

Financial Statements

June 30, 2021 and 2020

Redevelopment Agency of Salt Lake City

(A Component Unit of Salt Lake City Corporation, Utah)

Redevelopment Agency of Salt Lake City
Table of Contents
June 30, 2021 and 2020

INTRODUCTORY SECTION:

Table of Contents	i
-------------------------	-------------------

FINANCIAL SECTION:

Independent Auditor's Report	2
Management's Discussion and Analysis	4
Basic Financial Statements	
Financial Statements	
Statements of Net Position	10
Statements of Revenues, Expenses and Changes in Net Position	12
Statements of Cash Flows	13
Notes to the Financial Statements	15
Note 1. Summary of Significant Accounting Policies	16
Note 2. Cash and Cash Equivalents	19
Note 3. Restricted Net Position	20
Note 4. Loans and Other Long-Term Receivables	21
Note 5. Capital Assets	22
Note 6. Bonds Payable	23
Note 7. Pension Plans	26
Note 8. Equity Interest in Joint Venture	33
Note 9. Commitments and Contingencies	35
Note 10. Concentrations	38
Required Supplementary Information	
Schedule of the Proportionate Share of the Net Pension Liability	40
Schedule of Contributions	41
Notes to Required Supplementary Information	41
Supplementary Information	
Combining Statement of Net Position Information by Project Area	43
Combining Statement of Revenues and Expenses and Changes in Net Position by Project Area	44
Selected Financial Information by Project Area	45

Financial Section



Independent Auditor's Report

The Board of Directors
Redevelopment Agency of Salt Lake City

Report on the Financial Statements

We have audited the accompanying statements of net position of the Redevelopment Agency of Salt Lake City (the Agency), a component unit of Salt Lake City Corporation, Utah, as of June 30, 2021 and 2020 and the related statements of revenues, expenses and changes in net position and cash flows for the years then ended and the related notes to the financial statements.

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.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits 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.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Agency as of June 30, 2021 and 2020 and the changes in its financial position and its cash flows for the years 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 on pages 4 through 8 and Required Supplementary Information on pages 40 and 41 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 required supplementary information 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.

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Agency's basic financial statements. The supplementary information on pages 43 through 45 is presented for purposes of additional analysis and is not a required part of the basic financial statements. The supplementary 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 supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.



Salt Lake City, Utah
November 8, 2021

MANAGEMENT'S DISCUSSION AND ANALYSIS (Unaudited)

Redevelopment Agency of Salt Lake City (Agency) management presents to the readers of its financial statements this narrative information. It contains an overview and analysis of the financial position and results of operations as of, and for the years ended, June 30, 2021 and 2020. As management of the Agency, we encourage readers to consider information contained in this discussion.

FINANCIAL HIGHLIGHTS

As of June 30, 2021 and 2020, assets and deferred outflows of the Agency exceeded its liabilities and deferred inflows by \$205,176,484 and \$188,363,901, respectively (net position). Of the total amounts, \$91,065,333 and \$82,601,051, as of June 30, 2021 and 2020, respectively, are available to meet ongoing obligations to creditors. The remaining net position amount of \$114,111,151 and \$105,762,850, as of June 30, 2021 and 2020, respectively, are either restricted or invested in capital assets, net of related debt, and therefore not available to meet the Agency's ongoing obligations.

Net position increased by \$16,812,583 and increased \$15,180,220 during the years ending June 30, 2021 and 2020, respectively. During 2014, the Agency began construction on a new project, the George S. and Dolores Dore Eccles Performing Arts Center (Eccles Theater) and issued Tax Increment Bonds of \$64,730,000 to partially fund the project. In addition, Salt Lake City Corporation (the City) issued Sales Tax Revenue Bonds and contributed the proceeds to the Agency, resulting in contribution revenue of \$51,270,000. In addition, the Agency has received \$37,749,109 in donations for the project through June 30, 2021.

A significant portion of total assets, as of June 30, 2021 and 2020, is the unrestricted cash amounting to \$47,846,331 and \$44,828,823, respectively. Statutorily, the Agency is required to spend the tax increment funds received within the boundaries of the project area for which it was collected, except for affordable housing projects that benefit any area within the City. No one project or project area has access to all of the unrestricted cash balance shown above. Restricted cash of \$56,038,523 and \$48,860,977, as of June 30, 2021 and 2020, respectively, reflects remaining bond proceeds for the Eccles Theater and the Regent Street projects, and other funds already committed to specific projects.

Another significant portion of assets is the loans receivables balance. Loans are awarded to individuals and businesses for acquisition, rehabilitation, new construction or façade renovation, and continue to be an important aspect of the Agency's blight elimination mission. For fiscal years 2021 and 2020, the Agency originated \$7,920,337 and \$6,316,483 in new loans, respectively. The amount of principal received on outstanding loans was \$3,046,275 for fiscal year 2021 and \$350,890 for fiscal year 2020. The Agency's loans receivable balance as of June 30, 2021 and 2020, including accrued interest was \$27,077,890 and \$17,319,022, respectively, which is an increase of \$9,758,868 and \$5,158,130, respectively.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis serves as an introduction to the Agency's basic financial statements and the notes to the financial statements. This report also contains information in addition to the basic financial statements that will help the reader to gain a more in-depth understanding of the Agency.

The Statements of Net Position show the Agency's total assets, deferred outflows, liabilities and deferred inflows with the difference shown as net position for the two most recent fiscal years. Increases or decreases over time in net position give an indicator as to whether the financial condition of the Agency is improving or declining.

The Statements of Revenues, Expenses and Changes in Net Position show the changes to net position that occurred during the two most recent fiscal years. These changes are recorded when the underlying event that causes the change occurs regardless of when the cash transaction takes place. Therefore revenues and expenses are recorded in this statement for some items that the resulting cash flows occur in a future period. Examples are future debt interest payments when the fiscal year ends between interest payments, and earned, but not yet received, interest on loans.

The Statements of Cash Flows show the inflows and outflows of cash for the two most recent fiscal years as a result of transactions in four categories. The categories are operating activities, capital and related financing activities, non-capital and related financing activities and investing activities.

Notes to the Financial Statements contain additional information important to a complete understanding of the information contained in the basic financial statements. Notes to the financial statements begin on page 15 of this report.

OTHER INFORMATION

Required supplemental schedules containing pension information and other supplementary information containing selected data by project area are included in this report immediately following the notes to the financial statements and can be found on pages 41-46.

FINANCIAL ANALYSIS

As mentioned earlier, changes in net position may over time indicate the Agency's financial position. A significant portion of the Agency's net position (65.6% as of June 30, 2021 and 67.3% as of June 30, 2020) is comprised of its unrestricted amounts and amounts invested in capital assets - net of related debt, and results from the Agency's ongoing purpose of eliminating urban blight. The Agency has issued debt to support several large scale economic development and public infrastructure projects. As an incentive to a developer, the Agency may sell land for less than its cost or market value. Newly developed properties generate increased property taxes, a portion of which the Agency receives to pay debt and finance ongoing activities. The remaining portion (34.4% as of June 30, 2021 and 32.7% as of June 30, 2020) of net position represents resources that have restrictions on how they can be used.

REDEVELOPMENT AGENCY OF SALT LAKE CITY

Net Position

	Fiscal 2021	Fiscal 2020	Fiscal 2019
Current and other assets	\$ 222,142,174	\$ 208,926,489	\$ 198,023,855
Capital assets	43,458,627	44,175,908	43,924,608
Total assets	\$ 265,600,801	\$ 253,102,397	\$ 241,948,463
Deferred outflow of resources	\$ 5,554,560	\$ 6,089,381	\$ 162,159
Bonds payable	\$ 61,915,454	\$ 66,836,999	\$ 64,705,272
Other liabilities	3,717,952	3,784,980	4,209,713
Total liabilities	\$ 65,633,406	\$ 70,621,979	\$ 68,914,985
Deferred inflow of resources	\$ 345,471	\$ 205,898	\$ 11,957
Net position:			
Invested in capital assets - net of related debt	\$ 43,458,627	\$ 44,175,908	\$ 43,924,608
Restricted for capital construction	70,652,524	61,586,942	52,183,452
Unrestricted	91,065,333	82,601,051	77,075,621
Total net position	\$ 205,176,484	\$ 188,363,901	\$ 173,183,681

Agency Activities

The Agency's receipt of incremental property taxes, that portion of property taxes generated from higher property values from earlier redevelopment activities, increased by \$2,692,248 (6.33%) and increased \$9,777,794 (29.86%) during fiscal years 2021 and 2020, respectively.

For the year ended June 30, 2021, total operating expenses of the Agency increased by \$2,033,915 (7.8%). The change was due to an increase in overall redevelopment activities of the Agency of \$2,023,082 and an increase in Depreciation Expense of \$10,833.

For the year ended June 30, 2020, total operating expenses of the Agency increased by \$3,150,907 (13.8%). The change was due to an increase in overall redevelopment activities of the Agency of \$3,272,538 offset by a decrease in Depreciation Expense of \$121,631.

REDEVELOPMENT AGENCY OF SALT LAKE CITY

Changes in Net Position

	Fiscal 2021	Fiscal 2020	Fiscal 2019
Revenues			
Program revenues:			
Rental and other income	\$ 1,430,088	\$ 1,678,189	\$ 1,998,889
General revenues			
Transfers in from Salt Lake City Corporation	16,627,173	15,835,339	10,401,935
Interest and investment valuation income	623,224	1,844,879	2,401,525
Gain/(Loss) on sale of capital assets	891,630	(1,730,001)	1,598,229
Grants and other contributions	31,457,931	29,274,510	22,340,120
Miscellaneous income (expense)	(1,321)	2,195	25,295
Total revenues	51,028,725	46,905,111	38,765,993
Expenses			
Personnel services	1,560,415	1,815,623	1,459,843
Operating and maintenance	1,607,423	1,620,635	1,512,735
Charges and services	24,173,439	21,881,937	19,073,079
Depreciation and amortization	666,847	656,014	777,645
Interest and fiscal charges	4,854,399	5,150,135	6,090,465
Contributions to Salt Lake City Corporation	—	—	1,417,706
Change in equity interest in joint venture	1,353,619	600,547	(179,494)
Total expenses	34,216,142	31,724,891	30,151,979
Increase/(Decrease) in net position	16,812,583	15,180,220	8,614,014
Net position, beginning	188,363,901	173,183,681	164,569,667
Net position ending	\$205,176,484	\$188,363,901	\$173,183,681

Capital Asset and Debt Administration

Capital Asset investments by the Agency consist of land, land improvements, buildings, construction in process and a small amount of equipment. The investment in capital assets, net of accumulated depreciation, decreased by \$717,282 and increased by \$251,301 in fiscal 2021 and 2020, respectively.

REDEVELOPMENT AGENCY OF SALT LAKE CITY

Capital Assets, Net of Depreciation

	Fiscal 2021	Fiscal 2020	Fiscal 2019
Land and easement rights	\$ 21,306,270	\$ 21,456,012	\$ 21,456,012
Parking facilities and plaza	7,796,018	8,399,989	8,994,307
Other buildings	833,520	772,496	801,647
Equipment	174,183	198,776	75,198
Construction in progress	13,348,636	13,348,636	12,597,444
Total	\$ 43,458,627	\$ 44,175,909	\$ 43,924,608

Additional information relating to the capital assets of the Agency can be found in Note 5, on page 23 of this report.

Long-term debt (net) of the Agency totaled \$61,915,454 and \$66,836,999 as of June 30, 2021 and 2020, respectively. The tax increment bonds require semi-annual interest payments. Principal payments for the 2013 bonds started in April 2016. Principal payments for the 2015 bonds began in April 2018. Principal payment on the 2019 refunding bonds began in April 2020.

REDEVELOPMENT AGENCY OF SALT LAKE CITY
Long-Term Debt

	Fiscal 2021	Fiscal 2020	Fiscal 2019
2013 Tax increment bonds, net	\$ 7,335,454	\$ 10,791,999	\$ 52,280,272
2015A and 2015B Tax increment bonds	11,235,000	11,910,000	12,425,000
2019 Tax Increment refunding bonds, net	43,345,000	44,135,000	—
Total	\$ 61,915,454	\$ 66,836,999	\$ 64,705,272

Additional information on the Agency's long-term debt can be found in Note 6, beginning on page 24 of this report.

Requests for information

Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Redevelopment Agency of Salt Lake City, 451 South State Street, Room 118, P.O. Box 145518 Salt Lake City Utah, 84114-5518.

* * * * *

Basic Financial Statements

Redevelopment Agency of Salt Lake City
Statements of Net Position
June 30, 2021 and 2020

	2021	2020
Assets		
Current assets		
Unrestricted cash and cash equivalents	\$ 47,846,331	\$ 44,828,823
Restricted cash and cash equivalents	56,038,523	48,860,977
Loans receivable-current portion, including interest receivable of \$0 and \$251,109, respectively	288,237	524,752
Other current receivables	—	155,891
Other long-term receivables, current portion	—	925,891
Deposits	719,778	719,778
Prepaid expenses	48,082	56,414
Total current assets	104,940,951	96,072,526
Non-current assets		
Capital assets, at cost		
Land and rights	21,306,270	21,456,012
Parking facilities and plaza	55,022,530	55,022,530
Other buildings	1,110,451	1,020,275
Office furniture and equipment	500,836	491,704
Construction in progress	13,348,636	13,348,636
Accumulated depreciation	(47,830,096)	(47,163,249)
Net capital assets	43,458,627	44,175,908
Loans and other long-term receivables, net of current portion	26,789,653	16,794,270
Land and buildings held for resale	39,394,118	43,688,621
Investment in joint venture	51,017,452	52,371,072
Total non-current assets	160,659,850	157,029,871
Total assets	265,600,801	253,102,397
Deferred Outflows		
Deferred outflows - Bonds	5,333,646	5,867,010
Deferred outflows - Pension	220,914	222,371
Total assets and deferred outflows	\$ 271,155,361	\$ 259,191,778

The accompanying notes are an integral part of this statement

Redevelopment Agency of Salt Lake City
 Statements of Net Position
 June 30, 2021 and 2020

	2021	2020
Liabilities		
Current liabilities		
Accounts payable and accrued liabilities	\$ 2,924,837	\$ 2,760,485
Accrued compensation, current portion	61,384	24,588
Accrued interest payable	440,257	484,437
Bonds payable, current portion	5,570,000	4,925,000
Total current liabilities	8,996,478	8,194,510
Non-current liabilities		
Accrued compensation, net of current portion	241,028	151,482
Net pension liability	50,446	363,988
Bonds payable, net of discounts and current portion	56,345,454	61,911,999
Total non-current liabilities	56,636,928	62,427,469
Total liabilities	65,633,406	70,621,979
Deferred inflows		
Deferred inflows relating to pensions	345,471	205,898
Net Position		
Net investment in capital assets	43,458,627	44,175,908
Restricted for construction and loan commitments held in escrow	70,652,524	61,586,942
Unrestricted	91,065,333	82,601,051
Total net position	205,176,484	188,363,901
Total liabilities, deferred inflows and net position	\$ 271,155,361	\$ 259,191,778

The accompanying notes are an integral part of this statement

Redevelopment Agency of Salt Lake City
 Statements of Revenues, Expenses and Changes in Net Position
 For the Fiscal Years Ended June 30, 2021 and 2020

	2021	2020
Operating revenues		
Rental and other income	\$ 1,227,045	\$ 1,467,855
Interest income from loans receivable	203,043	210,334
Miscellaneous income (expense)	(1,321)	2,195
Total operating revenues	1,428,767	1,680,384
Operating expenses		
Personnel services	1,560,415	1,815,623
Operating and maintenance	1,607,423	1,620,635
Charges and services	24,173,439	21,881,937
Depreciation	666,847	656,014
Total operating expenses	28,008,124	25,974,209
Operating Loss	(26,579,357)	(24,293,825)
Non-operating revenues (expenses)		
Interest income	623,224	1,844,879
Grants and other contributions	31,457,931	29,274,510
Changes in equity interest in joint venture	(1,353,619)	(600,547)
Gain (loss) on sale of capital assets	891,630	(1,730,001)
Interest and fiscal charges	(4,854,399)	(5,150,135)
Total non-operating revenues (expenses)	26,764,767	23,638,706
Gain/(Loss) before operating transfers	185,410	(655,119)
Transfers in from Salt Lake City Corporation	16,627,173	15,835,339
Change in net position	16,812,583	15,180,220
Net position, beginning of year	188,363,901	173,183,681
Net position, end of year	\$ 205,176,484	\$ 188,363,901

The accompanying notes are an integral part of this statement

Redevelopment Agency of Salt Lake City
 Statements of Cash Flows
 For the Fiscal Years Ended June 30, 2021 and 2020

	2021	2020
Cash Flows from Operating Activities		
Cash received from rentals	\$ 1,227,045	\$ 1,467,855
Cash from miscellaneous income	406	2,195
Cash paid to suppliers	(25,432,613)	(23,698,461)
Cash paid to employees	(1,603,560)	(1,560,563)
Loans disbursed	(7,920,337)	(6,316,483)
Principal collected on loans receivable	3,046,275	350,890
Interest collected on loans receivable	137,921	167,796
Net cash used in operating activities	<u>(30,544,863)</u>	<u>(29,586,771)</u>
Cash flows from capital and related financing activities		
Payments for acquisition of land and buildings held for resale	25,891	(751,192)
Proceeds from sale of land and buildings held for resale	602,850	—
Private donations	809,823	800,000
Property and equipment purchased during the year	(9,132)	(156,122)
Issuance of Bonds	—	44,640,000
Principal payments on bonds payable	(5,645,000)	(43,095,000)
Interest and fiscal charges paid on bonds payable	(3,641,760)	(10,708,386)
Net cash used in capital and related financing activities	<u>(7,857,328)</u>	<u>(9,270,700)</u>
Cash flows from non-capital and related financing activities		
Transfers in from Salt Lake City Corporation	16,627,173	15,835,339
Contributions from other taxing entities	31,215,269	29,250,198
Net cash from non-capital and related financing activities	<u>47,842,442</u>	<u>45,085,537</u>
Cash flows from investing activities:		
Interest received from investments and cash and cash equivalents	623,224	1,844,879
Distributions received from interest in joint venture	131,579	430,962
Net cash from investing activities	<u>754,803</u>	<u>2,275,841</u>
Net change in cash and cash equivalents	10,195,054	8,503,907
Cash and cash equivalents, beginning of year	93,689,800	85,185,893
Cash and cash equivalents at end of year	<u>\$ 103,884,854</u>	<u>\$ 93,689,800</u>

The accompanying notes are an integral part of this statement

Redevelopment Agency of Salt Lake City
 Statements of Cash Flows
 For the Fiscal Years Ended June 30, 2021 and 2020

	2021	2020
Balance sheet presentation of cash and cash equivalents		
Unrestricted	\$ 47,846,331	\$ 44,828,823
Restricted	56,038,523	48,860,977
Total cash and cash equivalents, end of year	103,884,854	93,689,800
Reconciliation of operating loss to net cash used for operating activities		
Operating Loss	(26,579,357)	(24,293,825)
Adjustments to reconcile operating loss to net cash used for operating activities		
Depreciation	666,847	656,014
Principal forgiven on loans receivable	178,590	50,000
Increase (decrease) from changes in		
Change in interest receivable	(65,122)	(42,538)
Change in prepaid expenses	8,332	22,207
Change in deferred outflows-pensions	1,457	(60,212)
Change in accounts payable	164,352	(239,411)
Change in accrued compensation	126,342	23,228
Change in net pension liability	(313,542)	69,418
Changes in deferred inflows-pension	139,573	193,941
Total	(25,672,528)	(23,621,178)
Loans disbursed	(7,920,337)	(6,316,483)
Principal collected on loans	3,048,002	350,890
Net cash used for operating activities	\$ (30,544,863)	\$ (29,586,771)
Non-cash transactions affecting financial position		
Recognition of equity interest in joint venture	\$ (1,353,619)	\$ (732,126)
Loans issued in exchange for land	\$ 5,000,000	\$ —
Land donations	\$ 266,974	\$ —

The accompanying notes are an integral part of this statement

Notes to the Financial Statements

1. Summary of Significant Accounting Policies

Organization and History

The Redevelopment Agency of Salt Lake City (the Agency) was established in 1969 by Salt Lake City Corporation (the City) pursuant to the provisions of the Community Development and Renewal Agencies Act. The Agency is charged with the responsibility for the elimination of blight through the process of redevelopment in designated project areas. This objective is generally accomplished through: installation of public improvements, grants and loans provided to residents and businesses for improvements, and acquisition and preparation of land sites and sale of such land for development by the private or public sector. As an incentive to a developer, the Agency may sell land for less than its cost or market value.

Basis of Presentation

The Agency, a separate legal entity that operates as an enterprise fund, is a blended component unit of the City and is included in the City's comprehensive annual financial report. The accompanying financial statements include certain funds which were established in accordance with bond requirements. The records of the Agency are maintained on the accrual basis of accounting.

Cash and Cash Equivalents

The Agency considers all highly liquid debt instruments purchased with an original maturity of three months or less to be cash equivalents.

Investments

Investments are shown at fair value, based upon quoted market prices. A portion of the Agency's investments at June 30, 2021 and 2020, are deposited in the pooled cash account of the City. The City's pooled cash account is invested primarily in the Public Treasurer's Investment Fund (the Treasurer's Fund) which is not registered with the Securities and Exchange Commission. Regulatory oversight of the Treasurer's Fund is provided by the Money Management Council, which is subsequently monitored by the State of Utah. The fair market value of the Agency's position in the fund is the same as the value of the fund shares owned by the Agency.

Allowance for Doubtful Receivables

Historically, the Agency has not experienced any significant losses from bad debts in the past and management does not believe there are any impairments with the loan portfolio at June 30, 2021 and 2020, therefore, no reserve for bad debt expense has been established.

Capital Assets

Property, equipment, and land are carried at cost. Depreciation of equipment and structures is computed using the straight-line method over the estimated useful lives that range from 5 to 35 years. No depreciation is provided on

construction in process until the construction project is complete and the asset is placed into service. When assets are retired or otherwise disposed of, costs and related accumulated depreciation, if any, are removed, and any resulting gain or loss is included in revenues or expenses. The capitalization threshold for capital assets is \$5,000.

Land and Buildings Held for Resale

Land and buildings held for resale, purchased as part of the Agency's redevelopment efforts, are carried at the lower of cost or net realizable value. The cost of buildings and improvements that the Agency determines not to be recoverable are expensed. Gains and losses (including impairment) on land and buildings held for resale are included in revenues and expenses.

Deferred Outflows and Deferred Inflows of Resources

In addition to assets, financial statements will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and will not be recognized as an outflow of resources (expense) until then. In addition to liabilities, the financial statement will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and will not be recognized as an inflow of resources (revenue) until that time.

Transfers In and Transfers Out

Transfers In are property taxes and sales taxes received and collected by the City and transferred to the Agency. Transfers In of property taxes are the portion of the incremental property tax in the designated program areas attributable to increases over the base year in which the properties were designated as redevelopment areas.

Transfers Out are expenditures of program funds through another City department or operating expenditures for internal services of the City.

Revenue Recognition

Rental revenue, interest revenue from loans, and miscellaneous revenue are reported as operating revenues. Transactions which are capital, financing or investing related, including transfers in, are reported as non-operating revenues. Revenue for services is recognized at the time the service is performed. Revenue from private donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

Operating and Non-Operating Revenue and Expenses

Operating revenues and expenses result from providing goods and services relating to the primary operations of the Agency. Other revenues and expenses are reported as non-operating. All expenses related to operating the Agency are reported as operating expenses. Interest expense and financing costs are reported as non-operating expenses.

Restricted and Unrestricted Resources

Some projects may receive more than one source of funding. The Agency is restricted by some sources to apply funds only to specific approved projects. The Agency priority is to utilize restricted funds, before using unrestricted funds.

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Utah Retirement Systems Pension Plan (URS) and additions to/deductions from the URS's fiduciary net position have been determined on the same basis as they are reported by URS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires the Agency to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual amounts could differ from those estimates.

2. Cash and Cash Equivalents

The following is a summary of cash and cash equivalents at June 30:

	2021	2020
Cash and cash equivalents		
Money market accounts	\$ (3,702,809)	\$ (1,083,840)
Investments in the pooled investment account of Salt Lake City Corporation	107,587,563	94,773,540
Petty Cash	100	100
	<u>\$ 103,884,854</u>	<u>\$ 93,689,800</u>
Financial statement presentation		
Unrestricted cash and cash equivalents	\$ 47,846,331	\$ 44,828,823
Restricted cash and cash equivalents, current portion	56,038,523	48,860,977
	<u>\$ 103,884,854</u>	<u>\$ 93,689,800</u>

The Agency maintains funds in the City’s pooled cash and investment accounts. The Agency pays the City or receives from the City an allocation of interest expense or income based upon each of the RDA’s fund’s relative balance in the pooled accounts.

Deposits

It is the policy of the City to invest public funds in accordance with principles of sound treasury management and in compliance with state and local laws, regulations, and other policies governing the investment of public funds, specifically according to the terms and conditions of the Utah State Money Management Act of 1974 (the Act) and Rules of the State Money Management Council as currently amended, and the City’s own written investment policy.

City policy provides that not more than 25% of the total City funds or 25% of the Qualified Depository’s allotment, whichever is less can be invested in any one Qualified Depository. Not more than 20% of total City funds may be invested in any one certified out-of-state depository institution. However, there shall be no limitation placed on the amount invested with the Treasurer’s Fund and other money market mutual funds, provided that the overall standards of investments achieve the City’s policy objectives. All of the Agency’s deposits during the years ended June 30, 2021 and 2020, were made with Qualified Depositories.

Deposit Custodial Credit Risk

Custodial credit risk is the risk that in the event of a bank failure, the government’s deposits may not be returned to it. The State of Utah does not require collateral on deposits. As of June 30, 2021 and 2020, none of the Agency’s cash balance was covered by federal depository insurance. The Agency’s cash balances of \$103,884,854 and \$93,689,800 as of June 30, 2021 and 2020, respectively, were uninsured and uncollateralized and therefore were exposed to some degree of custodial credit risk.

Investments

The Agency’s investment balances as of June 30, 2021 and 2020, included in cash and cash equivalents, were \$107,587,563 and \$94,773,540, respectively.

The City may place public money in investments authorized by the Act (U.C.A 51-7-11). The Utah State Treasurer shall ensure that all purchases and sales of securities are settled within 15 days of the trade date. In general, these investments can be any of the following subject to restrictions specified in the Act: Obligations of the U.S. Treasury and most Government-Sponsored Agencies; Commercial paper; Bankers Acceptances; Publicly traded fixed rate corporate obligations; Certain variable rate securities and deposits; Deposits with the State Public Treasurer’s Investment Pool; Certain fixed rate negotiable deposits with a qualified depository or through a certified dealer; Qualifying repurchase agreements; Open-end managed money market mutual funds; Utah State Treasurer’s Investment Pool; and Investment with deferred compensation plan administrators.

The Agency did not enter into any reverse repurchase agreements during the years ended June 30, 2021 and 2020.

The Agency does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Fair Value of Investments

The Agency measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- *Level 1*: Quoted prices for identical investments in active markets;
- *Level 2*: Observable inputs other than quoted market prices; and,
- *Level 3*: Unobservable inputs.

At June 30, 2021 and 2020, respectively, the Agency had \$107,587,563 and \$94,773,540 in investments in the pooled investment account of the City, which were invested in the State Public Treasurer’s Investment Pool. These investments were valued by applying the fair value factor, as calculated by the Utah State Treasurer, to the Agency’s average daily balance in the Treasurer’s Fund at June 30, 2021 and 2020, respectively. Such valuation is considered a Level 2 valuation for GASB Statement No. 72 purposes.

3. Restricted Net Position

Certain components of net position are restricted by provisions of the applicable bond resolutions adopted and entered into by the Agency (Note 6).

The following is a summary of restricted net position at June 30:

	2021	2020
Restricted for construction on Regent Street improvements under the related bond resolution	\$ 576,941	\$ 572,453
Restricted for construction by appropriation	70,075,583	61,014,489
Total restricted net position	\$ 70,652,524	\$ 61,586,942

4. Loans and Other Long-Term Receivables

The following is a summary of loans and other long-term receivables at June 30:

	2021	2020
Tax increment rehabilitation loans bearing interest from 0% to 5%. Principal and interest payable in monthly installments, includes accrued interest of \$86,890 and \$42,768 respectively.	\$ 14,353,296	\$ 7,834,197
Loans bearing interest at 2.5% to 3%, interest payable monthly; collateralized by property, letters of credit, and restricted cash accounts; includes accrued interest of \$0 and \$0, respectively.	1,105,717	426,030
Housing loans bearing interest from 0% to 3%, with principal and interest due monthly; collateralized by property; includes accrued interest of \$229,341 and \$208,341, respectively.	11,618,877	9,058,796
Pledges from private donors	—	925,891
Total	27,077,890	18,244,914
Less current portion	(288,237)	(1,450,643)
Total loans and other long-term receivables	\$ 26,789,653	\$ 16,794,271

As of June 30, 2021 and 2020, the Agency had committed to, and approved funding for, additional loans totaling \$5,611,965 and \$0, which funds had not yet been disbursed.

During the years ended June 30, 2021 and 2020, the Agency received no new pledges from private donors. During the years ended June 30, 2021 and 2020, the Agency collected \$900,000 and \$800,000, respectively.

The remaining balance of pledges from private donors due to the Agency for the year ending June 30, 2021 is \$0.

5. Capital Assets

The following is a summary of transactions affecting capital assets for the year ended June 30, 2021:

Description	Balance July 1, 2020	Additions	Transfers	Retirements	Balance June 30, 2021
Office furniture and equipment	\$ 491,704	\$ 9,132	\$ —	\$ —	\$ 500,836
Parking facilities and plaza	55,022,530	—	—	—	55,022,530
Other buildings	1,020,275	90,176	—	—	1,110,451
Construction in process	13,348,636	—	—	—	13,348,636
Land and rights	21,456,012	—	(149,742)	—	21,306,270
Total	<u>91,339,157</u>	<u>99,308</u>	<u>(149,742)</u>	<u>—</u>	<u>91,288,723</u>
Accumulated depreciation					
Office furniture and equipment	(292,928)	(33,725)	—	—	(326,653)
Parking facilities	(46,622,541)	(603,971)	—	—	(47,226,512)
Other buildings	(247,780)	(29,151)	—	—	(276,931)
Total accumulated depreciation	<u>(47,163,249)</u>	<u>(666,847)</u>	<u>—</u>	<u>—</u>	<u>(47,830,096)</u>
Net capital assets	<u>\$ 44,175,908</u>	<u>\$ (567,539)</u>	<u>\$ (149,742)</u>	<u>\$ —</u>	<u>\$ 43,458,627</u>

The following is a summary of transactions affecting capital assets for the year ended June 30, 2020:

Description	Balance July 1, 2019	Additions	Transfers	Retirements	Balance June 30, 2020
Office furniture and equipment	\$ 415,529	\$ 156,229	\$ —	\$ (80,054)	\$ 491,704
Parking facilities and plaza	55,022,530	—	—	—	55,022,530
Other buildings	1,020,275	—	—	—	1,020,275
Construction in process	12,597,444	751,192	—	—	13,348,636
Land and rights	21,456,012	—	—	—	21,456,012
Total	<u>90,511,790</u>	<u>907,421</u>	<u>—</u>	<u>(80,054)</u>	<u>91,339,157</u>
Accumulated depreciation					
Office furniture and equipment	(340,330)	(32,545)	—	79,947	(292,928)
Parking facilities	(46,028,223)	(594,318)	—	—	(46,622,541)
Other buildings	(218,629)	(29,151)	—	—	(247,780)
Total accumulated depreciation	<u>(46,587,182)</u>	<u>(656,014)</u>	<u>—</u>	<u>79,947</u>	<u>(47,163,249)</u>
Net capital assets	<u>\$ 43,924,608</u>	<u>\$ 251,407</u>	<u>\$ —</u>	<u>\$ (107)</u>	<u>\$ 44,175,908</u>

Land and rights includes approximately \$10,598,000 for Block 79, site of the Vivint Smart Home Arena sports complex. Block 79 was leased to Larry H. Miller Arena Corporation for 50 years at \$1 per year. The lease will expire on June 7, 2040.

6. Bonds Payable

The following is a summary of bonds payable at June 30:

	2021	2020
Bonds collateralized by a first pledge of property tax increment revenues generated within the Central Business District and the Block 70 project areas.		
Unrefunded Series 2013 tax increment revenue bonds 4.161% to 4.611%, due 2020 through 2023	\$ 7,370,000	\$ 10,830,000
Series 2015A tax increment revenue bonds 2.57% due 2020 through 2029	11,235,000	11,910,000
Series 2019 tax increment revenue refunding bonds (Advanced Refund Series 2013); 1.95% to 2.976%, due 2020 through 2031	43,345,000	44,135,000
Less unamortized discounts	(34,546)	(38,001)
Total bonds payable	61,915,454	66,836,999
Less amount due within one year	(5,570,000)	(4,925,000)
Total bonds payable less amount due within one year	\$ 56,345,454	\$ 61,911,999

The following is a summary of transactions affecting bonds payable for the year ended June 30, 2021:

	Balance July 1, 2020	Additions	Principal Payments and Reductions	Balance June 30, 2021	Due Within One Year
Federally taxable tax increment revenue bonds Series 2013	\$10,830,000	\$ —	\$ (3,460,000)	\$ 7,370,000	\$ 3,605,000
Subordinate tax increment revenue bonds Series 2015A	11,910,000	—	(675,000)	11,235,000	1,160,000
Federally taxable subordinate tax revenue refunding bonds Series 2019	44,135,000	—	(790,000)	43,345,000	805,000
Less unamortized discounts	(38,001)	—	3,454	(34,546)	—
Total bond obligations	\$66,836,999	\$ —	\$ (4,921,546)	\$ 61,915,454	\$ 5,570,000

The following is a summary of transactions affecting bonds payable for the year ended June 30, 2020:

	Balance July 1, 2019	Additions	Principal Payments and Reductions	Balance June 30, 2020	Due Within One Year
Federally taxable tax increment revenue bonds Series 2013	\$52,320,000	\$ —	\$(41,490,000)	\$ 10,830,000	\$3,460,000
Subordinate tax increment revenue bonds Series 2015A	12,215,000	—	(305,000)	11,910,000	675,000
Federally taxable subordinate tax increment revenue Series 2015B	210,000	—	(210,000)	—	—
Federally taxable tax increment revenue refunding bonds Series 2019	—	44,640,000	(505,000)	44,135,000	790,000
Less unamortized discounts	(39,728)	—	1,727	(38,001)	—
Total bond obligations	<u>\$64,705,272</u>	<u>\$44,640,000</u>	<u>\$(42,508,273)</u>	<u>\$ 66,836,999</u>	<u>\$4,925,000</u>

In October 2013, the Agency issued \$64,730,000 in federally taxable tax increment revenue bonds, with interest rates ranging from 3.0% to 6.0%. The bond proceeds were used to fund the construction of the Eccles Theater. The Agency received net proceeds of \$63,929,046, including accrued interest of \$1,377,835, and net of issuance costs of \$735,103 (which were expensed on the statement of revenues and expenses and changes in net position), and a discount of \$65,851, which is being amortized over the life of the bonds using the effective interest method.

In May 2015, the Agency issued \$12,215,000 in Series 2015A subordinate tax increment revenue bonds and \$1,060,000 in Series 2015B taxable subordinate tax increment revenue bonds (total of \$13,275,000) for the construction of the Regent Street Improvements. The interest rates on the Series 2015A and 2015B bonds are 2.57% and 2.66%, respectively. The Agency received net proceeds of \$12,543,274, including accrued interest of \$631,975 and issuance costs of \$99,752, which were both expensed as incurred.

In August 2019, the Agency began the process for issuance and sale of \$44,610,000 in Taxable Tax Increment Revenue Refunding Bonds, Series 2019 for the purpose of refunding a portion of the Agency's outstanding Taxable Tax Increment Revenue Bonds, Series 2013 (Performing Arts Center Project). The bonds were sold and the transaction completed in November 2019. On November 21, 2019, the RDA issued Tax Increment Revenue Refunding Bonds Series 2019 at par amount of \$44,640,000. The difference between the cash flows required to service the old debt and the cash flows required to service the new debt was \$6,133,692. The Agency also incurred a cost of issuance of \$347,995, which was expensed as incurred. The bonds carry coupon rates of 1.90% to 2.976% and have a final maturity date of April 1, 2031. The bonds were issued to partially refund Tax Increment Bonds Series 2013. The True Interest Cost of the bonds is 2.745%. The refunding of the Series 2013 bonds resulted in net present value savings of \$2,305,750.

Bond principal and interest maturities are as follows:

Year ending June 30	Principal	Interest	Total Obligation
2022	\$ 5,570,000	\$ 1,761,027	\$ 7,331,027
2023	5,815,000	1,556,179	7,371,179
2024	6,075,000	1,333,604	7,408,604
2025	6,265,000	1,191,945	7,456,945
2026	6,455,000	1,038,946	7,493,946
2027-2031	31,770,000	2,597,275	34,367,275
Less unamortized discount	<u>(34,546)</u>	<u>—</u>	<u>(34,546)</u>
Total	<u>\$ 61,915,454</u>	<u>\$ 9,478,976</u>	<u>\$ 71,394,430</u>

7. **Pension Plans**

General Information about the Plan

Plan Description

Eligible plan participants are provided with pensions through the Utah Retirement Systems (URS). The URS are comprised of the following pension trust funds:

- Public Employees Noncontributory Retirement System (Noncontributory System)
- Tier 2 Public Employees Contributory Retirement System (Tier 2 Public Employees System), which is a multiple-employer, cost-sharing, public employee retirement system

The Tier 2 Public Employees System became effective July 1, 2011. All eligible employees beginning on or after July 1, 2011, who have no previous service credit with any of the Utah Retirement Systems, are member of the Tier 2 Retirement System.

The URS are established and governed by the respective sections of Title 49 of the Utah Code Annotated 1953, as amended. The URS defined benefit plans are amended statutorily by the State Legislature. The Utah State Retirement Office Act in Title 49 provides for the administration of the URS under the direction of the Utah State Retirement Board (URS Board), whose members are appointed by the Governor. URS are fiduciary funds defined as pension (and other employee benefit) trust funds. URS is a component unit of the State of Utah. Title 49 of the Utah Code grants the authority to establish and amend the benefit terms.

URS issues a publicly available financial report that may be obtained by writing to the Utah Retirement Systems, 560 East 200 South, Salt Lake City, Utah 84102 or by visiting the website: www.urs.org.

Benefits Provided

URS provides retirement, disability, and death benefits. Retirement benefits are as follows:

System	Final Average Salary	Years of Service Required and/or Age Eligible for Benefit	Benefit Percentage per Year of Service	COLA**
Noncontributory System	Highest 3 years	30 years any age 25 years any age* 20 years age 60* 10 years age 62* 4 years age 65	2.0% per year all years	Up to 4%
Tier 2 Public Employees System	Highest 5 years	35 years any age 20 years age 60* 10 years age 62* 4 years age 65	1.5% per year all years	Up to 2.5%

*with actuarial deductions

** All post-retirement cost-of-living adjustments are non-compounding and are based on original benefit except for Judges, which is a compounding benefit. The cost-of-living adjustments are also limited to the actual Consumer Price Index (CPI) increase for the year, although unused CPI increases not met may be carried forward to subsequent years.

Contributions

As a condition of participation in the URS, employers and/or employees are required to contribute certain percentages of salary and wages as authorized by statute and specified by the URS Board. Employer contributions are actuarially determined as an amount that, when combined with employee contributions (where applicable) is expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded actuarial accrued liability.

Contributions rates as of June 30, 2021, are as follows:

	<u>Employee Paid</u>	<u>Employer Paid</u>	<u>Employer 401(k)</u>
Noncontributory System			
15 Local Government Div - Tier 1	N/A	18.47 %	N/A
Tier 2 DC Only			
211 Local Government	N/A	6.69 %	10.00 %

For the year ended June 30, 2021, the employer and employee contributions to the URS were as follows:

	<u>Employer Contributions</u>	<u>Employee Contributions</u>
Noncontributory System	\$ 116,519	N/A
Tier 2 Public Employees System	21,953	N/A
Total Contributions	<u>\$ 138,472</u>	<u>\$ —</u>

Contributions reported are the URS Board approved required contributions by URS. Contributions in Tier 2 Systems are used to finance the unfunded liabilities in the Tier 1 Systems.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflow of Resources Related to Pensions

At June 30, 2021 and 2020, the Agency reported a net pension liability of \$50,446 and \$363,988, respectively.

	Measurement Date: December 31, 2020		Measurement Date: December 31, 2019		Increase (Decrease)
	Net Pension Liability	Proportionate Share	Net Pension Liability	Proportionate Share	
Noncontributory System	\$ 41,780	0.0815 %	\$ 351,656	0.0933 %	(0.0118)%
Tier 2 Public Employees System	8,666	0.0603 %	12,332	0.0545 %	0.0058 %
Total	\$ 50,446		\$ 363,988		

The net pension asset and liability was measured as of December 31, 2020 and 2019, respectively, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2020 and 2019, respectively, and rolled forward using generally accepted actuarial procedures. The proportion of the net pension asset and liability is equal to the ratio of the employer's actual contributions to the URS' during the plan year over the total of all employer contributions to the URS during the plan year.

For the years ended June 30, 2021 and 2020, the Agency recognized pension expense of \$118,829 and \$241,343, respectively.

At June 30, 2021, the Agency reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 64,029	\$ 3,968
Changes in assumptions	10,961	5,780
Net difference between projected and actual earnings on pension plan investments	—	330,414
Changes in proportion and differences between contributions and proportionate share of contributions	13,175	5,308
Contributions subsequent to the measurement date	132,749	—
Total	\$ 220,914	\$ 345,471

At June 30, 2020, the Agency reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 35,437	\$ 9,284
Changes in assumptions	42,510	354
Net difference between projected and actual earnings on pension plan investments	—	187,314
Changes in proportion and differences between contributions and proportionate share of contributions	9,302	8,946
Contributions subsequent to the measurement date	135,122	—
Total	<u>\$ 222,371</u>	<u>\$ 205,898</u>

Contributions made by the Agency prior to fiscal year-end, but subsequent to the measurement date of December 31, 2020, resulted in \$132,749 reported as deferred outflows of resources at June 30, 2021. These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,	Net Deferred Outflows (Inflows) of Resources
2021	\$ (72,140)
2022	(34,725)
2023	(105,396)
2024	(49,146)
2025	613
Thereafter	3,487

Actuarial assumptions

The total pension liability in the December 31, 2020 and 2019 actuarial valuations was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50%
Salary increases	3.25 - 9.75%, average, including inflation
Investment rate of return	6.95%, net of pension plan investment expenses, including inflation

For fiscal year 2021, mortality rates were adopted from an actuarial experience study dated January 1, 2020. The retired mortality tables are developed using URS retiree experience and are based upon gender, occupation, and age as appropriate with projected improvement using 80% of the ultimate rates from the MP-2019 improvement assumption using a base year of 2020. The mortality assumption for active members is the PUB-2010 Employees Mortality Table for public employees, teachers, and public safety members, respectively. For fiscal year 2020, mortality rates were developed from actual experience and mortality tables, based on gender, occupation and age,

as appropriate, with adjustments for future improvement in mortality based on Scale AA, a model developed by the Society of Actuaries.

The actuarial assumptions used in the January 1, 2020 and 2019 valuations were based on the results of an actuarial experience study for the five-year period ending December 31, 2019 and 2016, respectively.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class and is applied consistently to each defined benefit pension plan. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset class	Expected Return Arithmetic Basis		
	Target Asset Allocation	Real Return Arithmetic Basis	Long-Term Expected Portfolio Real Rate of Return
Equity securities	37.00 %	6.30 %	2.33 %
Debt securities	20.00 %	— %	— %
Real assets	15.00 %	6.19 %	0.93 %
Private equity	12.00 %	9.50 %	1.14 %
Absolute return	16.00 %	2.75 %	0.44 %
Cash and cash equivalents	— %	— %	— %
Totals	100.00 %		4.84 %
	Inflation		<u>2.50 %</u>
	Expected arithmetic nominal return		<u>7.34 %</u>

The 6.95% assumed investment rate of return is comprised of an inflation rate of 2.50% and a real return of 4.45% that is net of investment expense.

Discount Rate

The discount rate used to measure the total pension liability was 6.95%. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions from all participating employers will be made at contractually required rates that are actuarially determined and certified by the URS Board. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefits payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The discount rate does not use the Municipal Bond Index Rate. The discount rate remains unchanged at 6.95%.

Sensitivity of the Proportionate Share of the Net Pension Asset and Liability to Changes in the Discount Rate

The following presents the proportionate share of the net pension liability/(asset) calculated using the discount rate of 6.95%, as well as what the proportionate share of the net pension liability/(asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (5.95%) or 1-percentage-point higher (7.95%) than the current rate:

	1% Decrease 5.95%	Discount Rate 6.95%	1% Increase 7.95%
Noncontributory System	\$ 724,352	\$ 41,780	\$ (527,245)
Tier 2 Public Employees System	145,818	8,666	(96,252)
Total	\$ 870,170	\$ 50,446	\$ (623,497)

Pension Plan Fiduciary Net Position

Detailed information about the pension plan’s fiduciary net position is available in the separately issued URS financial report.

Defined Contribution Savings Plans

The Defined Contribution Savings Plans are administered by the URS Board and are generally supplemental plans to the basic retirement benefits of the URS, but may also be used as a primary retirement plan. These plans are voluntary, tax-advantaged retirement savings programs authorized under sections 401(k), 457(b), and 408 of the Internal Revenue code. Detailed information regarding plan provisions is available in the separately issued URS financial report.

The Agency participates in the following Defined Contribution Savings Plans with URS:

- 401(k) plan
- 457(b) plan
- Roth IRA plan
- Traditional IRA plan

Employer and employee contributions to the URS Defined Contribution Savings Plans for the years ended June 30, were as follows:

	2021	2020	2019
401(k) Plan			
Employer contributions	\$ 27,814	\$ 37,442	\$ 25,143
Employee contributions	64,847	43,410	31,032
457(b) Plan			
Employer contributions	—	—	—
Employee contributions	—	9,830	8,174
Roth IRA Plan			
Employer contributions	N/A	N/A	N/A
Employee contributions	14,271	13,364	6,465
Traditional IRA Plan			
Employer contributions	N/A	N/A	N/A
Employee contributions	—	—	—

8. Equity Interest in Joint Venture

Formation

In March 2013, the Agency, along with Salt Lake City (City) and Salt Lake County (County), executed an Interlocal Cooperation Agreement to form and create a separate legal entity, the Utah Performing Arts Center Agency (UPACA), an interlocal entity that will own, operate, maintain and improve the George S. and Dolores Doré Eccles Theater (Theater).

Structure

The Agency owns 41.85%, with the City owning 33.15%, and the County owning 25% in UPACA. UPACA is governed by a board of trustees consisting of nine members. Board membership is comprised of three representatives appointed by the County and six representatives appointed by the City/Agency. Each representative has one vote and each representative's term continues until a successor is appointed.

Operation

In March 2013, an Operating Agreement was entered into by UPACA, the Agency, the City and the County assigning responsibility for the operation and management to the County Center for the Arts (CFA) through December 31, 2041. CFA accounts for UPACA on a calendar year. Net operating income is distributed annually to the partners in amounts outlined in organizational agreements after required contributions to operating and capital reserve accounts. The County is responsible for any operating deficits of the Eccles Theater. The Agency is responsible for any operating loss of the Eccles Site.

Equity

The Agency began construction on the Theater in 2014. The Theater, which hosts national touring Broadway shows, concerts, comedy and other entertainment events, opened its doors on October 20, 2016. The first full year of operations for UPACA ended December 31, 2017. The Agency formally transferred all assets to UPACA as of July 2017, for accounting purposes. The Agency's equity interest in the net position of UPACA at December 31, 2021 and 2020, was \$51,017,452 and \$52,371,072, respectively.

Summary financial information for UPACA for 2020 and 2019 is as follows:

Utah Performing Arts Center Agency
Summary Financial Information
As of and for the Year Ended December 31, 2020

Pooled Cash and Investments	\$ 5,536,136
Accounts Receivable and prepaid expenses	900,131
Capital assets, net of accumulated depreciation	120,302,861
Total assets	126,739,128
Accounts payable and accrued expenses	877,453
Lease payable	186,078
Show proceeds held for others	2,915,844
Payable to Salt Lake County	854,252
Total liabilities	4,833,627
Total net position	\$ 121,905,501
Charges for services	\$ 2,252,772
Contributions and other revenues	966,981
Operating expenses	(3,747,883)
Depreciation	(2,706,325)
Change in Net Position	\$ (3,234,455)
Distributions to owners	\$ —

Utah Performing Arts Center Agency
Summary Financial Information
As of and for the Year Ended December 31, 2019

Pooled Cash and Investments	\$ 8,204,109
Accounts Receivable and prepaid expenses	744,633
Capital assets, net of accumulated depreciation	122,598,787
Total assets	131,547,529
Accounts payable and accrued expenses	1,487,309
Show proceeds held for others	3,993,660
Payable to Salt Lake County	926,604
Total liabilities	6,407,573
Total net position	\$ 125,139,956
Charges for services	\$ 6,258,221
Contributions and other revenues	949,200
Operating expenses	(5,547,948)
Depreciation	(2,684,066)
Change in Net Position	\$ (1,024,593)
Distributions to owners	\$ 724,812

Audited financial statements for UPACA may be obtained from Salt Lake County Center for the Arts, 50 West 200 South, Salt Lake City, UT 84101, or by calling 385-468-1020.

9 **Commitments and Contingencies**

During the year ended June 30, 2008, the City issued \$8,590,000 of Series 2007 Sales Tax Revenue Bonds. A portion of the bond proceeds were used to finance the construction of the Grant Tower project. The Agency entered into an agreement with the City in January 2008, regarding the payment obligations on the bonds. Under the terms of the agreement, the Agency is obligated to remit funds to the City on a semi-annual basis to cover payments the City makes on the bonds. In December 2019, the City issued a complete refunding of the bond at a 4% interest rate, saving the Agency over \$18,500 in principal and interest payments. As of June 30, 2021, anticipated cumulative payments remaining under the agreement were \$275,600. Anticipated payments are included in the table below.

During the year ended June 30, 2013, the City issued \$15,000,000 of Bond Anticipation Notes (BANS) to begin construction on the Eccles Theater. These bonds were issued in expectation of the issuance of the Tax Increment Bonds (as discussed in Note 6) and the Sales Tax Revenue Bonds issued by the City (as discussed below). The City received the proceeds of the BANS and paid design and pre-construction costs.

During the year ended June 30, 2014, the City issued Series 2013A Sales Tax Revenue Bonds in the amount of \$51,270,000 to aid in financing the construction of the Eccles Theater. With the proceeds of these bonds, the City paid off the BANS and the remaining net proceeds of \$34,349,587 were transferred to the Agency as a contribution from the City. Bond issuance costs and accrued interest of \$1,920,413 were recognized by the Agency as expense. In addition, upon issuance of the bonds, the Agency used private donations of \$2,596,649 and contributed \$1,104,957 of its own funds into an escrow account for capitalized interest on the bonds. In December 2019, the City completely refunded the Series 2013A bonds by issuing Series 2019 taxable sales and excise tax revenue refunding bonds in the amount of \$58,540,000, saving the Agency over \$11,000,000 in principal and interest payments. As of June 30, 2021, anticipated cumulative payments remaining under the agreement were \$81,062,807. Anticipated payments are included in the table below.

The Agency will remit principal and interest payments semi-annually to the City per the debt service schedules as a contribution to the City (expense). Total anticipated payments are as follows:

Year ending June 30,	Annual Obligation
2022	\$ 2,461,521
2023	2,187,278
2024	2,188,086
2025	2,187,723
2026	2,186,443
2027-2031	10,929,002
2032-2036	42,277,398
2037 and beyond	16,920,957
Total	\$ 81,338,408

As discussed previously, proceeds from the Series 2013 Agency bonds and Series 2013A City bonds provided financing for the construction of the Eccles Theater on Block 70 within the Central Business District (CBD). The unrefunded portion of the Agency's Series 2013 bonds are payable through fiscal year 2023. The Series 2019 taxable tax increment revenue refunding bonds issued by the Agency mature in 2031. The Series 2019 taxable

sales and excise tax revenue refunding bonds (advance refunding of Series 2013A) issued by the City are payable through fiscal year 2038. The annual debt service will be funded by the incremental property taxes generated from the CBD Project area, Block 70 Community Development Area (CDA) and private donations. Annual principal and interest payments on the bonds associated with the Theater are expected to require approximately 30% of tax increment revenues generated from CBD and Block 70, beginning in fiscal year 2016. As of June 30, 2021 and 2020, the total principal and interest remaining to be paid on all bonds for the Eccles Theater project was \$139,887,231 and \$147,958,158, respectively.

The Agency has pledged future tax increment revenues to repay \$103,180,000 in Series 2019 Tax Increment and Series 2019A Sales Tax Revenue Refunding bonds issued during the year ended June 30, 2020, in addition to the remaining Series 2013 Tax Increment Revenue bonds in the amount of \$14,165,000. Through inter-local agreements entered into with the City and Salt Lake County (the County), CBD tax increment revenue that would have been remitted to these agencies has been pledged to the Agency through tax year 2040. In December 2011, the Agency entered into an agreement with the City in which the Agency will retain a portion of the City's Taxing Entity Committee (TEC) allocation, in order to pay principal and interest on the Theater bond obligations. Each year, beginning in tax year 2015 through 2040, the City will continue to receive from the Agency a dollar amount equal to the 2014 TEC allocation. The original inter-local agreement specified that the Agency will retain 80% of the remaining TEC allocation. This inter-local agreement was subsequently amended in May 2013 to provide that the Agency will retain up to 100% of the remaining TEC allocation, as is necessary to fund debt service payments. The Agency is required to reimburse the City for any portion of this additional TEC allocation that is utilized for debt service on the Eccles Theater, with the balance accruing interest at the City's general fund rate. The Agency is required to commit CBD tax increment in an amount equal to the City allocation under these agreements. Similarly, in October 2012, the Agency entered into an interlocal agreement with the County wherein the Agency is entitled to retain the County's portion of the CBD tax increment up to a maximum of \$43,000,000. The County will continue to receive from the Agency a dollar amount equal to the 2014 TEC allocation each year beginning in tax year 2015 through 2040, and the Agency will retain the remaining TEC allocation to fund debt service on the Eccles Theater project. During the fiscal year ended June 30, 2021, the Agency transferred \$9,630,540 in CBD incremental tax revenue to Block 70 for Eccles debt service per the agreements, and transferred an additional \$2,132,122 in CBD tax increment revenue available and expended \$8,075,173 to cover the principal and interest payments due during the year. During the fiscal year ended June 30, 2020, the Agency transferred \$10,961,592 in CBD incremental property taxes, and expended \$8,392,678 to cover the principal and interest payments due during the year.

In addition, the Agency entered into an inter-local agreement with the City and the Salt Lake City School District (SLCSD) wherein the Agency is entitled to receive the City's and SLCSD's portions of the tax increment from the Block 70 CDA for twenty-five years, beginning in the tax year 2016, for the purpose of funding debt service on the Eccles Theater. The tax increment funds are not limited to funding debt service, but will also be used to fund the creation of a cultural core and for debt service on the Regent Street improvement bonds. In addition, in September 2012, the Agency entered into an agreement with the County wherein the Agency is entitled to receive the County's portion of the Tax Increment from the Block 70 CDA for 25 years, beginning in tax year 2016, up to a maximum of \$7,000,000 for the purposes of funding debt service on the Eccles Theater. During the year ended June 30, 2021, the Agency received an additional \$1,502,076 in incremental property taxes under these agreements, and expended \$983,787 to cover principal and interest payments due during the year. For the year ended June 30, 2020, the Agency received an additional \$1,506,050 in incremental property taxes under these agreements, and expended \$836,962 to cover the principal and interest payments due during the year.

During the year ended June 30, 2002, the Agency entered into a reimbursement agreement with Gateway Associates, a developer of a project located within the Agency's Depot District Project Area. Under the agreement, the Agency is obligated to repay to the developers, from the tax increment revenues received from the respective projects, up to \$16,500,000 plus accrued interest, but not in excess of the tax increment revenues received from the individual projects. These obligations are also subject to the developers paying property taxes on a timely basis and the receipts of certificates of project completion. For the years ended June 30, 2021 and 2020, the Agency recorded expenses of \$1,371,004 and \$1,228,660, respectively.

During the year ended June 30, 2007, the Agency entered into a reimbursement agreement with Rio Grande Development, LLC, a developer of a project within the Agency's Depot District Project Area. Tremonton Hospitality, LLC, dba Urban Suites assumed this agreement through an assignment and assumption agreement signed in June 2016. Under this agreement, the Agency is obligated to repay to the developers, from the tax increment revenues received from the respective project, at the lesser of \$2,020,000 or 37.5% of the Project Tax Increment over the reimbursement term, plus accrued interest, but not in excess of the tax increment revenues received from the individual projects. These obligations are also subject to the developers paying property taxes on a timely basis and the receipts of certificates of project completion. For the years ended June 30, 2021 and 2020, the Agency recorded expenses of \$99,247 and \$102,850, respectively.

In September 2009, the Agency entered into a reimbursement agreement with Scrap, LLC (Scrap) for a mixed-use housing project located at 850 South 400 West, in the Agency's Granary District Project Area. The agreement provides a tax increment reimbursement to the Developer for architectural and engineering fees associated with LEED Gold Standard design improvements incorporated into the project. Under the agreement, the Agency is required to pay the Developer a reimbursement cap that is the lesser of 1) a principal amount equal to 50% of the project architectural and engineering expenses; or 2) \$450,000. These obligations are subject to the Developer paying property taxes on a timely basis, receipts of certificates of project completion, and other annual reporting duties as defined in the reimbursement agreement. For the years ended June 30, 2021 and 2020, the Agency recorded expenses of \$0 and \$33,773, respectively. The reimbursement period has expired.

During the year ended June 30, 2010, the Agency entered into a reimbursement agreement with 222 S. Main Investments, LLC, a developer of a project within the Agency's Central Business District Project Area. Under this agreement, the Agency is obligated to repay to the developers 85% of the tax increment revenues received by the Agency from the respective project up to the lesser of: 1) total developer costs less \$127,300,000 or 2) \$6,000,000, plus accrued interest of 5.9%, over the reimbursement term, which expires in January 2031. These obligations are also subject to the developers paying property taxes on a timely basis, the receipt of certificates of project completion, and annual certificates of compliance with the other terms of the reimbursement agreement. For the years ended June 30, 2021 and 2020, the Agency recorded expenses of \$626,876 and \$650,183, respectively.

During the year ended June 30, 2015, the Agency entered into a reimbursement agreement with Liberty Gateway Properties, L.C. (Liberty) for a mixed-use housing project located on 500 West between South Temple and 100 South, in the Agency's Depot District Project Area. The agreement provides a tax increment reimbursement to the Developer for costs incurred in connection with the associated parking garage component of the project from the tax increment created from the property. Under the agreement, the Agency will pay the Developer a reimbursement amount equal to the sum of 1) \$3,000 multiplied by the actual number of eligible at-grade structured parking stalls (up to a maximum of 48 stalls), plus 2) \$6,000 multiplied by the actual number of below-grade structured parking stalls (up to a maximum of 112), together with simple interest accrued thereon. The maximum that will be reimbursed is \$816,000. The reimbursement term is for the tax years 2015 through 2022. The Agency will make an annual payment to the Developer during the reimbursement term in an amount equal to 72% of the tax increment for such year actually received by the Agency until the earlier to occur of 1) Developer

has received an amount equal to the reimbursement amount or 2) the expiration of the reimbursement term. These obligations are subject to the Developer paying property taxes on a timely basis, receipts of certificates of project completion, and other annual reporting duties as defined in the reimbursement agreement. For the years ended June 30, 2021 and 2020, the Agency recorded expenses of \$133,351 and \$67,535, respectively.

During the year ended June 30, 2019, the Agency entered into a reimbursement agreement with Stadler US, Inc, a developer of a project located within the Agency's Stadler Rail Project Area. Under the agreement, the Agency is obligated to reimburse the developers, from the tax increment revenues received from the respective projects, up to \$9,610,721 over a twenty (20) year term, but not in excess of the tax increment revenues received from the individual projects. These obligations are also subject to the developers paying property taxes on a timely basis and the receipts of certificates of project completion. For the years ended June 30, 2021 and 2020 the Agency did not make any payments due to Stadler's failure to submit required documentation.

During the year ended June 30, 2020, the Agency entered into a reimbursement agreement with NWQ, LLC, a developer of a project located within the Agency's Northwest Quadrant Project Area. Under the agreement, the Agency is obligated to reimburse the developers, from the tax increment revenues received from the respective projects, up to \$28,000,000 over a nineteen (19) year term, but not in excess of the tax increment revenues received from the individual projects. These obligations are also subject to the developers paying property taxes on a timely basis and the receipts of certificates of project completion. The first year of reimbursement is anticipated to be for the 2020 tax year with the expense recorded in the fiscal year ending June 30, 2021. No payment was made for the year ended June 30, 2021 due to NWQ's failure to submit documentation.

During the year ended June 30, 2020, the Agency entered into a reimbursement agreement with West Quarter Residential I, LLC, a developer of a project located within the Agency's Block 67 Project Area. Under the agreement, the Agency is obligated to reimburse the developers, from the tax increment revenues received from the respective projects, up to \$15,000,000 over a twenty (20) year term as a pass-through from Salt Lake County for transportation funds from the State of Utah, but not in excess of the tax increment revenues received from the individual projects. These obligations are also subject to the developers paying property taxes on a timely basis and the receipts of certificates of project completion. The first year of reimbursement is anticipated to be for the 2022 tax year.

In March, 2008, the Agency and the State of Utah (State) entered into a lease agreement for the rental by the State of 250 parking stalls in a parking structure owned by the Agency. The lease requires monthly payments of \$20 per stall, for a total of \$5,000 per month. The lease term is 20 years. In addition, the lease includes a provision for the repayment of a portion of the construction costs to be paid by the State of \$350,000 over the term of the parking rental agreement. The repayment terms requires interest of 3% and monthly payments of \$2,077, in addition to the monthly rent payments. The balance of the unpaid amount as of June 30, 2021 and 2020, was \$115,608 and \$134,988, respectively, which has been recorded as a note receivable.

10 Concentrations

Operating revenues are not adequate to fund operations of the Agency. The Agency received \$45,212,097 and \$42,519,849 of transfers of tax increment from various taxing entities during the years ended June 30, 2021 and 2020, respectively, which were recorded as non-operating revenues of \$31,190,957 in Grants and other contributions, and \$13,754,166 in Transfers In for fiscal year 2021, and \$29,274,510 in Grant and other contributions, and \$13,245,339 in Transfers In for fiscal year 2020. These funds are critical for the continuing operations of the Agency.

Required Supplementary Information
June 30, 2021 and 2020
Redevelopment Agency of Salt Lake City

Redevelopment Agency of Salt Lake City
Schedule of the Proportionate Share of the Net Pension Liability
December 31, 2020
Last 10 Years*

Noncontributory System	2021	2020	2019	2018	2017	2016	2015
Proportion of the net pension liability	0.08%	0.09%	0.04%	0.07%	0.06%	0.05%	0.07%
Proportionate share of the net pension liability	\$ 41,780	\$ 351,656	\$ 285,453	\$ 301,169	\$ 405,107	\$ 297,064	\$ 317,700
Covered payroll	\$ 638,396	\$ 743,599	\$ 312,019	\$ 558,845	\$ 477,356	\$ 432,740	\$ 611,285
Proportionate share of the net pension liability as a percentage of its covered payroll	6.54%	47.29%	91.49%	53.89%	84.86%	68.65%	51.97%
Plan fiduciary net position as a percentage of the total pension liability	99.20%	93.70%	87.00%	91.90%	87.30%	87.80%	90.20%
Tier 2 Public Employees System	2021	2020	2019	2018	2017	2016	2015
Proportion of the net pension liability	0.06%	0.05%	0.02%	0.02%	0.03%	0.04%	0.02%
Proportionate share of the net pension liability/(asset)	\$ 8,666	\$ 12,332	\$ 9,117	\$ 2,007	\$ 3,445	\$ (83)	\$ (726)
Covered payroll	\$ 963,382	\$ 761,977	\$ 248,511	\$ 222,660	\$ 269,084	\$ 245,666	\$ 117,554
Proportionate share of the net pension liability/(asset) as a percentage of its covered payroll	0.90%	1.62%	3.67%	0.09%	1.28%	(0.03)%	(0.62)%
Plan fiduciary net position as a percentage of the total pension liability	98.30%	90.80%	90.80%	97.40%	95.10%	100.20%	103.50%

*In accordance with paragraph 81.a of GASB 68, employers will need to disclose a ten-year history of their proportionate share of the Net Pension Liability/(Asset) in their RSI. The ten-year schedule will need to be built prospectively. The schedule above is for the seven years currently available.

Redevelopment Agency of Salt Lake City
Schedule of Contributions
June 30, 2021
Last 10 Fiscal Years*

Noncontributory System	2021	2020	2019	2018	2017	2016	2015
Actuarial determined contributions	\$ 116,519	\$ 134,849	\$ 56,778	\$ 105,455	\$ 91,614	\$ 140,147	\$ 175,299
Contributions in relation to the contractually required contribution	(116,519)	(134,849)	(56,778)	(105,455)	(91,614)	(140,147)	(175,299)
Contribution deficiency	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>
Covered employee payroll	\$ 634,888	\$ 734,726	\$ 309,377	\$ 575,011	\$ 499,259	\$ 432,740	\$ 637,982
Contributions as a percentage of covered payroll **	18.35%	18.35%	18.35%	18.34%	18.35%	32.39%	27.48%
Tier 2 Public Employee System ***	2021	2020	2019	2018	2017	2016	2015
Actuarial determined contributions	\$ 21,953	\$ 16,191	\$ 5,582	\$ 5,169	\$ 40,101	\$ 33,041	\$ 16,040
Contributions in relation to the contractually required contribution	(21,953)	(16,191)	(5,582)	(5,169)	(40,101)	(33,041)	(16,040)
Contribution deficiency	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>
Covered employee payroll	\$ 251,098	\$ 230,509	\$ 276,833	\$ 204,783	\$ 268,954	\$ 244,828	\$ 122,688
Contributions as a percentage of covered payroll **	8.74%	7.02%	2.02%	2.52%	14.91%	13.50%	13.07%

*In accordance with paragraph 81.a of GASB 68, employers will need to disclose a ten-year history of their proportionate share of the Net Pension Liability/(Asset) in their RSI. The ten-year schedule will need to be built prospectively. The schedule above is for the seven years currently available.

**Contributions as a percentage of covered payroll may be different than the URS Board certified rate due to rounding or other administrative issues.

***Contributions in Tier 2 include an amortization rate to help fund the unfunded liabilities in the Tier 1 systems. Tier 2 systems were created effective July 1, 2011.

Redevelopment Agency of Salt Lake City
Notes to Required Supplementary Information
June 30, 2021 and 2020

1. Changes in Assumptions: There were a number of demographic assumptions (e.g. rates of termination, disability, retirement, as well as an updated mortality and salary increase assumption) updated for use in the January 1, 2020 actuarial valuation. These assumption updates were adopted by the Utah State Retirement Board as a result of an Actuarial Experience Study performed for the Utah Retirement Systems. In aggregate, those assumption changes resulted in a \$201 million increase in the Total Pension Liability, which is about 0.50% of the Total Pension Liability of as December 31, 2019 for all systems combined. The Actuarial Experience Study report as of December 31, 2019 provides detailed information regarding those assumption changes, which may be accessed online at newsroom.urs.org under the “Retirement Office” column using the “Reports and Stats” tab.

Supplementary Information

June 30, 2021

Redevelopment Agency of Salt Lake City

Redevelopment Agency of Salt Lake City
Combining Statement of Net Position Information by Project Area
June 30, 2021

	Block 70 CDA	CBD	Citywide Housing	Depot District	Granary District	Housing Development Trust	North Temple	North Temple Viaduct	Northwest Quadrant	Northwest Quadrant Housing	Program Income Fund	Project Area Housing	RDA Admin	Revolving Loan Fund	Stadler	Sugarhouse Project	West Capital Hill	West Temple Gateway	Total
Assets																			
Cash and cash equivalent (unrestricted)	\$14,478,329	\$(2,603,175)	\$ 3,372,817	\$ 1,902,733	\$3,324,331	\$ 2,845,080	\$ 951,939	\$ 34,412	\$1,183,496	\$ 409,031	\$3,078,886	\$2,181,547	\$1,151,868	\$16,018,261	\$ 1,183	\$ 55,327	\$(781,294)	\$ 241,559	\$ 47,846,331
Loans receivable	—	—	11,618,878	—	—	1,000,000	—	—	—	—	1,105,717	—	—	13,353,296	—	—	—	—	27,077,890
Cash and cash equivalent (restricted)	(2,095,258)	14,474,785	9,133,374	10,262,047	—	1,340,000	469,360	—	168,464	—	9,977,399	—	44,290	6,106,965	146,056	—	3,767,040	2,244,002	56,038,523
Land and water rights	4,790,823	16,515,447	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	21,306,270
Improvements - other than buildings	—	55,022,530	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	55,022,530
Buildings	—	443,533	—	—	—	—	—	—	—	—	—	576,742	—	—	—	90,177	—	—	1,110,451
Machinery and equipment	—	269,549	—	—	—	—	—	—	—	—	49,042	—	182,245	—	—	—	—	—	500,836
Construction in process	12,683,590	665,047	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	13,348,636
Accumulated depreciation	—	(47,508,282)	—	—	—	—	—	—	—	—	(49,042)	(156,543)	(116,229)	—	—	—	—	—	(47,830,096)
Land and buildings held for sale	—	8,522,588	—	14,733,492	194,455	—	4,000,000	—	—	—	7,875,703	3,454,690	—	—	—	584,601	28,590	—	39,394,118
Investment in Joint Venture	51,017,452	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	51,017,452
Deposits and other assets	—	10,572	—	—	203	—	—	—	—	—	728,114	—	27,750	—	—	—	—	1,220	767,859
Total assets	80,874,936	45,812,593	24,125,068	26,898,273	3,518,990	5,185,080	5,421,299	34,412	1,351,960	409,031	22,765,818	6,056,436	1,289,924	35,478,522	147,239	730,105	3,014,335	2,486,780	265,600,801
Deferred outflows	5,333,646	—	—	—	—	—	—	—	—	—	—	—	220,914	—	—	—	—	—	5,554,560
Total assets and deferred outflows	\$86,208,581	\$45,812,593	\$24,125,068	\$26,898,273	\$3,518,990	\$ 5,185,080	\$5,421,299	\$ 34,412	\$1,351,960	\$ 409,031	\$22,765,818	\$6,056,436	\$1,510,838	\$35,478,522	\$147,239	\$ 730,105	\$3,014,335	\$2,486,780	\$ 271,155,361
Liabilities																			
Accounts payable and accrued liabilities	\$ 2,361,499	\$ 44,540	\$ —	\$ 110,542	\$ 1,064	\$ —	\$ 4,266	\$ —	\$ —	\$ —	\$ 45,320	\$ 5,100	\$ 44,831	\$ —	\$ —	\$ 63,000	\$ 77,693	166,981	\$ 2,924,837
Accrued compensation - current	—	—	—	—	—	—	—	—	—	—	—	—	61,384	—	—	—	—	—	61,384
Accrued interest payable - current	440,257	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	440,257
Bonds payable - current portion	5,570,000	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5,570,000
Pension liability	—	—	—	—	—	—	—	—	—	—	—	—	50,446	—	—	—	—	—	50,446
Long term compensation liability	—	—	—	—	—	—	—	—	—	—	—	—	241,028	—	—	—	—	—	241,028
Advances from (to) other funds	1,150,000	(1,150,000)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Bonds payable, net	56,345,454	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	56,345,454
Total liabilities	65,867,210	(1,105,460)	—	110,542	1,064	—	4,266	—	—	—	45,320	5,100	397,689	—	—	63,000	77,693	166,981	65,633,406
Deferred inflows	—	—	—	—	—	—	—	—	—	—	—	—	345,471	—	—	—	—	—	345,471
Fund balance																			
Net position, beginning	7,881,910	56,728,003	19,721,234	25,526,763	2,705,175	2,601,635	5,068,813	31,210	198	—	22,426,630	6,054,587	484,481	33,242,352	70,419	477,067	2,392,520	2,950,905	188,363,901
Revenues	803,534	31,251,766	81,125	5,525,331	944,077	2,583,445	640,558	2,103,730	1,688,689	409,031	1,440,529	13,227	23,460	1,144,760	102,594	190,038	711,967	17,246	49,675,106
Expenses	6,114,325	16,774,390	—	2,612,615	2,076	—	123,033	2,069,020	—	—	999,236	16,478	3,201,564	183,590	—	—	167,845	598,351	32,862,523
Net transfers in (out)	17,770,252	(24,287,326)	4,322,710	(1,651,748)	(129,250)	—	(169,306)	(31,508)	(336,927)	—	(147,424)	—	3,461,301	1,275,000	(25,774)	—	—	(50,000)	—
Total net position, ending	20,341,372	46,918,053	24,125,068	26,787,731	3,517,926	5,185,080	5,417,033	34,412	1,351,960	409,031	22,720,498	6,051,336	767,678	35,478,522	147,239	667,105	2,936,642	2,319,799	205,176,484
Total liabilities, deferred inflows and net position	\$86,208,581	\$45,812,593	\$24,125,068	\$26,898,273	\$3,518,990	\$ 5,185,080	\$5,421,299	\$ 34,412	\$1,351,960	\$ 409,031	\$22,765,818	\$6,056,436	\$1,510,838	\$35,478,522	\$147,239	\$ 730,105	\$3,014,335	\$2,486,780	\$ 271,155,361

Redevelopment Agency of Salt Lake City
Combining Statement of Revenues and Expenses and Changes in Net Position by Project Area
Fiscal Year Ended June 30, 2021

	Block 70 CDA	CBD	Citywide Housing	Depot District	Granary District	Housing Development Trust	North Temple	North Temple Viaduct CDA	Northwest Quadrant	Northwest Quadrant Housing	Program Income Fund	Project Area Housing	RDA Administra- tion	Revolving Loan Fund	Stadler	Sugarhouse Project	West Capital Hill	West Temple Gateway	Total
Revenue																			
Transfers in from SLC	\$ —	\$ —	\$ —	\$ —	\$ —	\$ 2,590,000	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ 14,037,173	\$ —	\$ —	\$ —	\$ —	\$ —	\$ 16,627,173
Grants and Other Contributions	2,145,823	31,160,698	—	5,452,809	926,661	—	633,123	2,100,528	1,684,441	409,031	147,424	—	(14,021,140)	—	101,927	189,703	526,903	—	31,457,931
Interest on Investments	11,331	151,624	55,370	72,522	17,416	(6,555)	7,435	3,202	4,248	—	81,330	13,227	7,031	1,732	667	335	185,064	17,246	623,224
Rental & other income	—	22,813	25,755	—	—	—	—	—	—	—	1,213,501	—	—	168,019	—	—	—	—	1,430,088
Miscellaneous revenue	—	—	—	—	—	—	—	—	—	—	(1,727)	—	396	10	—	—	—	—	(1,321)
Changes in Equity in JV	(1,353,619)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	(1,353,619)
Gain/Loss on sale of capital assets	—	(83,370)	—	—	—	—	—	—	—	—	—	—	—	975,000	—	—	—	—	891,630
Total revenue	\$ 803,534	\$ 31,251,766	\$ 81,125	\$ 5,525,331	\$ 944,077	\$ 2,583,445	\$ 640,558	\$ 2,103,730	\$ 1,688,689	\$ 409,031	\$ 1,440,529	\$ 13,227	\$ 23,460	\$ 1,144,760	\$ 102,594	\$ 190,038	\$ 711,967	\$ 17,246	\$ 49,675,106
Expense																			
Personal Services	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ 1,560,415	\$ —	\$ —	\$ —	\$ —	\$ —	\$ 1,560,415
O & M	—	—	—	—	—	—	—	—	—	—	—	—	1,607,423	—	—	—	—	—	1,607,423
Charges & Services	1,535,726	16,161,244	—	2,336,815	2,076	—	123,033	2,069,020	—	—	995,739	—	—	183,590	—	—	167,845	598,351	24,173,439
Depreciation	—	613,146	—	—	—	—	—	—	—	—	3,497	16,478	33,725	—	—	—	—	—	666,847
Interest & Fiscal Charges	4,578,599	—	—	275,800	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4,854,399
Total expense	6,114,325	16,774,390	—	2,612,615	2,076	—	123,033	2,069,020	—	—	999,236	16,478	3,201,564	183,590	—	—	167,845	598,351	32,862,523
Changes in net position	\$(5,310,790)	\$14,477,376	\$ 81,125	\$ 2,912,716	\$ 942,001	\$ 2,583,445	\$ 517,525	\$ 34,710	\$ 1,688,689	\$ 409,031	\$ 441,292	\$ (3,252)	\$(3,178,104)	\$ 961,170	\$ 102,594	\$ 190,038	\$ 544,122	\$ (581,106)	\$16,812,583

Redevelopment Agency of Salt Lake City
Selected Financial Information by Project Area
Fiscal Year Ended June 30, 2021

	Block 70 CDA	CBD	Citywide Housing	Depot District	Granary District	Housing Development Trust	North Temple	North Temple Viaduct CDA	Northwest Quadrant	Northwest Quadrant Housing	Program Income Fund	Project Area Housing	RDA Administra- tion	Revolving Loan Fund	Stadler	Sugarhouse Project	West Capital Hill	West Temple Gateway	Total
Grants and Other Contributions	\$ 2,145,823	\$31,160,698	\$ —	\$ 5,452,809	\$ 926,661	\$ —	\$633,123	\$2,100,528	\$1,684,441	\$ 409,031	\$ 147,424	\$ —	\$ (14,021,140)	\$ —	\$101,927	\$ 189,703	\$ 526,903	\$ —	\$ 31,457,931
Loans receivable principal received	—	—	27,699	—	—	—	—	—	—	—	35,573	—	—	2,983,003	—	—	—	—	\$ 3,046,275
Interest on investments	11,331	151,624	55,370	72,522	17,416	(6,555)	7,435	3,202	4,248	—	81,330	13,227	7,031	1,732	667	335	185,064	17,246	\$ 623,224
Bonds payable	61,915,454	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	\$ 61,915,454
Interest and fiscal charges	4,578,599	—	—	275,800	—	—	—	—	—	—	—	—	—	—	—	—	—	—	\$ 4,854,399
Debt principal paid	5,390,000	—	—	255,000	—	—	—	—	—	—	—	—	—	—	—	—	—	—	\$ 5,645,000
Origination of loans	—	716,987	2,566,780	—	—	—	—	—	—	—	—	—	—	4,636,570	—	—	—	—	\$ 7,920,337
Refunds to taxing entities	—	—	—	—	—	—	—	—	—	—	—	—	3,245	—	—	—	—	—	\$ 3,245
Personal Services	—	—	—	—	—	—	—	—	—	—	—	—	1,560,415	—	—	—	—	—	\$ 1,560,415
Operating & Maintenance	—	—	—	—	—	—	—	—	—	—	—	—	1,607,423	—	—	—	—	—	\$ 1,607,423
Charges & Services	1,535,726	16,161,244	—	2,336,815	2,076	—	123,033	2,069,020	—	—	995,739	—	—	183,590	—	—	167,845	598,351	\$ 24,173,439
Budgetary transfers in (out)	17,770,252	(24,287,326)	4,322,710	(1,651,748)	(129,250)	—	(169,306)	(31,508)	(336,927)	—	(147,424)	—	3,461,301	1,275,000	(25,774)	—	—	(50,000)	\$ —
Depreciation	—	613,146	—	—	—	—	—	—	—	—	3,497	16,478	33,725	—	—	—	—	—	\$ 666,847