Financial Statements
June 30, 2017 and 2016

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

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, 2017 and 2016 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 audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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

Opinion
In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Agency as of June 30, 2017 and 2016 and the respective changes in financial position and its cash flows thereof 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 and Required Supplementary Information on pages 3 through 7 and pages 36 through 38 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 40 through 42 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.

Eide Bailly LLP

Salt Lake City, Utah
November 21, 2017

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, 2017 and 2016. As management of the Agency, we encourage readers to consider information contained in this discussion.

FINANCIAL HIGHLIGHTS

As of June 30, 2017 and 2016, assets and deferred outflows of the Agency exceeded its liabilities and deferred inflows by $234,561,701 and $231,697,636, respectively (net position). Of the total amounts, $52,968,137 and $65,209,301, as of June 30, 2017 and 2016, respectively, are available to meet ongoing obligations to creditors. The remaining net position amount of $181,593,564 and $166,488,335, as of June 30, 2017 and 2016, 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 $2,864,065 and $4,320,401 during the years ending June 30, 2017 and 2016, respectively. During 2014, the Agency began construction on a new project, the 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 $50,309,000. The Agency continued the construction of the George S. and Dolores Dore Eccles Theater (Eccles Theater) into 2017 and has received $28,625,000 in donations for the project thru June 30, 2017 and promises to give of $9,250,000 to be used for the construction and debt service of the project thru 2021.

A significant portion of total assets, as of June 30, 2017 and 2016, is the unrestricted cash amounting to $73,467,818 and $13,788,584, respectively. Statutorily, the Agency is required to spend the tax increment funds generated in each of its projects area within the boundaries of the project area except for affordable housing projects or infrastructure that benefits a project area. No one project or project area has access to all of the unrestricted cash balance shown above. Restricted cash of $2,178,898 and $75,027,127, as of June 30, 2017 and 2016, respectively, reflects remaining bond proceeds for the Eccles Theater and the Regent Street projects.

Another significant portion of assets is the loans and other receivables balance. Loans are awarded to individuals and businesses for the acquisition, rehabilitation, new construction or façade renovation, and continue to be an important aspect of the Agency's blight elimination mission. For fiscal year 2017, the loan amounts originated, but not necessarily funded, and principal received were $13,610,590 and $8,072,118, respectively. For fiscal year 2016, the loan amounts originated, but not necessarily funded, and principal received were $1,055,000 and $5,086,000, respectively. The Agency also recognized promises to give for the Eccles Theater in the amount of $9,250,000 and $12,250,000 as of June 30, 2017 and 2016, respectively, of which $4,400,000 and $4,300,000 is a current receivable at June 30, 2017 and 2016, respectively. The Agency's loans receivable balance as of June 30, 2017 and 2016, including accrued interest was $15,957,731 and $16,925,887, respectively, which is a decrease and an increase of $968,156 and $3,494,293, 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 statement of net position shows the Agency’s total assets, deferred outflows, liabilities and deferred inflows with the difference shown as net position. Increases or decreases over time in net position gives an indicator as to whether the financial condition of the Agency is improving or declining.

The statement of revenues, expenses and changes in net position shows 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 the statement of activities 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 investments.

The statement of cash flows shows the inflows and outflows of cash 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 financial statements. Notes to the financial statements begin on page 13 of this report.

OTHER INFORMATION

Legislatively required supplemental schedules containing selected information by project area are contained in this report immediately following the notes to the financial statements and can be found on pages 36-42.

FINANCIAL ANALYSIS

As mentioned earlier, net position may over time indicate the Agency’s financial position. The Agency’s assets and deferred outflows exceeded its liabilities and deferred inflows by $234,561,701 and $231,697,636 at the close of the fiscal years ended June 30, 2017 and 2016, respectively.

A significant portion of the Agency’s net position (93.6% in 2017 and 62.3% in 2016) is comprised of its un-restricted 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 (6.4% as of June 30, 2017 and 37.7% as of June 30, 2016) of net position represents resources that have external restrictions on how they can be used.

	June 30, 2017	June 30, 2016	June 30, 2015
Current and other assets	$ 139,880,894	$ 158,484,826	$ 209,489,967
Capital assets	172,805,823	157,999,173	107,429,961
Total assets	312,686,717	316,483,999	316,919,928
Deferred outflows	216,909	169,021	73,702
Liabilities			
Bonds payable	71,895,671	74,945,769	77,945,807
Other liabilities	6,391,771	9,976,347	11,628,981
Total liabilities	78,287,442	84,922,116	89,574,788
Deferred inflows	54,483	33,268	41,607
Net position:			
Invested in capital assets - net of related debt	100,910,152	79,211,215	95,222,515
Restricted for capital construction	80,683,412	87,277,120	94,970,521
Unrestricted	52,968,137	65,209,301	37,184,199
Total net position	$ 234,561,701	$ 231,697,636	$ 227,377,235

Agency Activities

As mentioned earlier, the Agency increased its total net position by $2,864,065 during the year ended June 30, 2017. As mentioned earlier, the Agency increased its total net position by $4,320,401 during the year ended June 30, 2016.

The Agency's receipt of incremental property taxes, that portion of property taxes generated from higher property values from earlier redevelopment activities, increased by $1,796,369 (5.2 percent) and $1,691,726 (5.1 percent) during fiscal years 2017 and 2016, respectively. Private donations decreased by $4,650,000 and interest income increased by $210,721 during the year ended June 30, 2017.

For the year ended June 30, 2017, total operating expenses of the Agency decreased by $3,980,097 (11.25%). These changes are mainly attributed to a decrease in Public Improvements of $8,527,341 offset by an increase in Interest and Fiscal Charges of $3,544,483 and Contributions to Salt Lake City of $1,397,800.

	Years ended June 30,		
	2017	2016	2015
Revenues			
Program revenues:			
Rental and other income	$ 1,560,092	$ 1,410,361	$ 1,430,784
General revenues:			
Transfers in from Salt Lake City corporation	36,593,716	34,797,347	33,105,621
Interest and investment valuation income	1,212,723	1,038,762	1,157,730
Private donations	2,350,000	7,000,000	11,500,000
Gain (loss) on sale of capital assets	(744,373)	(3,362,931)	12,954
Contributions from (to) Salt Lake City corporation	(1,402,800)	(5,000)	1,009,750
Miscellaneous income	27,035	609,804	169,735
Total revenues	39,596,393	41,488,343	48,386,574
Expenses			
Public Improvements	1,609,876	10,137,217	3,256,610
Grants	73,000	128,965	20,527
Debt service interest and fiscal charges	5,345,144	1,800,661	962,979
Payments to other taxing entities	14,389,909	13,714,824	13,753,851
Depreciation	3,718,292	2,397,517	2,391,708
All other activities	11,596,107	8,988,758	9,805,033
Total expenses	36,732,328	37,167,942	30,190,708
Increase in net position	2,864,065	4,320,401	18,195,866
Net position, beginning	231,697,636	227,377,235	209,181,369
Net position, ending	$ 234,561,701	$ 231,697,636	$ 227,377,235

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, increased by $14,806,650 and $50,569,212 in fiscal 2017 and 2016, respectively. During the year ended June 30, 2017, the Agency substantially completed construction of the Eccles Theater, which began during fiscal 2014 and contributes to the significant decrease in construction in progress of $110,579,553. Eccles Theater costs were reclassified from construction in progress to buildings.

	Fiscal 2017	Fiscal 2016	Fiscal 2015
Land and easement rights	$ 21,456,012	$ 21,456,012	$ 21,456,012
Land improvements	11,463,088	13,746,709	16,019,965
Buildings	128,200,544	768,698	843,239
Construction in progress	11,278,419	121,857,972	68,926,219
Equipment	407,760	169,782	184,526
Total	$ 172,805,823	$ 157,999,173	$ 107,429,961

Additional information relating to the capital assets of the Agency can be found in Note 5, beginning on page 19 of this report.

Long-term debt of the Agency totaled $71,895,671 and $74,945,769 as of June 30, 2017 and 2016, respectively. The Agency issued $13,275,000 in tax increment bonds during fiscal year 2015. The tax increment bonds require semi-annual interest payments. Principal payments begin in April 2018.

	Fiscal 2017	Fiscal 2016	Fiscal 2015
2013 Tax increment bonds, net	$ 58,620,671	$ 61,670,769	$ 64,670,807
2015A and 2015B Tax increment bonds	13,275,000	13,275,000	13,275,000
Total	$ 71,895,671	$ 74,945,769	$ 77,945,807

Additional information on the Agency's long-term debt can be found in Note 6, beginning on page 21 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 418, P.O. Box 145518 Salt Lake City Utah, 84114-5518.

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	2017	2016
Assets		
Current Assets		
Unrestricted cash and cash equivalents	$ 73,467,818	$ 13,788,584
Restricted cash and cash equivalents	2,178,898	75,027,127
Loans receivable-current portion, including interest receivable of $48,277 and $155,307, respectively	1,156,623	628,227
Other long-term receivables, current portion	4,400,000	4,300,000
Deposits	719,778	1,242,019
Prepaid expenses	17,250	19,950
Total current assets	81,940,367	95,005,907
Noncurrent Assets		
Capital assets, at cost		
Land and rights	21,456,012	21,456,012
Parking facilities and plaza	55,186,271	55,022,530
Other buildings	129,647,140	1,020,275
Office furniture and equipment	721,587	431,946
Construction in progress	11,278,419	121,857,972
Accumulated depreciation	(45,483,606)	(41,789,562)
Net capital assets	172,805,823	157,999,173
Loans and other long-term receivables, net of current portion	19,651,108	24,247,657
Net pension asset	-	82
Land and buildings held for resale	38,289,419	39,231,180
Total noncurrent assets	230,746,350	221,478,092
Total Assets	312,686,717	316,483,999
Deferred Outflows		
Deferred outflows relating to pensions	216,909	169,021
Total assets and deferred outflows	$ 312,903,626	$ 316,653,020

	2017	2016
Liabilities		
Current Liabilities		
Accounts payable and accrued liabilities	$ 4,727,657	$ 8,422,218
Related party deposits and advance rentals, current portion	275,153	30,010
Accrued compensation, current portion	63,183	63,895
Accrued interest payable, current portion	818,666	837,189
Bonds payable, current portion	3,450,000	3,055,000
Total current liabilities	9,334,659	12,408,312
Noncurrent Liabilities		
Accrued compensation, net of current portion	98,560	99,913
Related party deposits and advance rentals, net of current portion	-	226,058
Net pension liability	408,552	297,064
Bonds payable, net of discounts and current portion	68,445,671	71,890,769
Total noncurrent liabilities	68,952,783	72,513,804
Total liabilities	78,287,442	84,922,116
Deferred Inflows		
Deferred inflows relating to pensions	54,483	33,268
Net Position		
Net investment in capital assets	100,910,152	79,211,215
Restricted for construction and undisbursed loan commitment held in escrow	80,683,412	87,277,120
Unrestricted	52,968,137	65,209,301
Total net position	234,561,701	231,697,636
Total liabilities, deferred inflows and net position	$ 312,903,626	$ 316,653,020

	2017	2016
Operating Revenues		
Rental and other income	$ 1,560,092	$ 1,410,361
Interest income from loans receivable	157,991	194,751
Miscellaneous	27,035	609,804
Total operating revenues	1,745,118	2,214,916
Operating Expenses		
Plaza management	1,105,620	1,193,986
Public improvements	1,609,876	10,137,217
Property management	941,825	717,711
Acquisition expenses	138,640	104,193
Other projects	5,806,204	2,425,163
Administration	3,603,818	4,029,312
Depreciation	3,718,292	2,397,517
Payments to other taxing agencies	14,389,909	13,714,824
Housing initiatives	-	518,393
Grants	73,000	128,965
Total operating expenses	31,387,184	35,367,281
Operating Loss	(29,642,066)	(33,152,365)
Nonoperating Revenues (Expenses)		
Private donations	2,350,000	7,000,000
Contributions to Salt Lake City Corporation	(1,402,800)	(5,000)
Transfers in from Salt Lake City Corporation	36,593,716	34,797,347
Gain (loss) on sale of capital assets	(744,373)	(3,362,931)
Interest income	1,054,732	844,011
Interest and fiscal charges	(5,345,144)	(1,800,661)
Total nonoperating revenues (expenses)	32,506,131	37,472,766
Change in Net Position	2,864,065	4,320,401
Net Position, Beginning of Year	231,697,636	227,377,235
Net Position, End of Year	$ 234,561,701	$ 231,697,636

	2017	2016
Operating Activities		
Cash received from rentals	$ 1,560,092	$ 1,410,361
Cash from miscellaneous income	27,035	609,805
Cash paid to suppliers	(27,526,217)	(32,101,670)
Cash paid to employees	(1,464,001)	(1,332,823)
Loans disbursed	(7,230,994)	(4,570,377)
Principal collected on loans receivable	8,022,116	1,104,614
Interest collected on loans receivable	265,022	166,224
Net Cash used for Operating Activities	(26,346,947)	(34,713,866)
Capital and Related Financing Activities		
Payments for acquisition of capital assets	(20,305,843)	(56,397,119)
Proceeds from sale of capital assets	-	406,934
Proceeds from sale of land and building held for resale	197,388	-
Other contributions received	5,350,000	11,450,000
Principal payments on bonds payable	(3,055,000)	(3,005,000)
Interest and fiscal charges paid on bonds payable	(5,358,765)	(1,770,477)
Contributions to Salt Lake City Corporation	(1,402,800)	-
Payment of refundable construction bond	-	(1,061,534)
Receipts of refundable construction bond	85,439	256,317
Net Cash used for Capital and Related Financing Activities	(24,489,581)	(50,120,879)
Noncapital and Related Financing Activities		
Transfers in from Salt Lake City Corporation	36,593,716	34,797,347
Cash received on deposit/Cash deposit refunded - related party	19,085	75,565
Net Cash from Noncapital and Related Financing Activities	36,612,801	34,872,912
Investing Activities		
Interest received from investments and cash and cash equivalents	1,054,732	844,011
Net Cash from Investing Activities	1,054,732	844,011
Net Change in Cash and Cash Equivalents	(13,168,995)	(49,117,822)
Cash and Cash Equivalents, Beginning of year	88,815,711	137,933,533
Cash and Cash Equivalents, End of year	$ 75,646,716	$ 88,815,711

	2017	2016
Balance Sheet Presentation of Cash and Cash Equivalents		
Unrestricted	$ 73,467,818	$ 13,788,584
Restricted	2,178,898	75,027,127
Total Cash and Cash Equivalents	$ 75,646,716	$ 88,815,711

	2017	2016
Reconciliation of Operating Loss to Net Cash used for Operating Activities		
Operating loss	$ (29,642,066)	$ (33,152,365)
Adjustments to reconcile operating loss to net cash used for operating activities		
Depreciation	3,718,292	2,397,517
Principal forgiven on loans receivable	70,000	-
Contribution of capital asset to nonprofit	-	1,400,308
Contribution to Salt Lake City Corporation	-	(5,000)
Accrued interest on loans receivable	107,031	(28,527)
Increase (decrease) from changes in:		
Pension assets	82	644
Accounts payable and accrued liabilities	(1,476,858)	(1,728,660)
Accrued compensation	(2,065)	(761)
Other post-employment benefits	-	(3,362)
Pension liability	111,488	(20,636)
Deferred outflows	(47,888)	(95,319)
Prepaid expenses	2,700	(3,600)
Deferred inflows	21,215	(8,342)
Total	(27,138,069)	(31,248,103)
Loans disbursed	(7,230,994)	(4,570,377)
Principal collected on loans	8,022,116	1,104,614
Net Cash used for Operating Activities	$ (26,346,947)	$ (34,713,866)
Noncash transactions affecting financial position:		
Receivable and accrual satisfied through construction of capital assets	$ 1,780,903	$ -
Contribution of capital assets to Salt Lake City Corporation	-	3,402,319
Promises to give	2,350,000	7,000,000

Note 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, 2017 and 2016 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, 2017 and 2016, 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 50 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.

Capitalization of Interest Costs

The Agency capitalizes, as a cost of capital assets that portion of its interest costs (net of any interest earned on related interest bearing investments acquired with proceeds of related tax-exempt borrowings) which represents interest incurred during the construction period on qualifying capital assets.

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

Transfers in represents property taxes received and collected which represent the portion of the incremental property tax in the designated area attributable to increases over the base year in which the property was designated as a redevelopment area.

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. All expenses related to operating the Agency are reported as operating expenses. Interest expense and financing costs are reported as non-operating expenses.

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.

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.

Subsequent Events

The Agency has evaluated subsequent events through November 21, 2017, the date the financial statements were available to be issued.

Recent Accounting Pronouncements

In March 2017, the GASB issued Statement No. 85, *Omnibus 2017*. The statement addresses practice issues that have been identified during implementation and application of certain GASB statements. This statement addresses a variety of topics including issues related to blending component units, goodwill, fair value measurement and application, and postemployment benefits (OPEB). Statement No. 85 is effective for fiscal years beginning after June 15, 2017 and early adoption is encouraged. The Agency is currently evaluating the impact of this statement on the financial statements when implemented.

In May 2017, the GASB issued Statement No. 86, *Certain Debt Extinguishment Issues*. The statement is meant to improve consistency in accounting and financial reporting for in-substance defeasance of debt by providing guidance for transactions in which cash and other monetary assets acquired with only existing resources – resources other than the proceeds of refunding debt are placed in an irrevocable trust for the sole purpose of extinguishing debt. This statement also improves accounting and financial reporting for prepaid insurance on debt that is extinguished and notes to financial statements for debt that is defeased in substance. Statement No. 86 is effective for fiscal years beginning after June 15, 2017 and early adoption is encouraged. The Agency is currently evaluating the impact of this statement on the financial statements when implemented.

Note 2 - Cash and Cash Equivalents

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

	2017	2016
Cash and cash equivalents		
Money market accounts	$ 13,954,694	$ 73,670,346
Investments in the pooled investment account of Salt Lake City Corporation	61,691,928	15,145,265
Petty cash	94	100
	$ 75,646,716	$ 88,815,711
Financial statement presentation		
Unrestricted cash and cash equivalents	$ 73,467,818	$ 13,788,584
Restricted cash and cash equivalents	2,178,898	75,027,127
	$ 75,646,716	$ 88,815,711

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 its 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, 2017 and 2016 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, 2017 and 2016, none of the Agency's cash balance was covered by federal depository insurance. The Agency's cash balances of $75,646,716 and $88,815,711 as of June 30, 2017 and 2016, 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, 2017 and 2016, included in cash and cash equivalents, were $61,691,928 and $15,145,265, 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, 2017 and 2016.

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, 2017 and 2016, respectively, the Agency had $61,691,928 and $15,145,265 in investments in the pooled investment account of the City, which are invested in the Treasurer's Fund. 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' Fund at June 30, 2017 and 2016, respectively. Such valuation is considered a Level 2 valuation for GASB Statement No. 72 purposes.

Note 3 - Restricted Cash and Cash Equivalents

Certain cash and cash equivalents and investments are restricted by provisions of the applicable bond resolutions adopted and entered into by the Agency (Note 6) and for cash held in escrow for undisbursed loan proceeds.

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

	2017	2016
Restricted for contruction on Utah Performing Arts Center under the related bond resolution	$ 78,133	$ 61,973,810
Restricted for contruction on Regent Street Improvements under the related bond resolution	2,100,765	13,053,317
Total restricted cash and cash equivalents	$ 2,178,898	$ 75,027,127

Note 4 - Loans and Other Long-Term Receivables

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

	2017	2016
Tax increment rehabilitation loans bearing interest from 0% to 5%. Principal and interest payable in monthly installments, includes accrued interest of $0 and $41,467, respectively.	$ 10,665,352	$ 11,951,864
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.	877,002	2,666,699
Housing loans bearing interest from 0% to 3%, with principal and interest due monthly; collateralized by property; includes accrued interest of $48,277 and $113,842, respectively.	4,415,377	2,307,321
Pledges from private donors	9,250,000	12,250,000
Total	25,207,731	29,175,884
Less current portion	(5,556,623)	(4,928,227)
Total loans and other long-term receivables	$ 19,651,108	$ 24,247,657

As of June 30, 2017 and 2016, the Agency had committed to, and approved funding for, additional loans totaling $4,775,313 and $2,121,330, respectively, which funds had not been disbursed.

During the years ended June 30, 2017 and 2016, the Agency received pledges from private donors of $2,350,000 and $7,000,000, respectively. During the years ended June 30, 2017 and 2016, the Agency collected $5,350,000 and $11,450,000, respectively.

The remaining balance of pledges from private donors is due to the Agency in periodic payments through 2021, as follows:

Year ending June 30,	
2018	$ 4,400,000
2019	3,250,000
2020	800,000
2021	800,000
Total	$ 9,250,000

Note 5 - Capital Assets

The following is a summary of transactions affecting capital assets for the year ended June 30, 2017:

Description	Balance July 1, 2016	Additions	Transfers	Retirements	Balance June 30, 2017
Capital assets					
Land and rights	$ 21,456,012	$ -	$ -	$ -	$ 21,456,012
Parking facilities and plaza	55,022,530	-	163,741	-	55,186,271
Other buildings	1,020,275	968,342	127,658,523	-	129,647,140
Office furniture and equipment	431,946	7,830	306,059	(24,248)	721,587
Construction in process	121,857,972	17,548,770	(128,128,323)	-	11,278,419
Total	199,788,735	18,524,942	-	(24,248)	218,289,429
Accumulated depreciation					
Parking facilities and plaza	(41,275,821)	(2,326,836)	-	-	(43,602,657)
Other buildings	(251,577)	(1,315,419)	-	-	(1,566,996)
Office furniture and equipment	(262,164)	(76,037)	-	24,248	(313,953)
Total accumulated depreciation	(41,789,562)	(3,718,292)	-	24,248	(45,483,606)
Net capital assets	$ 157,999,173	$ 14,806,650	$ -	$ -	$ 172,805,823

The following is a summary of transactions affecting capital assets for the year ended June 30, 2016:

Description	Balance July 1, 2015	Additions	Transfers to Salt Lake City	Retirements	Balance June 30, 2016
Capital assets					
Land and rights	$ 21,456,012	$ -	$ -	$ -	$ 21,456,012
Parking facilities and plaza	55,022,530	-	-	-	55,022,530
Other buildings	1,020,275	-	-	-	1,020,275
Office furniture and equipment	396,971	34,975	-	-	431,946
Construction in process	68,926,219	56,334,072	(3,402,319)	-	121,857,972
Total	146,822,007	56,369,047	(3,402,319)	-	199,788,735
Accumulated depreciation					
Parking facilities and plaza	(39,002,565)	(2,273,256)	-	-	(41,275,821)
Other buildings	(177,036)	(74,541)	-	-	(251,577)
Office furniture and equipment	(212,445)	(49,719)	-	-	(262,164)
Total accumulated depreciation	(39,392,046)	(2,397,516)	-	-	(41,789,562)
Net capital assets	$ 107,429,961	$ 53,971,531	$ (3,402,319)	$ -	$ 157,999,173

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 fifty years at $1 per year. The lease will expire on June 7, 2040.

Note 6 - Bonds Payable

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

	2017	2016
Bonds collateralized by a first pledge of taxes upon taxable property in the redevelopment project area:		
Series 2013 tax increment revenue bonds 3.00% to 6.00%, due 2016 through 2031	$ 58,670,000	$ 61,725,000
Series 2015A tax increment revenue bonds 2.57% due 2020 through 2029	12,215,000	12,215,000
Series 2015B taxable subordinate tax increment revenue bonds; 2.66%, due 2018 through 2020	1,060,000	1,060,000
Less unamortized discount	(49,329)	(54,231)
Total bonds payable	71,895,671	74,945,769
Less amount due within one year	(3,450,000)	(3,055,000)
Total bonds payable less amount due within one year	$ 68,445,671	$ 71,890,769

The following is a summary of transactions affecting bonds payable for the year ended June 30, 2017:

	Balance, July 1, 2016	Additions	Principal Payments and Reductions	Balance, June 30, 2017	Due Within One Year
Federally Taxable Tax Increment Revenue Bonds Series 2013	$ 61,725,000	$ -	$ (3,055,000)	$ 58,670,000	$ 3,130,000
Subordinate Tax Increment Revenue bonds Series 2015A	12,215,000	-	-	12,215,000	-
Federally Taxable Subordinate Tax Increment Revenue Series 2015B	1,060,000	-	-	1,060,000	320,000
Less unamortized discounts	(54,231)	-	4,902	(49,329)	-
Total Bond Obligations	$ 74,945,769	$ -	$ (3,050,098)	$ 71,895,671	$ 3,450,000

The following is a summary of transactions affecting bonds payable for the year ended June 30, 2016:

	Balance, July 1, 2015	Additions	Principal Payments and Reductions	Balance, June 30, 2016	Due Within One Year
Federally Taxable Tax Increment Revenue bonds Series 2013	$ 64,730,000	$ -	$ (3,005,000)	$ 61,725,000	$ 3,055,000
Subordinate Tax Increment Revenue bonds Series 2015A	12,215,000	-	-	12,215,000	-
Federally Taxable Subordinate Tax Increment Revenue Series 2015B	1,060,000	-	-	1,060,000	-
Less unamortized discounts	(59,193)	-	4,962	(54,231)	-
Total Bond Obligations	$ 77,945,807	$ -	$ (3,000,038)	$ 74,945,769	$ 3,055,000

On October 30, 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.

Bond principal and interest maturities are as follows:

Year ending June 30	Principal	Interest	Obligation
2018	$ 3,450,000	$ 3,312,916	$ 6,762,916
2019	3,750,000	3,210,504	6,960,504
2020	3,850,000	3,085,251	6,935,251
2021	4,135,000	2,946,698	7,081,698
2022	4,765,000	2,785,379	7,550,379
2023-2027	27,670,000	10,704,466	38,374,466
2028-2031	24,325,000	3,378,664	27,703,664
Less unamortized discount	(49,329)	-	(49,329)
Total	$ 71,895,671	$ 29,423,878	$ 101,319,549

Note 7 - Pension Plans

General Information about the Plan

Plan Description

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

- Public Employees Noncontributory Retirement System (Noncontributory System);
- Public Employees Contributory Retirement System (Contributory System);
- Firefighters Retirement System (Firefighters System), which are multiple employer, cost sharing, retirement systems;
- Public Safety Retirement System (Public Safety System), which is a mixed agent and cost-sharing, multiple employer public employee retirement system;
- Tier 2 Public Employees Contributory Retirement System (Tier 2 Public Employees System), which is a multiple employer cost sharing public employee retirement system;
- Tier 2 Public Safety and Firefighter Contributory Retirement System (Tier 2 Public Safety and Firefighters 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 Utah Retirement Systems (Systems) are established and governed by the respective sections of Title 49 of the Utah Code Annotated 1953, as amended. The Systems' 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 Systems under the direction of the Utah State Retirement Board, whose members are appointed by the Governor. The Systems 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 can 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 reductions

** All post-retirement cost-of-living adjustments are non-compounding and are based on the 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 Systems, employers and/or employees are required to contribute certain percentages of salary and wages as authorized by statute and specified by the URS Board. 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, 2017 are as follows:

	Employee	Employer	Employer 401(k)
Contributory System			
111 Local Government Div - Tier 2	N/A	14.91%	1.78%
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, 2017, the employer and employee contributions to the Systems were as follows:

	Employer Contributions	Employee Contributions
Noncontributory System	$ 91,614	N/A
Tier 2 Public Employees System	40,049	-
Total Contributions	$ 131,663	$ -

Contributions reported are the URS board approved required contributions by System. Contributions in the 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, 2017 and 2016, the Agency reported a net pension asset of $0 and $82, respectively. At June 30, 2017 and 2016, the Agency reported a net pension liability of $408,552 and $297,064, respectively.

	Measurement Date: December 31, 2016				
	Net Pension Asset	Net Pension Liability	Proportionate Share	Proportionate Share December 31, 2015	Increase (Decrease)
Noncontributory System	$ -	$ 405,108	0.06%	0.05%	0.01%
Tier 2 Public Employees System	-	3,444	0.03%	0.30%	-0.27%
	$ -	$ 408,552			

The net pension asset and liability was measured as of December 31, 2016, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2016 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 Systems during the plan year over the total of all employer contributions to the System during the plan year.

For the years ended June 30, 2017 and 2016, the Agency recognized pension expense of $161,443 and $82,208, respectively.

At June 30, 2017, 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	$ 8,800	$ 13,881
Changes in assumptions	56,946	13,499
Net difference between projected and actual earnings on pension plan investments	91,332	27,103
Changes in proportion and differences between contributions and proportionate share of contributions	3,891	-
Contributions subsequent to the measurement date	55,940	-
	$ 216,909	$ 54,483

At June 30, 2016, 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	$ -	$ 16,266
Changes in assumptions	-	17,002
Net difference between projected and actual earnings on pension plan investments	-	-
Changes in proportion and differences between contributions and proportionate share of contributions	2,415	-
Contributions subsequent to the measurement date	166,606	-
	$ 169,021	$ 33,268

Contributions made by the Agency prior to fiscal year-end, but subsequent to the measurement date of December 31, 2016, resulted in $55,940 reported as deferred outflows of resources at June 30, 2017. 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
2017	$ 34,825
2018	38,925
2019	35,859
2020	(5,149)
2021	1,595
Thereafter	431

Actuarial Assumptions

The total pension liability in the December 31, 2016 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.60%
Salary increases	3.35 – 10.35%, average, including inflation
Investment rate of return	7.20%, net of pension plan investment expenses, including inflation.

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, 2016, valuation were based on the results of an actuarial experience study for the five year period ending December 31, 2013.

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:

	Expected Return Arithmetic Basis		
Asset Class	Target Asset Allocation	Real Return Arithmetic Basis	Long-Term Expected Portfolio Real Rate of Return
Equity securities	40%	7.06%	2.82%
Debt securities	20%	0.80%	0.16%
Real assets	13%	5.10%	0.66%
Private equity	9%	11.30%	1.02%
Absolute return	18%	3.15%	0.57%
Cash and cash equivalents	0%	0.00%	0.00%
Total	100%		5.23%
Inflation			2.60%
Expected Arithmetic nominal return			7.83%

The 7.20% assumed investment rate of return in comprised of an inflation rate of 2.60%, a real return of 4.60% that is net of investment expense.

Discount Rate

The discount rate used to measure the total pension liability was 7.20%. 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 was reduced to 7.20% from 7.50% from the prior measurement period.

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 calculated using the discount rate of 7.20%, as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage –point lower (6.20%) or 1-percentage-point higher (8.20%) than the current rate:

	1% Decrease (6.20%)	Discount Rate (7.20%)	1% Increase (8.20%)
Noncontributory System	$ 839,115	$ 405,108	$ 66,858
Tier 2 Public Employees System	23,441	3,444	(11,769)
	$ 862,556	$ 408,552	$ 55,089

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 Utah Retirement Systems Board and are generally supplemental plans to the basic retirement benefits of the Retirement Systems, 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 Utah Retirement Systems:

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

Employee and employer contributions to the Utah Retirement Defined Contributions Savings Plans for the years ended June 30, were as follows:

	2017	2016	2015
401(k) Plan			
Employer contributions	$ 35,600	$ 61,781	$ 59,357
Employee contributions	36,770	59,167	37,971
457 Plan			
Employer contributions	-	-	-
Employee contributions	2,742	16,465	16,465
Roth IRA Plan			
Employer contributions	N/A	N/A	N/A
Employee contributions	433	-	806
Traditional IRA			
Employer contributions	N/A	N/A	N/A
Employee contributions	-	-	-

Note 8 - Other Postemployment Benefits

Plan Description

In addition to the pension benefits described in Note 7, the City provided postemployment health care and life insurance benefits through a single employer defined benefit plan, to all employees who retire from the City and qualify to retire from the Utah State Retirement Systems. A life insurance benefit has not been provided for new retirees for several years and, therefore, is a small and shrinking factor in the Plan. The continuing benefits are provided through the City to all employees who retire and qualify to retire from the Utah State Retirement Systems. The benefit levels, employee contributions, and employer contributions are governed by City policy and can be amended at any time. The plan is not accounted for as a trust fund, as an irrevocable trust has not been established to account for the plan. The plan does not issue a separate report. The activity of the plan is reported in the City's Risk Management Fund, an internal service fund. These plans terminated as of January 1, 2016.

Funding Policy

The City currently pays for postemployment benefits on a "pay-as-you-go" basis.

Annual OPEB Cost and Net OPEB Obligation

The City's annual other postemployment benefit (OPEB) cost (expense) is calculated based on the employer's annual required contribution (ARC), an amount actuarially determined in accordance with the parameters of GASB Statement No. 45. The ARC represents a level of funding that, if paid on an ongoing basis, is forecasted to cover normal cost each year and amortize any unfunded actuarial liabilities over a period not to exceed thirty years. The following table shows the components of the City's annual OPEB cost for the year, the amount actually contributed to the plan, and changes in the City's net OPEB obligation: The following table shows the components of the Agency's annual OPEB (benefit) cost for the years ended June 30, 2017 and 2016, the amounts contributed to the plan, and changes in the Agency's net OPEB obligation:

	2017	2016
OPEB		
Annual required contribution	$ -	$ 4,686
Interest on net OPEB obligation	-	-
Adjustments to annual required contribution	-	(11,933)
Annual OPEB (benefit) cost	-	(7,247)
Contributions made	-	3,885
Increase in net OPEB obligation	-	(3,362)
Net OPEB Obligations, Beginning of Year	-	3,362
Net OPEB Obligations, End of Year	$ -	$ -

The Agency's annual OPEB (benefit) cost, the percentage of annual OPEB cost contributed to the plan, and the net OPEB obligation for the years ended June 30, 2017 and 2016 is as follows:

Fiscal Year Ended	Annual OPEB (Benefit) Cost	Employer Contributions	Percentage of Annual OPEB Cost Contributed	Net OPEB Obligation Fiscal Year Ended
June 30, 2017	$ -	$ -	0.0%	$ -
June 30, 2016	(7,247)	3,885	-53.6%	-

Funded Status and Funding Progress

The funded status of the Agency's portion of the plan as of June 30, 2017 and 2016 was as follows:

Year Ended	Actuarial Value of Assets (a)	Actuarial Accrued Liability (b)	Unfunded Actuarial Liability UAAL (a-b)	Funded Ratio (a) / (b)	Annualized Covered Payroll	UAAL as percent of covered payroll
June 30, 2017	$ -	$ -	$ -	0.0%	$ -	0.0%
June 30, 2016	-	-	-	0.0%	-	0.0%
June 30, 2015	-	9,056	9,056	0.0%	815,990	1.1%

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. The schedule of funding progress, shown as required supplementary information following the notes to the financial statements, presents the results of OPEB valuations as of June 30, 2014 and 2015 and looking forward; the schedule will eventually provide multiyear trend information about whether the actuarial values of plan assets are increasing or decreasing over time relative to the actuarial accrued liabilities for benefits.

Actuarial Methods and Assumptions

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and the plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

In the actuarial valuations for fiscal years 2015 and 2014, the unit credit method was used. The actuarial assumptions included a 3.5% investment rate of return (net of administrative expenses) in 2015 and 2014. Due to the retiree health benefits expiring during Fiscal 2016, there is only one year of projection, therefore, the assumed medical trend increases were based on the known premium increases for Fiscal 2016. Covered payroll included a 3.5% inflation assumption. The actuarial value of assets was not determined as the City has not advance funded its obligation. The unfunded actuarial accrued liability (UAAL) is being amortized as a level percentage of payroll over an open thirty year period.

Note 9 - Related Party Deposits

The Agency owns parking facilities and a public plaza on Block 57, also known as The John W. Gallivan Utah Center (the Plaza). The Agency, along with other Block 57 property owners, is a member of the Gallivan Utah Center Owners Association, in which all members contribute funds to cover the maintenance costs of the Plaza. As of June 30, 2017 and 2016, funds held by the Agency for use in maintenance costs of the Plaza amounted to $275,153 and $256,068, respectively. These funds are reported as related party deposits and advance rentals.

Note 10 - Commitments and Contingencies

During the year ended June 30, 2008, the City issued $8,590,000 of 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 sales tax revenue bonds. Under the terms of the agreement, the RDA is obligated to remit funds to the City on a semi-annual basis to cover payments the City makes on the bonds. As of June 30, 2017, anticipated cumulative payments remaining under the agreement were $1,402,958. Anticipated payments are included in the table below.

During the year ended June 30, 2013, Salt Lake City Corporation 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 Salt Lake City Corporation (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, Salt Lake City Corporation issued sales tax revenue bonds in the amount of $51,270,000 to aid in the financing of 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.

The Agency will remit funds annually to the City as a contribution to the City (expense). Total anticipated payments are as follows:

Year ending June 30	Annual Obligation
2018	$ 2,915,927
2019	2,915,927
2020	2,915,585
2021	2,919,575
2022	2,917,491
2023-2027	13,181,517
2028-2032	13,181,517
2033-2037	8,001,980
2038	435,785
Total	$ 49,385,304

As discussed previously, proceeds from the bonds provided financing for the construction of the Eccles Theater on Block 70 within the Central Business District (CBD). The Tax Increment Bonds are payable through fiscal year 2031. The Sales Tax Revenue Bonds were issued by Salt Lake City Corporation and the Agency will contribute tax increment revenue to the City on an annual basis to cover the principal and interest payments, due through 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), as estimated based on taxable values of private development projects on Block 70, and private donations. Annual principal and interest payments on the bonds are expected to require approximately 30% of tax increment revenues generated from the CBD and Block 70, beginning in fiscal year 2016. As of June 30, 2017 and 2016, the total principal and interest remaining to be paid on all bonds for the Eccles Theater project was $200,621,193 and $209,717,062, respectively.

The Agency has pledged future tax increment revenues to repay $116,000,000 in Tax Increment and Sales Tax Revenue Bonds issued during the year ended June 30, 2014. Through inter-local agreements entered into with Salt Lake County (the County) and the City, 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 Sales Tax Revenue Bond obligations and the Tax Increment 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 interlocal agreement specified that the Agency will retain 80% of the remaining TEC allocation. This interlocal 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 funds rate. During the year ended June 30, 2017, the Agency received $7,808,010 in incremental property taxes, and contributed $8,753,748 to cover the principal and interest payments due during the year.

In addition, the Agency entered into an interlocal agreement with the City and Salt Lake City School District wherein the Agency is entitled to receive 70% of the City's and School District's portion of the tax increment from the Block 70 Project Area for twenty five years, beginning in tax year 2016, for the purposes of funding debt service on the Eccles Theater project. The tax increment funds are not limited to funding debt service on the Eccles Theater Project and will also be used for improvements on Block 70 to fund the creation of a cultural core, including debt service on the 2015 bonds issued to finance Regent Street improvements. During the year ended June 30, 2017, the Agency received $708,050 in incremental property taxes, and contributed $342,123 to cover the interest payments due during the year.

In addition, in September 2012, the Agency entered into an agreement with the County wherein the Agency is entitled to receive 70% of the County's portion of the Tax Increment from the Block 70 (Eccles Theater) Project Area for twenty five 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. Similarly, in October 2012, the Agency entered into an interlocal agreement with the County wherein 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, up to a maximum of $43,000,000.

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, 2017 and 2016, the Agency recorded expenses of $1,335,972 and $1,373,057, 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, 2017 and 2016, the Agency recorded expenses of $113,920 and $144,294 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, 2017 and 2016, the Agency recorded expenses of $38,813 and $38,431 respectively.

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, 2017 and 2016, the Agency recorded expenses of $768,564 and $507,838, respectively. The developer protested the property tax value and these expenses reflect the reduced value.

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 a Applicable Interest Rate. 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, 2017 and 2016, the Agency recorded expenses of $81,521 and $69,507, respectively.

In March, 2008, the Agency and the State of Utah entered into a lease agreement for the rental by the State of Utah 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 twenty 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 Utah 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, 2017 and 2016 was $196,403 and $216,669, respectively, which has been recorded as a note receivable.

Note 11 - Concentrations

Operating revenues are not adequate to fund operations of the Agency. The Agency received $36,593,716 and $34,797,347 of transfers in from the City during the years ended June 30, 2017 and 2016, respectively, which were recorded as nonoperating revenues. The transfers in from the City are critical for the continuing operations of the Agency.

Required Supplementary Information
June 30, 2017 and 2016

Redevelopment Agency of Salt Lake City

Year Ended	Actuarial Value of Assets (a)	Actuarial Accrued Liability (b)	Unfunded Actuarial Liability UAAL (a-b)	Funded Ratio (a) / (b)	Annualized Covered Payroll	UAAL as percent of covered payroll
June 30, 2017	$ -	$ -	$ -	0.0%	$ -	0.0%
June 30, 2016	-	-	-	0.0%	-	0.0%
June 30, 2015	-	9,056	9,056	0.0%	815,990	1.1%

Schedule of the Proportionate Share of the Net Pension Liability
December 31, 2016
Last 10 Fiscal Years*

Noncontributory System	2016	2015	2014
Proportion of the net pension liability (asset)	0.06%	0.05%	0.07%
Proportionate share of the net pension liability (asset)	$ 405,107	$ 297,064	$ 317,700
Covered payroll	$ 477,356	$ 432,740	$ 611,285
Proportionate share of the net pension liability (asset) as a percentage of its covered payroll	84.86%	68.65%	51.97%
Plan fiduciary net position as a percentage of its covered payroll	87.30%	87.80%	90.20%

Tier 2 Public Employees System	2016	2015	2014
Proportion of the net pension liability (asset)	0.06%	0.05%	0.07%
Proportionate share of the net pension liability (asset)	$ 3,445	$ (82)	$ (726)
Covered payroll	$ 269,084	$ 245,666	$ 117,554
Proportionate share of the net pension liability (asset) as a percentage of its covered payroll	1.28%	-0.03%	-0.62%
Plan fiduciary net position as a percentage of its covered payroll	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 three years currently available.

	As of fiscal year ended June 30,		Actuarial Determined Contributions		Contributions in Relation to the Contractually Required Contribution		Contribution Deficiency (Excess)		Covered Payroll	Contributions as a Percentage of Covered Payroll
Noncontributory System	2015	$	175,299	$	175,299	$	-	$	637,982	27.48%
	2016		140,147		140,147		-		432,740	32.39%
	2017		91,614		91,614		-		499,259	18.35%
Tier 2 Public Employees System*	2015	$	16,040	$	16,040	$	-	$	122,688	13.07%
	2016		33,041		33,041		-		245,666	13.45%
	2017		40,101		40,101		-		268,954	14.91%

*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.

**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 three years currently available.

Schedule of Funding Progress – Retiree Healthcare and Life Insurance Plan

Plan Description

In addition to pension benefits provided, the Redevelopment Agency of Salt Lake City (the Agency), as a component unit of Salt Lake City Corporation, Utah, provides postemployment health care to all current and future retirees. The continuing benefits are provided through a single employer defined benefit plan through Salt Lake City Corporation to all employees who retire and qualify to retire from the Utah Retirement Systems. The benefits, benefit levels, and employee contributions are governed by Salt Lake City policy, and can be amended at any time. The plan is not accounted for as a trust fund, as an irrevocable trust has not been established to account for the plan. The plan does not issue a separate report. The activity of the plan is reported in the City's Risk Management Fund, an internal service fund. As part of the budget for Fiscal Year 2016, the Salt Lake City Mayor and City Council discontinued retiree health coverage for employees retiring before June 30, 2015. This significantly reduced the OPEB liability as of June 30, 2015, as the City will no longer be providing these benefits.

Funding Policy

The Agency currently pays for postemployment benefits on a "pay-as-you-go" basis and these financial statements assume that "pay-as-you-go" funding will continue.

Actuarial Assumptions

In the fiscal year 2015 actuarial valuation, the unit credit cost method was used. The actuarial assumptions included a 3.5% investment rate of return (net of administrative expenses). Due to the retiree health benefits expiring during fiscal year 2016, there is only one year of projection, therefore, the assumed medical trend increases were based on the known premium increases for fiscal year 2016. Payroll costs have an assumed aggregate 3.5% increase per year. Because of the "pay as you go" funding policy, no actuarial value of assets was determined. The unfunded actuarial accrued liability (UAAL) is being amortized as a level percentage of payroll over a closed thirty year period.

Schedule of Proportionate Share of the Net Pension Liability and Schedule of Contributions

Changes in Assumptions

The following actuarial assumptions changes were adopted January 1, 2016. The assumed investment return assumption was decreased from 7.50% to 7.20% and the assumed inflation rate was decreased from 2.75% to 2.60%. With the decrease in the assumed rate of inflation, both the payroll growth and wage inflation assumptions were decreased by 0.15% from the prior year's assumptions.

Supplementary Information
June 30, 2017

Redevelopment Agency of Salt Lake City

REDEVELOPMENT AGENCY OF SALT LAKE CITY
(An Enterprise Fund of Salt Lake City)
COMBINING STATEMENT OF NET POSITION
INFORMATION BY PROJECT AREA
AS OF JUNE 30, 2017

	Central Business District	Program Income Fund	Revolving Loan Fund	Sugarhouse Project	West Temple Gateway	West Capitol Hill	Depot District	Citywide Housing	Projct Area Housng	SARR	Granary District	North Temple	North Temple Viaduct CDA	Block 70	Total
Assets															
Cash and cash equiv. (unrestricted)	1,842,411	8,834,097	12,536,974	581,587	2,313,274	775,667	6,424,462	29,424,127	1,789,279	560,934	1,380,311	245,969	2,614	6,756,112	$ 73,467,818
Loans receivable - current portion	-	189,426	580,326	-	-	-	-	386,872	-	-	-	-	-	-	1,156,623
Other long-term receivables - current portion	-	-	-	-	-	-	-	-	-	-	-	-	-	4,400,000	4,400,000
Deposits	-	719,778	-	-	-	-	-	-	-	-	-	-	-	-	719,778
Loan and other long-term receivables	-	687,576	10,101,804	-	-	-	-	4,011,728	-	-	-	-	-	4,850,000	19,651,108
Cash and cash equivalent (restricted)	276,821	-	-	-	-	-	-	-	-	-	-	-	-	1,902,077	2,178,898
Land and rights	16,515,446	-	-	-	-	-	-	-	-	-	-	-	-	4,940,566	21,456,012
Parking Facilities and Plaza	55,022,531	-	-	-	-	-	-	-	-	-	-	-	-	163,740	55,186,271
Buildings	443,533	-	-	-	-	-	-	-	576,742	-	-	-	-	128,626,865	129,647,140
Machinery and equipment	366,487	49,042	-	-	-	-	-	-	-	-	-	-	-	306,058	721,587
Construction in progress	665,047	-	-	-	-	-	-	-	-	-	-	-	-	10,613,372	11,278,419
Accumulated depreciation	(44,051,393)	(17,526)	-	-	-	-	-	-	(90,630)	-	-	-	-	(1,324,057)	(45,483,606)
Land and buildings held for sale	8,522,588	8,458,834	-	836,423	1,730,001	88,989	14,921,360	-	3,536,769	-	194,455	-	-	-	38,289,419
Prepaid Expenses	17,250	-	-	-	-	-	-	-	-	-	-	-	-	-	17,250
Total Assets	39,620,721	18,921,227	23,219,104	1,418,010	4,043,275	864,656	21,345,822	33,822,727	5,812,160	560,934	1,574,766	245,969	2,614	161,234,733	312,686,717
Deferred Outflows	216,909	-	-	-	-	-	-	-	-	-	-	-	-	-	216,909
Total Assets and Deferred Outflows	$ 39,837,630	$ 18,921,227	$ 23,219,104	$ 1,418,010	$ 4,043,275	$ 864,656	$ 21,345,822	$ 33,822,727	$ 5,812,160	$ 560,934	$ 1,574,766	$ 245,969	$ 2,614	$ 161,234,733	$ 312,903,626
Liabilities															
Accounts payable and accrued liabilities	$ 49,582	$ 54,390	$ -	$ 65,602	$ 20,921	$ -	$ 165,625	$ -	$ 5,129	$ 548,399	$ 153	$ -	$ -	$ 3,817,856	$ 4,727,657
Accrued compensation - current	63,183	-	-	-	-	-	-	-	-	-	-	-	-	-	63,183
Related Party deposits and advance rentals	275,153	-	-	-	-	-	-	-	-	-	-	-	-	-	275,153
Accrued interest payble - current	-	-	-	-	-	-	-	-	-	-	-	-	-	818,666	818,666
Bonds payable - current portion	-	-	-	-	-	-	-	-	-	-	-	-	-	3,450,000	3,450,000
Pension liability	408,552	-	-	-	-	-	-	-	-	-	-	-	-	-	408,552
Long term compensation liability	98,560	-	-	-	-	-	-	-	-	-	-	-	-	-	98,560
Advances from (to) other funds	(1,195,549)	-	(854,451)	-	-	-	-	-	-	-	-	-	-	2,050,000	-
Bonds payable, net	-	-	-	-	-	-	-	-	-	-	-	-	-	68,445,671	68,445,671
Total Liabilities	(300,519)	54,390	(854,451)	65,602	20,921	-	165,625	-	5,129	548,399	153	-	-	78,582,193	78,287,442
Deferred Inflows	54,483	-	-	-	-	-	-	-	-	-	-	-	-	-	54,483
Fund Balance															
Net position - Beginning	38,657,566	18,606,773	23,664,746	1,342,935	4,341,401	508,220	21,049,813	36,122,538	5,561,180	1,311,112	1,314,266	88,260	1,217	79,127,609	231,697,636
Revenues	26,874,661	1,589,699	386,599	2,397,460	11,626	562,604	3,616,380	662,815	22,484	14,223	426,686	195,081	343,699	3,895,176	40,999,193
Expenses	19,914,064	1,329,635	(22,210)	2,387,987	330,673	206,168	2,674,156	3,397,229	121,236	787,680	132,973	13,372	342,302	6,519,863	38,135,128
Net transfers in (out)	(5,534,497)	-	-	-	-	-	(811,840)	434,603	344,603	(525,120)	(33,366)	(24,000)	-	6,149,618	-
Total Net position - Ending	40,083,666	18,866,837	24,073,555	1,352,408	4,022,354	864,656	21,180,197	33,822,727	5,807,031	12,535	1,574,613	245,969	2,614	82,652,540	234,561,701
Total Net Position, Liabilities and Deferred Inflo	$ 39,837,630	$ 18,921,227	$ 23,219,104	$ 1,418,010	$ 4,043,275	$ 864,656	$ 21,345,822	$ 33,822,727	$ 5,812,160	$ 560,934	$ 1,574,766	$ 245,969	$ 2,614	$ 161,234,733	$ 312,903,626

REDEVELOPMENT AGENCY OF SALT LAKE CITY
(An Enterprise Fund of Salt Lake City)
COMBINING STATEMENT OF CHANGES IN NET POSITION
INFORMATION BY PROJECT AREA
FOR THE YEAR ENDED JUNE 30, 2017

	Central Business District	Program Income Fund	Revolving Loan Fund	Sugarhouse Project	West Temple Gateway	West Capitol Hill	Depot District	Citywide Housing	Projct Area Housng	SARR	Granary District	North Temple	North Temple Viaduct CDA	Block 70	Total
Revenue															
Contribution from SLC Corp	$ 26,839,897	$ -	$ -	$ 2,380,734	$ 630,774	$ 555,263	$ 3,528,387	$ 525,120	$ -	$ -	$ 411,279	$ 193,394	$ 342,302	$ 1,186,566	$ 36,593,716
Interest income	33,069	131,467	361,599	16,726	23,035	7,341	87,983	137,695	22,484	14,223	15,407	1,687	1,397	358,610	1,212,723
Rental & other income	-	1,560,092	-	-	-	-	-	-	-	-	-	-	-	-	1,560,092
Private donations	-	-	-	-	-	-	-	-	-	-	-	-	-	2,350,000	2,350,000
Miscellaneous revenue	1,695	330	25,000	-	-	-	10	-	-	-	-	-	-	-	27,035
Gain (loss) on sale of capital assets	-	(102,190)	-	-	(642,183)	-	-	-	-	-	-	-	-	-	(744,373)
Total Revenue	26,874,661	1,589,699	386,599	2,397,460	11,626	562,604	3,616,380	662,815	22,484	14,223	426,686	195,081	343,699	3,895,176	40,999,193
Expense															
Administration	1,482,975	559,808	-	94,037	82,800	1,000	394,669	88,200	104,678	-	18,041	4,162	5,135	768,313	3,603,818
Contribution to SLC Corp	-	-	-	-	-	-	-	-	-	-	-	-	-	1,402,800	1,402,800
Plaza Management	1,105,620	-	-	-	-	-	-	-	-	-	-	-	-	-	1,105,620
Acquistion expenses	5,243	-	-	-	116,694	-	-	-	16,558	-	145	-	-	-	138,640
Public Improvements	215,346	200,768	-	6,185	71,648	65,233	469,569	-	-	-	-	-	-	581,127	1,609,876
Property Management	340,012	315,208	-	26,068	34,000	-	111,514	-	-	-	972	-	-	114,051	941,825
Grants and loans	-	-	(22,210)	-	-	-	86,000	-	-	-	-	9,210	-	-	73,000
Interest and fiscal charges	1,715,398	-	-	-	-	-	279,624	-	-	-	-	-	-	3,350,122	5,345,144
Payments to other taxing agencies	10,561,099	-	-	2,261,697	-	138,816	-	-	-	787,680	-	-	337,167	303,450	14,389,909
Depreciation	3,718,292	(75,000)	-	-	-	-	-	-	-	-	75,000	-	-	-	3,718,292
Other Projects	770,079	328,851	-	-	25,531	1,119	1,332,780	3,309,029	-	-	38,815	-	-	-	5,806,204
Total Expense	19,914,064	1,329,635	(22,210)	2,387,987	330,673	206,168	2,674,156	3,397,229	121,236	787,680	132,973	13,372	342,302	6,519,863	38,135,128
Net transfers in (out)	(5,534,497)	-	-	-	-	-	(811,840)	434,603	344,603	(525,120)	(33,366)	(24,000)	-	6,149,618	-
Change in net position	$ 1,426,100	$ 260,064	$ 408,809	$ 9,473	$ (319,047)	$ 356,436	$ 130,384	$ (2,299,811)	$ 245,851	$ (1,298,577)	$ 260,347	$ 157,709	$ 1,397	$ 3,524,931	$ 2,864,065

REDEVELOPMENT AGENCY OF SALT LAKE CITY
(An Enterprise Fund Of Salt Lake City Corporation)
SELECTED FINANCIAL INFORMATION
BY PROJECT AREA
YEAR ENDED JUNE 30, 2017

	Central Business District	Program Income Fund	Revolving Loan Fund	Sugarhouse Project	West Temple Gateway	West Capitol Hill	Depot District	Citywide Housing	Projct Area Housing	SARR	Granary District	North Temple	North Temple Viaduct	Block 70	Total
Tax increment collected	$ 26,839,897	$ -	$ -	$ 2,380,734	$ 630,774	$ 555,263	$ 3,528,387	$ 525,120	$ -	$ -	$ 411,279	$ 193,394	$ 342,302	$ 1,186,566	$ 36,593,716
Loans receivable principal received	-	1,791,236	6,282,633	-	-	-	-	-	19,788	-	-	-	-	-	8,093,657
Bonds payable	-	-	-	-	-	-	-	-	-	-	-	-	-	71,895,671	71,895,671
Interest and fiscal charges	1,715,398	-	-	-	-	-	279,624	-	-	-	-	-	-	345,122	2,340,144
Debt principal paid	-	-	-	-	-	-	-	-	-	-	-	-	-	3,005,000	3,005,000
Origination of loans	-	-	13,610,590	-	-	-	-	-	-	-	-	-	-	-	13,610,590
Payments to other taxing entities	10,561,099	-	-	2,261,697	-	138,816	-	-	-	787,680	-	-	337,167	303,450	14,389,909
Public improvements	215,346	200,768	-	6,185	71,648	65,233	469,569	-	-	-	-	-	-	581,127	1,609,876
Plaza management	1,105,620	-	-	-	-	-	-	-	-	-	-	-	-	-	1,105,620
Property management	340,012	315,208	-	26,068	34,000	-	111,514	-	-	-	972	-	-	114,051	941,825
Budgetary transfers in (out)	(5,534,497)	-	-	-	-	-	(811,840)	434,603	344,603	(525,120)	(33,366)	(24,000)	-	6,149,618	1
Administration expense	1,482,975	559,808	-	94,037	82,800	1,000	394,669	88,200	104,678	-	18,041	4,162	5,135	768,313	3,603,818
Other redevelopment costs	775,322	328,851	(22,210)	-	142,225	1,119	1,418,780	3,309,029	16,558	-	38,960	9,210	-	-	6,017,844
Depreciation	3,718,292	(75,000)	-	-	-	-	-	-	-	-	75,000	-	-	-	3,718,292