<b>Urban Renewal Bonds</b>					
Series 2009	\$ 6,240,000	\$ -	\$ 510,000	\$ 5,730,000	\$ 535,000
Premium on Debt	406,537	-	40,659	365,878	40,659
	<u>\$ 6,646,537</u>	<u>\$ -</u>	<u>\$ 550,659</u>	<u>\$ 6,095,878</u>	<u>\$ 575,659</u>

## F. Net Position

The government-wide statement of net position reports \$4,354,561 of restricted net position, of which \$3,508,991 is restricted by enabling legislation.

## G. Risk Management

The Agency is exposed to various risks of loss related to torts, theft or damage to and destruction of assets, errors and omissions, and natural disasters for which the Agency carries commercial insurance coverage in the name of the City. There have been no significant reductions in coverage from the prior year and settlements have not exceeded coverage for the past three years.

## H. Tax Abatements

The City has authorized tax-exempt status for five qualified firms within the City: Escape The Dalles, Integrated 3D, NuCulture, 15 Mile Ventures, LLC, and Design, LLC. All properties are required to meet State and Federal funding requirements which include annual physical inspections and an annual audit of financial activity and programmatic compliance. The property tax exemption may be removed if the property is no longer eligible under the stated provisions of ORS 307.540 to 307.548. Section E of the renewal application requires the applicant to acknowledge compliance with the requirements annually. For fiscal year ending June 30, 2020, the foregone property tax revenue is \$1,912,513.

## I. Subsequent Events

During March 2020, a global pandemic was declared by the World Health Organization related to the rapidly growing outbreak of a novel strain of coronavirus (COVID-19). The pandemic has significantly impacted the economic conditions in the U.S., accelerating during the first half of March, as federal, state and local governments react to the public health crisis, creating significant uncertainties in the U.S. economy. The situation is rapidly changing and additional impacts may arise that we are not aware of currently. While the disruption is currently expected to be temporary, there is uncertainty around the duration. The ultimate impact of the pandemic on the results of operations, financial position, liquidity or capital resources cannot be reasonably estimated at this time.

## J. GASB Pronouncement Implementation

The Governmental Accounting Standards Board (GASB) has issued *Statement No. 95, Postponement of the Effective Dates of Certain Authoritative Guidance*. The guidance

postpones by one year the effective dates of certain provisions in the following pronouncements: Statement No. 83, *Certain Asset Retirement Obligations*, Statement No. 84, *Fiduciary Activities*, Statement No. 88, *Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements*, Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period*, Statement No. 90, *Majority Equity Interests*, Statement No. 91, *Conduit Debt Obligations*, Statement No. 92, *Omnibus 2020*, Statement No. 93, *Replacement of Interbank Offered Rates*, Implementation Guide No. 2017-3, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions (and Certain Issues Related to OPEB Plan Reporting)*, Implementation Guide No. 2018-1, *Implementation Guidance Update –2018*, Implementation Guide No. 2019-1, *Implementation Guidance Update–2019*, and Implementation Guide No. 2019-2, *Fiduciary Activities*. The Statement is intended to provide relief to governments and other stakeholders in light of the COVID-19 pandemic. The Agency implemented Statement 95 for the year ending June 30, 2020.

## **SUPPLEMENTAL INFORMATION**

## SUPPLEMENTAL INFORMATION

➤ Budgetary Comparison Schedule

- Debt Service Fund

**COLUMBIA GATEWAY URBAN RENEWAL AGENCY  
(A COMPONENT UNIT OF THE CITY OF THE DALLES, OREGON)  
DEBT SERVICE FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND  
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL  
For the Fiscal Year Ended June 30, 2020**

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	Budget		Actual	Variance Positive (Negative)
	Original	Final		
<b>REVENUES:</b>				
Property taxes	\$ 796,288	\$ 796,288	\$ 796,288	\$ -
Interest on investments	5,000	5,000	5,000	-
Total revenues	<u>801,288</u>	<u>801,288</u>	<u>801,288</u>	<u>-</u>
<b>EXPENDITURES:</b>				
Debt service:				
Principal	510,000	510,000	510,000	-
Interest	<u>291,288</u>	<u>291,288</u>	<u>291,288</u>	<u>-</u>
Total expenditures	<u>801,288</u>	<u>801,288</u>	<u>801,288</u>	<u>-</u>
Net changes in fund balances	-	-	-	-
<b>FUND BALANCES, BEGINNING</b>	<u>801,588</u>	<u>801,588</u>	<u>845,570</u>	<u>43,982</u>
<b>FUND BALANCES, ENDING</b>	<u><u>\$ 801,588</u></u>	<u><u>\$ 801,588</u></u>	<u><u>\$ 845,570</u></u>	<u><u>\$ 43,982</u></u>

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

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

Board of Directors  
Columbia Gateway Urban Renewal Agency  
The Dalles, Oregon

We have audited the basic financial statements of Columbia Gateway Urban Renewal Agency, a component unit of the City of The Dalles, Oregon, as of and for the year ended June 30, 2020 and have issued our report thereon dated December 10, 2020. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the provisions of the *Minimum Standards of Audits of Oregon Municipal Corporations*, prescribed by the Secretary of State.

**Compliance**

As part of obtaining reasonable assurance about whether Columbia Gateway Urban Renewal Agency's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, including the provisions of Oregon Revised Statutes as specified in the Oregon Administrative Rules 162-10-000 through 162-10-330 of the *Minimum Standards for Audits of Oregon Municipal Corporations*, as set forth below, noncompliance with which could have a direct and material effect on the financial statements:

- Deposits of public funds with financial institutions (ORS Chapter 295).
- Indebtedness limitations, restrictions, and repayments.
- Budgets legally required (ORS Chapter 294).
- Insurance and fidelity bonds in force or required by law.
- Programs funded from outside sources.
- Highway revenues used for public highways, roads, and streets. Columbia Gateway Urban Renewal Agency does not receive highway funds.
- Authorized investment of surplus funds. (ORS Chapter 294).
- Public contracts and purchasing (ORS Chapters 279A, 279B, and 279C).
- Accountability for collecting or receiving money by elected officials. Columbia Gateway Urban Renewal Agency does not have any elected officials collecting or receiving money.

However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Minimum Standards for Audits of Oregon Municipal Corporations*.

**OAR 162-10-0230 Internal Control**

In planning and performing our audit of the financial statements, we considered Columbia Gateway Urban Renewal Agency'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 Columbia Gateway Urban Renewal Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of Columbia Gateway Urban Renewal Agency's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or 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 may exist that have not been identified.

### **Purpose of this Report**

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



For Merina+Co  
Tualatin, Oregon  
December 10, 2020