

URBAN RENEWAL AGENCY

A Component Unit of the City of Eugene, Oregon

Annual Financial Report



**Fiscal Year Ended
June 30, 2015**

URBAN RENEWAL AGENCY

A Component Unit of the City of Eugene, Oregon

Annual Financial Report

Fiscal Year Ended June 30, 2015

(With Independent Auditors' Report Thereon)

Report Prepared by the City of Eugene
Finance Division

URBAN RENEWAL AGENCY OF THE CITY OF EUGENE, OREGON

Annual Financial Report

Year Ended June 30, 2015

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URBAN RENEWAL AGENCY OF THE CITY OF EUGENE, OREGON

Annual Financial Report

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URBAN RENEWAL AGENCY OF THE CITY OF EUGENE, OREGON

Principal officials as of June 30, 2015

	<u>Name</u>	<u>Term Expires</u>
Mayor:	Kitty Piercy	January 2017
Board Members:	George Brown	January 2017
	Betty Taylor	January 2017
	Alan Zelenka	January 2019
	George Poling	January 2019
	Mike Clark	January 2019
	Greg Evans	January 2019
	Claire Syrett	January 2017
	Chris Pryor	January 2017
Director:	Jon R. Ruiz	

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INDEPENDENT AUDITOR'S REPORT

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

An Independently Owned Member
McGLADREY ALLIANCE



Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of the Urban Renewal Agency of the City of Eugene, Oregon ("Urban Renewal Agency") (a component unit of the City of Eugene, Oregon) as of and for the year ended June 30, 2015, and the related notes to the financial statements, which collectively comprise the Urban Renewal Agency's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditors' Responsibility

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

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Urban Renewal Agency as of June 30, 2015, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis ("MD&A") on pages 7 through 11 and the budgetary comparison information for the General Fund and Riverfront Special Revenue Fund on pages 33 and 34 be presented to supplement the basic financial statements. The MD&A, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

We have applied certain limited procedures to the MD&A in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the MD&A because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Urban Renewal Agency's basic financial statements. The budgetary comparison information for the General Fund and Riverfront Special Revenue Fund on pages 33 and 34 are presented for purposes of additional analysis and are not a required part of the basic financial statements.

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

Other Information

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

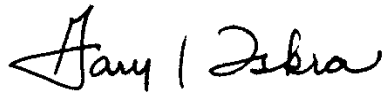
This information is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards

generally accepted in the United States of America. In our opinion, the other supplementary information (pages 37 through 40) is fairly stated, in all material respects, in relation to the financial statements as a whole.

Report on other Legal and Regulatory Requirements

In accordance with the Minimum Standards of Audits of Oregon Municipal Corporations, we have issued our report dated December 23, 2015 on our consideration of the City's compliance with certain provisions of laws and regulations, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules. The purpose of that report on pages 45 to 46 is to describe the scope of our testing of compliance and the results of that testing and not to provide an opinion on compliance.

ISLER CPA

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

By: Gary Iskra, CPA, a member of the firm
Eugene, Oregon
December 23, 2015

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Management's Discussion and Analysis

The management of the Urban Renewal Agency (Agency), a component unit of the City of Eugene, Oregon presents this narrative overview and analysis to facilitate both a short and a long-term analysis of the financial activities of the Agency for the fiscal year ended June 30, 2015. This Management's Discussion and Analysis (MD&A) is based on currently known facts, decisions, and conditions that existed as of the date of the independent auditors' report.

Financial Highlights

- The net position of the Agency (assets less liabilities) at June 30, 2015 was \$14,531,628. Of this amount, \$14,035,834 was unrestricted, subject to Agency fund limitations.
- At June 30, 2015, the Agency's governmental funds reported combined ending fund balances of \$14,519,884. Of that amount, \$12,669,724 is available for spending at the Agency's discretion, subject to fund limitations.
- The General Fund's spendable fund balance was \$1,620,277 at the end of FY15. General Fund expenditures for FY15 were \$162,763. The General Fund contains operations for the Downtown District.

Overview of the Financial Statements

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

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

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

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

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

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

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

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

Governmental funds. Governmental funds are used to account for activities where emphasis is placed on available financial resources, rather than upon net income determination. Therefore, unlike the government-wide financial statements, governmental fund financial statements focus on the acquisition and use of current spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financial decisions. Both the governmental funds Balance Sheet and the governmental funds Statement of Revenues, Expenditures, and Changes in Fund Balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities. These reconciliations can be found on Exhibits 3 and 5 of this report.

The Agency maintains two taxing districts: the Downtown District and the Riverfront District. The Agency maintains five individual governmental funds to account for these two districts: a general fund, a debt service fund, and a capital projects fund for the Downtown District; and a special revenue fund and a capital projects fund for the Riverfront District. Information for each fund is presented separately in the governmental funds Balance Sheet and in the governmental funds Statement of Revenues, Expenditures, and Changes in Fund Balances.

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

Notes to the basic financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. They are an integral part of the financial statements and should be read in conjunction with them.

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

Government-wide Financial Analysis

The Agency's assets exceeded liabilities by \$14,531,628 at the close of the most recent fiscal year compared to a net position of \$11,642,088 in the previous year.

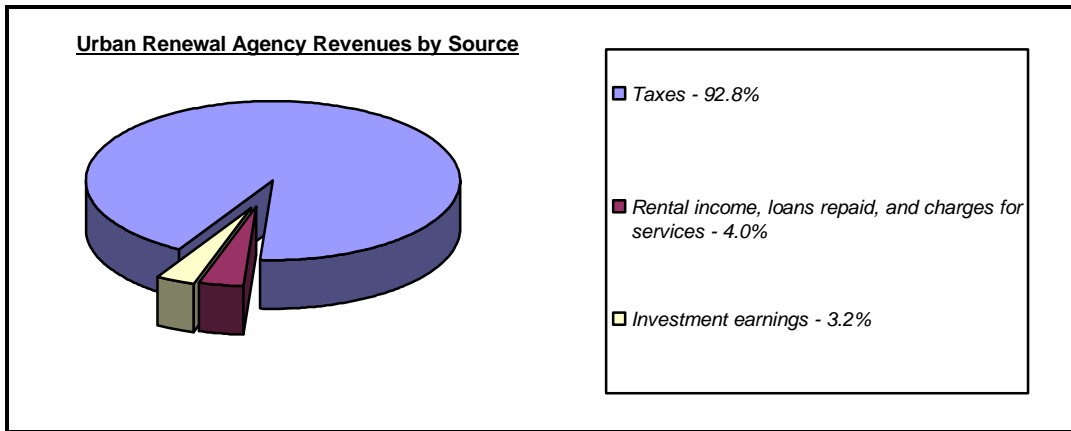
A portion of the Agency's net position (3.4%) reflects its investment in capital assets (land). The Agency uses these capital assets to plan and develop designated properties within the urban renewal district boundaries. Consequently, these assets are not available for future spending. The remaining balance of net position (\$14,035,834) may be used to meet the government's ongoing obligations, in accordance with the Urban Renewal Plans and subject to fund limitations.

Urban Renewal Agency's Net Position

	2015	2014
Current and other assets	\$ 17,351,588	16,307,265
Capital assets	<u>495,794</u>	<u>493,317</u>
Total assets	<u>17,847,382</u>	<u>16,800,582</u>
Noncurrent liabilities	2,422,000	4,300,000
Other liabilities	<u>893,754</u>	<u>858,494</u>
Total liabilities	<u>3,315,754</u>	<u>5,158,494</u>
Net position:		
Invested in capital assets	495,794	493,317
Unrestricted	14,035,834	11,148,771
Total net position	<u>\$ 14,531,628</u>	<u>11,642,088</u>

Urban Renewal Agency's Change in Net Position

	2015	2014
Revenues:		
Program revenues:		
Rental income, loans repaid, and charges for services	\$ 139,450	60,434
General revenues:		
Taxes	3,236,450	3,073,982
Investment earnings	<u>113,179</u>	<u>113,964</u>
Total revenues	<u>3,489,079</u>	<u>3,248,380</u>
Expenses:		
Urban renewal redevelopment	<u>599,539</u>	<u>2,770,075</u>
Total expenses	<u>599,539</u>	<u>2,770,075</u>
Increase (decrease) in net position	2,889,540	478,305
Net position, July 1	11,642,088	11,163,783
Net position, June 30	<u>\$ 14,531,628</u>	<u>11,642,088</u>



Fund-based Financial Analysis

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

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

As of the end of the current fiscal year, the Agency reported combined ending fund balances of \$14,519,884. Approximately 87% of this total amount (\$12,669,724) is available for spending at the Agency's discretion, subject to fund limitations. The remainder of fund balance (\$1,850,160) is not available for new spending because it represents nonspendable assets held for resale.

The General Fund is the chief operating fund of the Agency and houses operations for the Downtown District. At the end of the current fiscal year, the total fund balance was \$1,620,277, all of which was available to spend.

General Fund Budgetary Highlights

The difference between the original budget and the final amended budget was an increase of \$106,702. This increase was funded by unspent resources from the prior year and current year resources.

Capital Assets and Debt Administration

Capital assets. The City maintains all of its assets, including those of the Agency. The Agency's investment in capital assets for its governmental activities as of June 30, 2015 amounted to \$495,794.

Urban Renewal Agency's Capital Assets, Net of Accumulated Depreciation		
	2015	2014
Land	493,317	493,317
Improvements	2,477	0
Total capital assets	<u>\$ 495,794</u>	<u>493,317</u>

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

Noncurrent liabilities. On May 25, 2011, the Agency issued \$7,900,000 of Downtown Urban Renewal District Tax Increment Bonds, Series 2011 A, bearing a fixed interest rate of 5.20% and maturing on June 1, 2020. The proceeds of the bonds were used to refund \$4.4 million in principal associated with the City's Broadway Garages limited tax bonds and provide \$3.5 million in financial assistance to Lane Community College for construction of their new Downtown campus. During the year the Agency paid the scheduled principal payment of \$835,000 plus \$1.0 million of additional "early" principal payment to reduce the remaining debt obligation. Additional information on the Agency's noncurrent liabilities can be found in note (4)(D) of this report.

Next Year's Budgets and Rates

For FY16, the following factors were taken into account when developing the urban renewal budgets:

- Property taxes in both the Downtown and Riverfront Districts are predicted to increase due to a projected increase in the assessed value of properties in the districts.
- The property tax collection rate for both districts is estimated to be 94% in FY16. The FY15 actual collection rate was approximately 97% for both current and delinquent taxes.

The Downtown District FY16 budget includes principal and interest payments on debt issued, loan program management, and general oversight.

There are no new projects planned in the Riverfront District for FY16, although planning continues for redevelopment of the EWEB property. In addition, the District has budgeted \$1.0 million of program revenues, in the new Riverfront Program Revenue Fund, for a new loan program.

Requests for Information

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

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

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BASIC FINANCIAL STATEMENTS

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Statement of Net Position

June 30, 2015

(amounts in dollars)

AssetsCurrent Assets

Equity in pooled cash and investments	12,632,758
Receivables (net of allowance)	2,849,349
Due from other governments	19,321
Assets held for resale	1,850,160
Total current assets	17,351,588

Noncurrent assets

Capital assets:

Land	493,317
Other capital assets (net of accumulated depreciation)	2,477
Total noncurrent assets	495,794
Total assets	17,847,382

LiabilitiesCurrent liabilities

Accounts payable and other liabilities	15,754
Bonds payable	878,000
Total current liabilities	893,754

Noncurrent liabilities

Bonds payable	2,422,000
Total noncurrent liabilities	2,422,000
Total liabilities	3,315,754

Net position

Invested in capital assets	495,794
Unrestricted	14,035,834
Total net position	14,531,628

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

Statement of Activities

For the fiscal year ended June 30, 2015

(amounts in dollars)

	<u>Program Revenues</u>				Net Expense and Changes in Net Assets
	<u>Expenses</u>	Rental income, loans repaid, and charges for services	Operating Grants and Contributions	Capital Grants and Contributions	<u>Total</u>
<u>Functions/Programs</u>					
<u>Governmental activities:</u>					
Urban renewal redevelopment	599,539	139,450	0	0	(460,089)
Total governmental activities	599,539	139,450	0	0	(460,089)
<u>General revenues:</u>					
Property taxes					3,236,450
Unrestricted investment earnings					113,179
Total general revenues					3,349,629
Change in net position					2,889,540
Net position, July 1, 2014					11,642,088
Net position, June 30, 2015					14,531,628

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

Balance Sheet*Governmental Funds*

June 30, 2015

(amounts in dollars)

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Riverfront Special Revenue</u>	<u>Riverfront Capital Projects</u>	<u>Total Governmental Funds</u>
<u>Assets</u>						
Equity in pooled cash and investments	1,601,414	1,345,565	536,460	8,279,171	870,148	12,632,758
Receivables:						
Interest	10,243	40,598	0	17,462	0	68,303
Taxes	0	147,910	0	83,377	0	231,287
Accounts	145,740	0	0	0	0	145,740
Loans and notes	2,642,352	0	0	0	0	2,642,352
Allowance for uncollectibles	(145,740)	0	0	0	0	(145,740)
Due from other governments	0	12,075	0	7,246	0	19,321
Assets held for resale	0	0	860,160	0	990,000	1,850,160
Total assets	4,254,009	1,546,148	1,396,620	8,387,256	1,860,148	17,444,181
<u>Liabilities</u>						
Accounts payable	236	0	0	0	1,200	1,436
Due to other governments	0	0	0	18	0	18
Total liabilities	236	0	0	18	1,200	1,454
<u>Deferred inflows of resources</u>						
Unavailable revenue	2,633,496	188,507	0	100,840	0	2,922,843
Total deferred inflows of resources	2,633,496	188,507	0	100,840	0	2,922,843
<u>Fund balances</u>						
Nonspendable	0	0	860,160	0	990,000	1,850,160
Restricted	1,620,277	1,357,641	536,460	8,286,398	868,948	12,669,724
Total fund balances	1,620,277	1,357,641	1,396,620	8,286,398	1,858,948	14,519,884
Total liabilities, deferred inflows of resources, and fund balances	4,254,009	1,546,148	1,396,620	8,387,256	1,860,148	

Reconciliation to the Statement of Net Position:

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

2,830,250

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

495,794

All liabilities are reported in the Statement of Net Position. However, if they are not due and payable in the current period, they are not recorded in governmental funds.

(3,314,300)

Total net position

14,531,628

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

Statement of Revenues, Expenditures, and Changes in Fund Balances

Governmental Funds

For the fiscal year ended June 30, 2015

(amounts in dollars)

	General	Debt Service	Capital Projects	Riverfront Special Revenue	Riverfront Capital Projects	Total Governmental Funds
Revenues						
Taxes	0	1,945,547	0	1,275,548	0	3,221,095
Rental income	18,000	0	0	63,000	0	81,000
Charges for services	932	0	0	0	0	932
Repayment of revolving loans	780,832	0	0	0	0	780,832
Miscellaneous, primarily interest	49,750	13,681	2,826	42,315	4,606	113,178
Total revenues	849,514	1,959,228	2,826	1,380,863	4,606	4,197,037
Expenditures						
Current - departmental:						
Urban renewal program expenditures	162,763	0	0	157,375	0	320,138
Debt service:						
Principal	0	1,835,000	0	0	0	1,835,000
Interest	0	267,020	0	0	0	267,020
Capital outlay	0	0	2,540	0	20,270	22,810
Total expenditures	162,763	2,102,020	2,540	157,375	20,270	2,444,968
Excess (deficiency) of revenues over expenditures	686,751	(142,792)	286	1,223,488	(15,664)	1,752,069
Other financing sources (uses)						
Transfers in	98,285	0	0	0	0	98,285
Transfers out	0	(98,285)	0	0	0	(98,285)
Total other financing sources (uses)	98,285	(98,285)	0	0	0	0
Net change in fund balances	785,036	(241,077)	286	1,223,488	(15,664)	1,752,069
Fund balances, July 1, 2014	835,241	1,598,718	1,396,334	7,062,910	1,874,612	12,767,815
Fund balances, June 30, 2015	1,620,277	1,357,641	1,396,620	8,286,398	1,858,948	14,519,884

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

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

For the fiscal year ended June 30, 2015
(amounts in dollars)

Net change in fund balances - total governmental funds 1,752,069

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds do not report expenditures for unpaid compensated absences, interest expense, or arbitrage since they do not require the use of current financial resources. However, the Statement of Activities reports such expenses when incurred, regardless of when settlement ultimately occurs. 7,952

Capital outlays are reported as expenditures in governmental funds. However, the Statement of Activities allocates the cost of capital outlays over their estimated useful lives as depreciation expense. 2,477

Governmental funds defer revenues that do not provide current financial resources. However, the Statement of Activities recognizes such revenues at their net realizable value when earned, regardless of when received. (707,958)

Proceeds from the issuance of long-term debt provide current financial resources to governmental funds and are reported as revenues. In the same way, repayments of long-term debt use current financial resources and are reported as expenditures in governmental funds. However, neither the receipt of debt proceeds nor the payment of debt principal affect the Statement of Activities, but are reported as increases and decreases in noncurrent liabilities in the Statement of Net Position. 1,835,000

Change in net position of governmental activities. 2,889,540

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

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URBAN RENEWAL AGENCY OF THE CITY OF EUGENE, OREGON

Notes to Basic Financial Statements

(1) Summary of Significant Accounting Policies

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

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

(A) The Financial Reporting Entity

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

(B) Organization and Operation

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

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

(C) Government-wide and Fund Financial Statements

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

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

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

continued

URBAN RENEWAL AGENCY OF THE CITY OF EUGENE, OREGON

Notes to Basic Financial Statements

(1) Summary of Significant Accounting Policies, continued

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

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

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

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

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

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

Governmental Funds

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

General Fund

The General Fund is the general operating fund of the Agency. It is used to account for all financial resources except those required to be accounted for in another fund. Principal sources of revenue are rental income, interest on investments, principal and interest payments on outstanding loans, and transfers from the Debt Service Fund. Primary expenditures of the General Fund are made for downtown development loans and grants as well as to pay Downtown District administration costs.

continued

URBAN RENEWAL AGENCY OF THE CITY OF EUGENE, OREGON

Notes to Basic Financial Statements

(1) Summary of Significant Accounting Policies, continued

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

Governmental Funds, continued

Debt Service Fund

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

Capital Projects Fund

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

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

Riverfront Special Revenue Fund

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

Riverfront Capital Projects Fund

The Riverfront Capital Projects Fund is used to account for the financial resources that are restricted to expending for acquisition or construction of major capital facilities within the Riverfront District.

(E) Equity in Pooled Cash and Investments

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

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

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

continued

URBAN RENEWAL AGENCY OF THE CITY OF EUGENE, OREGON

Notes to Basic Financial Statements

(1) Summary of Significant Accounting Policies, continued

(F) Receivables

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

(G) Capital Assets

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

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

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

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

(H) Deferred Inflows of Resources

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

(I) Fund Balance

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

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

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

continued

URBAN RENEWAL AGENCY OF THE CITY OF EUGENE, OREGON

Notes to Basic Financial Statements

(1) Summary of Significant Accounting Policies, continued

(J) Indirect Expenses

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

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

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

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

The Statement of Net Position reports receivables at their net realizable value. However, receivables not available to pay for current-period expenditures are deferred in governmental funds. The details of this \$2,830,250 difference are as follows:

Receivables:	
Interest	\$ 58,060
Taxes	231,287
Loans and notes	2,633,496
Subtotal	2,922,843
Allowance for uncollectibles	(92,593)
Net adjustment	\$ 2,830,250

Capital assets are not financial resources in governmental funds, but are reported in the Statement of Net Position at their net depreciable value. The details of this \$495,794 difference are as follows:

Capital assets reported in the Statement of Net Position:	
Land	\$ 493,317
Other capital assets (net of accumulated depreciation)	2,477
Net adjustment	495,794

All liabilities are reported in the Statement of Net Position. However, if they are not due and payable in the current period, they are not recorded in governmental funds. The details of this \$3,314,300 difference are as follows:

Bonds payable	\$ (3,300,000)
Accrued interest payable	(14,300)
Net adjustment	\$ (3,314,300)

continued

URBAN RENEWAL AGENCY OF THE CITY OF EUGENE, OREGON

Notes to Basic Financial Statements

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

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

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

Governmental funds do not report expenditures for unpaid compensated absences, interest expense, or arbitrage since they do not require the use of current financial resources. However, the Statement of Activities reports such expenses when incurred, regardless of when settlement ultimately occurs. The details of this \$7,952 difference are as follows:

Accrued interest	\$ <u>7,952</u>
------------------	-----------------

Capital outlays are reported as expenditures in governmental funds. However, the Statement of Activities allocates the cost of capital outlays over their estimated useful lives as depreciation expense. The details of this \$2,477 difference are as follows:

Capital outlay	\$ 2,541
Depreciation expense	<u>(64)</u>
Net adjustment	\$ <u>2,477</u>

Governmental funds defer revenues that do not provide current financial resources. However, the Statement of Activities recognizes such revenue at their net realizable value when earned, regardless of when collected. The details of this \$707,958 difference are as follows:

Change in unavailable revenue from the following sources:	
Property taxes receivable	\$ 16,383
Notes receivable	<u>(732,832)</u>
Subtotal	<u>(716,449)</u>
Change in the allowance for doubtful receivables	<u>8,491</u>
Net adjustment	\$ <u>(707,958)</u>

Proceeds from the issuance of long-term debt provide current financial resources to governmental funds and are reported as revenues. In the same way, repayments of long-term debt use current financial resources and are reported as expenditures in governmental funds. However, neither the receipt of debt proceeds nor the payment of debt principal affect the Statement of Activities, but are reported as increases and decreases in noncurrent liabilities in the Statement of Net Position. The details of this \$1,835,000 difference are as follows:

Principal payments:	
Tax increment bonds	\$ <u>1,835,000</u>

continued

URBAN RENEWAL AGENCY OF THE CITY OF EUGENE, OREGON

Notes to Basic Financial Statements

(3) Stewardship, Compliance, and Accountability

(A) Budgetary Information

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

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

Unexpected additional resources or appropriations may be added to the budget through the use of a supplemental budget. A supplemental budget requires hearings before the public, publications in newspapers, and approval by the Agency. Original and supplemental budgets may be modified by the use of appropriation transfers between the levels of control. Such transfers require approval by passing an Agency resolution authorizing the transfer. All budget amendments are subject to the limitations put forth in the Oregon Revised Statutes Chapters 294.305 through 294.565 (Oregon Budget Law). The net effect of amending resolutions passed during the fiscal year was an appropriation increase of \$106,702.

(4) Detailed Notes on All Funds

(A) Equity in Pooled Cash and Investments

The City maintains a common cash and investments pool that is available for use by all funds, including the Agency. The Agency's portion of this pool is displayed in the Statement of Net Position and the Balance Sheet as "Equity in pooled cash and investments." Cash and investments are comprised of the following at June 30, 2015:

Deposits with banks	\$	1,056,325
Investments		<u>11,576,433</u>
	\$	<u><u>12,632,758</u></u>

Detailed information for the Agency's pooled cash and investments can be found in the City of Eugene's FY15 Comprehensive Annual Financial Report (Notes to Basic Financial Statements).

(B) Unavailable Revenue

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

continued

URBAN RENEWAL AGENCY OF THE CITY OF EUGENE, OREGON

Notes to Basic Financial Statements

(4) Detailed Notes on All Funds, continued

(B) Unavailable Revenue, continued

The various components of unavailable revenue consist of the following:

	<u>Total</u>
Property taxes receivable:	
Debt Service Fund	\$ 188,507
Riverfront Special Revenue Fund	100,840
Notes receivable:	
General Fund	<u>2,633,496</u>
Total unavailable/unearned revenue	<u>\$ 2,922,843</u>

(C) Capital Assets

Capital assets activity for the year ended June 30, 2015 was as follows:

	<u>Beginning balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending balance</u>
<u>Governmental activities:</u>				
Capital assets, not being depreciated				
Land	\$ 493,317	0	0	493,317
Total capital assets, not being depreciated	<u>493,317</u>	<u>0</u>	<u>0</u>	<u>493,317</u>
Capital assets, being depreciated				
Improvements	0	2,541	0	2,541
Total capital assets being depreciated	<u>0</u>	<u>2,541</u>	<u>0</u>	<u>2,541</u>
Less accumulated depreciation for:				
Improvements	0	(64)	0	(64)
Total accumulated depreciation	<u>0</u>	<u>(64)</u>	<u>0</u>	<u>(64)</u>
Total capital assets, being depreciated, net	<u>0</u>	<u>2,477</u>	<u>0</u>	<u>2,477</u>
Governmental activities capital assets, net	<u>\$ 493,317</u>	<u>2,477</u>	<u>0</u>	<u>495,794</u>

(D) Noncurrent Liabilities

The Urban Renewal Agency issues tax increment bonds to finance major construction projects within its districts. These bonds are serviced by tax increment revenues. When an urban renewal district is first created, the assessed property value within the district boundaries is established as a "frozen base". The Urban Renewal Agency receives property taxes related to the incremental increase in the property value that is in excess of the "frozen base."

continued

URBAN RENEWAL AGENCY OF THE CITY OF EUGENE, OREGON

Notes to Basic Financial Statements

(4) Detailed Notes on All Funds, continued

(D) Noncurrent Liabilities, continued

On May 25, 2011, the Agency issued \$7,900,000 of Downtown Urban Renewal District Tax Increment Bonds, Series 2011 A, bearing a fixed interest rate of 5.20% and maturing on June 1, 2020. The proceeds of the bonds were used to refund \$4.4 million in debt service associated with the City's Broadway Garages limited tax bonds and \$3.5 million in financial assistance to Lane Community College for construction of their new Downtown campus.

<u>Governmental activities</u>	<u>Beginning balance</u>	<u>Increase</u>	<u>Decrease</u>	<u>Ending balance</u>
Tax increment bonds:				
URA Tax Increment Bonds, Series 2011	\$ 5,135,000	0	1,835,000	3,300,000

Annual debt service requirements to maturity for the tax increment bonds are as follows:

<u>Fiscal year ending June 30</u>	<u>Principal</u>	<u>Interest</u>
2016	\$ 878,000	171,600
2017	924,000	125,944
2018	972,000	77,896
2019	<u>526,000</u>	<u>27,352</u>
	<u>\$ 3,300,000</u>	<u>402,792</u>

(5) Other Information

(A) Risk Management

The Agency is a participant in the City's Risk and Benefits Internal Service Fund which accounts for and finances its risks of loss. Detailed information for the City's risk management function can be found in the City of Eugene's FY15 Comprehensive Annual Financial Report (Notes to Basic Financial Statements).

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REQUIRED SUPPLEMENTARY INFORMATION

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

For the fiscal year ended June 30, 2015

(amounts in dollars)

	Budget		Actual		GAAP basis
	Original	Final	Budget basis	Adjustment	
<u>Revenues</u>					
Rental income	5,700	5,700	18,000	0	18,000
Charges for services	0	0	932	0	932
Repayment of revolving loans	0	0	0	780,832	780,832
Miscellaneous	63,000	63,000	49,373	377	49,750
Total revenues	68,700	68,700	68,305	781,209	849,514
<u>Expenditures</u>					
Urban renewal program expenditures	105,000	111,000	102,763	60,000	162,763
Loans granted	1,321,200	1,336,085	60,000	(60,000)	0
Total expenditures	1,426,200	1,447,085	162,763	0	162,763
Excess (deficiency) of revenues over expenditures	(1,357,500)	(1,378,385)	(94,458)	781,209	686,751
<u>Other financing sources (uses)</u>					
Principal payments received	450,000	450,000	780,832	(780,832)	0
Transfers in	105,000	111,000	98,285	0	98,285
Total other financing sources (uses)	555,000	561,000	879,117	(780,832)	98,285
Net change in fund balance	(802,500)	(817,385)	784,659	377	785,036
Fund balance, July 1, 2014	820,150	835,035	835,035	206	835,241
Fund balance, June 30, 2015	17,650	17,650	1,619,694	583	1,620,277

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

For the fiscal year ended June 30, 2015

(amounts in dollars)

	Budget		Actual		GAAP basis
	Original	Final	Budget basis	Adjustment	
<u>Revenues</u>					
Taxes	1,280,000	1,280,000	1,275,548	0	1,275,548
Rental income	63,000	63,000	63,000	0	63,000
Miscellaneous	21,164	21,164	41,084	1,231	42,315
Total revenues	1,364,164	1,364,164	1,379,632	1,231	1,380,863
<u>Expenditures</u>					
Urban renewal program expenditures	237,164	237,164	157,375	0	157,375
Total expenditures	237,164	237,164	157,375	0	157,375
Excess (deficiency) of revenues over expenditures	1,127,000	1,127,000	1,222,257	1,231	1,223,488
Total other financing sources (uses)	0	0	0	0	0
Net change in fund balance	1,127,000	1,127,000	1,222,257	1,231	1,223,488
Fund balance, July 1, 2014	7,054,654	7,061,126	7,061,126	1,784	7,062,910
Fund balance, June 30, 2015	8,181,654	8,188,126	8,283,383	3,015	8,286,398

OTHER SUPPLEMENTARY INFORMATION

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

For the fiscal year ended June 30, 2015

(amounts in dollars)

		Actual		
	<u>Budget</u>	<u>Budget basis</u>	<u>Adjustment</u>	<u>GAAP basis</u>
<u>Revenues</u>				
Taxes	1,900,000	1,945,547	0	1,945,547
Miscellaneous	9,000	13,592	89	13,681
Total revenues	1,909,000	1,959,139	89	1,959,228
<u>Expenditures</u>				
Debt service	2,130,000	2,102,020	0	2,102,020
Total expenditures	2,130,000	2,102,020	0	2,102,020
Excess (deficiency) of revenues over expenditures	(221,000)	(142,881)	89	(142,792)
<u>Other financing sources (uses)</u>				
Transfers out	(111,000)	(98,285)	0	(98,285)
Total other financing sources (uses)	(111,000)	(98,285)	0	(98,285)
Net change in fund balance	(332,000)	(241,166)	89	(241,077)
Fund balance, July 1, 2014	1,598,317	1,598,317	401	1,598,718
Fund balance, June 30, 2015	1,266,317	1,357,151	490	1,357,641

Capital Projects Fund

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

For the fiscal year ended June 30, 2015

(amounts in dollars)

	Budget	Budget basis	Actual Adjustment	GAAP basis
<u>Revenues</u>				
Miscellaneous	2,000	2,766	60	2,826
Total revenues	2,000	2,766	60	2,826
<u>Expenditures</u>				
Capital outlay	518,512	2,540	0	2,540
Total expenditures	518,512	2,540	0	2,540
Excess (deficiency) of revenues over expenditures	(516,512)	226	60	286
<u>Other financing sources (uses)</u>				
Transfers out	0	0	0	0
Total other financing sources (uses)	0	0	0	0
Net change in fund balance	(516,512)	226	60	286
Fund balance, July 1, 2014	536,038	536,038	860,296	1,396,334
Fund balance, June 30, 2015	19,526	536,264	860,356	1,396,620

Riverfront Capital Projects Fund

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

For the fiscal year ended June 30, 2015

(amounts in dollars)

		Actual		
	<u>Budget</u>	<u>Budget basis</u>	<u>Adjustment</u>	<u>GAAP basis</u>
<u>Revenues</u>				
Miscellaneous	2,195	4,513	93	4,606
Total revenues	2,195	4,513	93	4,606
<u>Expenditures</u>				
Capital outlay	393,156	20,270	0	20,270
Total expenditures	393,156	20,270	0	20,270
Excess (deficiency) of revenues over expenditures	(390,961)	(15,757)	93	(15,664)
Total other financing sources (uses)	0	0	0	0
Net change in fund balance	(390,961)	(15,757)	93	(15,664)
Fund balance, July 1, 2014	884,388	884,388	990,224	1,874,612
Fund balance, June 30, 2015	493,427	868,631	990,317	1,858,948

Urban Renewal Agency of the City of Eugene, Oregon
Schedule of Property Tax Transactions

B-4

For the fiscal year ended June 30, 2015
(amounts in dollars)

<u>Fiscal year</u>	<u>Uncollected balances July 1, 2014</u>	<u>Current year's levy</u>	<u>Adjustments, interest, and discounts</u>	<u>Collections</u>	<u>Uncollected balances June 30, 2015</u>
1965-08	21,958	0	(469)	(1,213)	20,276
2009	2,288	0	45	(744)	1,589
2010	13,461	0	58	(1,032)	12,487
2011	19,013	0	1,490	(5,513)	14,990
2012	33,552	0	2,587	(17,359)	18,780
2013	48,123	0	(2,352)	(14,383)	31,388
2014	82,833	0	(1,726)	(34,094)	47,013
2015	0	3,331,862	(101,342)	(3,145,756)	84,764
Totals	221,228	3,331,862	(101,709)	(3,220,094)	231,287

Summary by fund type

Special Revenue Fund	(1,275,140)	83,377
Debt Service Fund	(1,944,954)	147,910
Totals	(3,220,094)	231,287

AUDIT COMMENTS

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AUDIT COMMENTS
(Comments and Disclosures Required by State Regulators)

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

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INDEPENDENT AUDITOR'S REPORT
REQUIRED BY OREGON STATE REGULATIONS

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

An Independently Owned Member
McGLADREY ALLIANCE



We have audited the basic financial statements of the Urban Renewal Agency (“Urban Renewal Agency”) of the City of Eugene, Oregon as of and for the year ended June 30, 2015, and have issued our report thereon dated December 23, 2015. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and *Government Auditing Standards*.

Compliance

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

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

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

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

OAR 162-10-0230 Internal Control

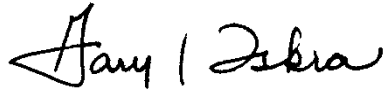
In planning and performing our audit, we considered the Urban Renewal Agency’s internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness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

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

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

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

ISLER CPA



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

Eugene, Oregon
December 23, 2015