



2019-2020



Lifeflight Helicopter



Hike on the Ocean to Bay Trail

Newport Urban Renewal Agency
Annual Financial Report
For Year Ended
June 30, 2020
(A Component Unit of the City of Newport)



Swimming Pool-Aquatic Center



Buccaneer Rampage 2018



Summer Reading Program with bird man, Carl Anderson

Mission Statement: The City of Newport pledges to effectively manage essential community services for the well-being and public safety of residents and visitors. The City will encourage economic diversification, sustainable development, and livability.

**NEWPORT URBAN RENEWAL AGENCY
TABLE OF CONTENTS**

Page

INTRODUCTORY SECTION

Urban Renewal Agency Officials i

FINANCIAL SECTION

Independent Auditor’s Report..... 1

Management Discussion and Analysis 3

Basic Financial Statements

Statement of Net Position 8

Statement of Activities..... 9

Balance Sheet – Governmental Fund..... 10

Statement of Revenues, Expenditures, and Changes in
Fund Balance – Governmental Funds 11

Reconciliation of the Statement of Revenues, Expenditures, and Changes in
Fund Balance of Governmental Funds to the Statement of Activities..... 12

Statement of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual
General (Special Revenue) Fund 13

Notes to the Basic Financial Statements 14

AUDIT COMMENTS AND DISCLOSURES

Independent Auditor’s Report on Compliance and on Internal Control Over
Financial Reporting on an Audit of Financial Statements Performed in Accordance
with *Oregon State Regulation*..... 22

NEWPORT URBAN RENEWAL AGENCY
AGENCY MEMBERS, ADMINISTRATIVE STAFF AND PRINCIPAL FINANCIAL STAFF
As of June 30, 2020

City of Newport, Oregon
169 SW Coast Highway
Newport, Oregon 97365
www.newportoregon.gov

Board Members, Administrative Staff and Principal Financial Staff as of June 30, 2020

Agency Member	Term Expires	Elected/Appointed
Dietmar Goebel, Chair	12/31/2020	1/1/2017
Beatriz Botello	12/31/2020	1/7/2019
Aaron Collett	12/31/2022	6/30/2020
CM Hall	12/31/2022	1/7/2019
Cynthia Jacobi	12/31/2020	1/7/2019
Ryan Parker	12/31/2022	1/7/2019
Dean Sawyer	12/31/2020	1/1/2017

Administrative Staff

City Manager	Spencer Nebel
Finance Director	Mike Murzynsky
City Attorney	David Allen
Judge	Jeffrey Pridgeon
Public Works Director	Tim Gross
Community Development Director	Derrick Tokos
Parks and Recreation Director	Michael Cavanaugh
Library Director	Laura Kimberly
Police Chief	Jason Malloy
Fire Chief	Rob Murphy
Information Technology Director	Richard Dutton
Human Resource Director	Barbara James
City Recorder/ Special Projects Director	Peggy Hawker
Airport Director	Lance Vanderbeck

Principal Finance Staff

Mike Murzynsky, Finance Director

Steve Baugher, Asst. Finance Director

INDEPENDENT AUDITOR'S REPORT

The Agency Officials
Newport Urban Renewal Agency
Newport, Oregon

Report on the Financial Statements

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

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinions

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

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the required supplementary information, such as management's discussion and analysis, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the management's discussion and analysis, as listed in the table of contents 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

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

Reports on Other Legal and Regulatory Requirements

Other Reporting Required by Oregon Minimum Standards

In accordance with Minimum Standards for Audits of Oregon Municipal Corporations, we have also issued our report dated May 19, 2021, on our consideration of the Newport Urban Renewal Agency's compliance with certain provisions of laws and regulations, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules. The purpose of that report is to describe the scope of our testing of compliance and the results of that testing, and not to provide an opinion on compliance.



For Merina+Co
Tualatin, Oregon
May 19, 2021

MANAGEMENT'S DISCUSSION AND ANALYSIS

The Management of the Newport Urban Renewal Agency offers readers of the Agency's financial statements this discussion of the financial activities of the Newport Urban Renewal Agency for the fiscal year ended June 30, 2020. We encourage readers to consider the information presented here in conjunction with the additional information furnished in the financial statements that follow.

Financial Highlights

Net Position – The total asset of the Newport Renewal Agency exceeded its current liabilities at the close of the most recent fiscal year by \$3,749,470. Of this amount, \$2,214,455 may be used to meet the government's ongoing obligations to citizens and creditors. However, once the outstanding debt, \$5,815,070, (which will be paid over time) is subtracted from this \$3,749,470 the agency's total net position becomes a negative position of (\$2,065,600). As compared to last year's negative \$(2,196,354) net position, there was an increase in net position of \$130,754.

Governmental Funds – As of the close of the fiscal year, the Newport Urban Renewal Agency's governmental funds reported combined ending fund balances of \$2,083,885.

During the fiscal year, the Newport Urban Renewal Agency's total debt decreased by \$1,299,023 in principal payments.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Newport Urban Renewal Agency's basic financial statements. The statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to the basic financial statements. The report also contains other supplementary information, in addition to the basic financial statements.

Government-wide financial statements. The government-wide financial statements are designed to provide readers with a summary of the Newport Urban Renewal Agency's finances in a manner similar to what they expect to see in the private-sector.

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

The Statement of Activities presents information showing how the Agency's net position changed during the most recent fiscal year. All changes in net positions are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows only in future fiscal periods (for example, uncollected taxes). The governmental activities of the Newport Urban Renewal Agency include activities in three Urban Renewal Funds and the Urban Renewal Debt Service Fund. The Urban Renewal Fund is engaged in capital project construction while the Urban Renewal Debt Service Fund is responsible for debt payment activities.

Fund Financial Statements. A fund is a group of related accounts that are used to maintain control over resources that have been segregated for specific activities or objectives. The Newport Urban Renewal Agency, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with legal requirements. All of the funds of the Newport Urban Renewal Agency are governmental funds.

MANAGEMENT’S DISCUSSION AND ANALYSIS (continued)

Governmental Funds. Governmental funds are used to account for the same functions reported as governmental activities in the government-wide statements. However, unlike the government-wide financial statement, governmental fund financials statements focus on near term inflows and outflows of spendable resources, as well as on balance of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government’s near term financial requirements.

Because the focus of governmental funds are narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long term impact of the Agency’s near term financial decisions. Both the Governmental Fund Balance Sheet and Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balance reconcile this comparison between governmental funds and governmental activities.

The Newport Urban Renewal Agency maintains four individual governmental funds. The governmental activities of the Newport Urban Renewal Agency include activities in three Urban Renewal Funds and the Urban Renewal Debt Service Fund.

Notes to the Basic Financial Statements. The notes to the basic financial statements provide additional information that is essential to a full understanding of the information provided in the government-wide and fund financial statements.

Government wide Financial Analysis

As noted earlier, the net position may serve over time as a useful indicator of a government’s financial position. In the case of Newport Urban Renewal Agency, total liabilities exceeded assets by \$2,065,600 as of June 30, 2020. The following summary is a comparison between the Agency’s net position at the end of this fiscal year as compared to the end of the last fiscal year.

Table 1
Summary of Net Position

	Governmental Activities	
	2019	2020
Cash and investments	\$3,197,184	\$2,040,561
Other assets	202,901	187,997
Capital Assets	1,535,015	1,535,015
Total Assets	4,935,100	3,763,573
Other liabilities	17,361	14,103
Non-current liabilities	7,114,093	5,815,070
Total Liabilities	7,131,454	5,829,173
Net position in capital assets	1,535,015	1,535,015
Restricted for Debt Service	1,085,674	166,711
Unrestricted	(4,817,043)	(3,767,326)
Total Net Position	(\$2,196,354)	(\$2,065,600)

MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)

Changes in the net position of the Agency for the current and prior year are summarized as follows:

Table 2
Statement of Activities

	Governmental Activities	
	2019	2020
REVENUES:		
General Revenues		
Taxes	\$2,848,763	\$3,023,927
Investment earnings	100,852	84,595
Other	51,300	47,700
Total Revenues	<u>3,000,915</u>	<u>3,156,222</u>
EXPENSES:		
General Government	114,045	110,685
Interest on long-term debt	254,469	214,783
Total expenses	<u>368,514</u>	<u>325,468</u>
Transfer out	216,000	2,700,000
Changes in Net Position	2,416,401	130,754
Beginning Net Position	<u>(4,612,755)</u>	<u>(2,196,354)</u>
Ending New Position	<u><u>(\$2,196,354)</u></u>	<u><u>(\$2,065,600)</u></u>

Financial Analysis of the Agency's funds

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

At the end of the fiscal year, the Newport Urban Renewal Agency's governmental funds reported combined ending fund balances of \$2,083,885.

Budgetary Highlights

For the 2019-20 Fiscal Year, the Agency Board completed two resolutions which changed the adopted budget during the year. Resolutions were necessary to adjust beginning fund balances to match the 2018-19 audited financial statements and to create a Newport small business recovery grant program.

Capital Asset and Debt Administration

Capital Assets. The Agency is holding land for redevelopment which cost \$1,535,015 as a capital asset separate from the City of Newport. Additional information on the capital assets of the Agency may be found in note 3 to the financial statements.

MANAGEMENT’S DISCUSSION AND ANALYSIS (continued)

Long-Term Debt. At the end of the fiscal year, the Newport Renewal Agency had total long-term debt outstanding of \$5,815,070. In 2010, the Agency borrowed and refunded several prior debts and borrowed an additional \$2,000,000 to help finance transportation improvements. Of that amount, \$1,595,000 remains outstanding. In the 2014-15 Fiscal Year the Agency borrowed \$5,456,000 to help finance current South Beach Construction project and as of June 30, 2020, the outstanding balance is \$4,205,000.

Table 3
Outstanding Debt at Year-End

Governmental Funds	2019	2020
2010B Series, Full Faith & Credit Refunding	\$2,265,000	\$1,595,000
2015 A & B Urban Renewal Financing	4,829,000	4,205,000
Unamortized Premium	20,093	15,070
Total Governmental Debt	\$7,114,093	\$5,815,070

Additional information on the Agency's long-term obligations can be found in note 5 to the financial statements.

Economic Factors and Next Year's Budget

The City of Newport is fortunate that its economy is relatively diverse and not dependent upon the success or failure of any specific component. Furthermore, with the continued growth and opportunities in the Marine Science sector, this promises to play a greater role in generating personal income in the years to come.

Another indicator of economic trends is the unemployment rate for a particular area. In reviewing the Lincoln County unemployment statistics over the past ten years for the month of June, it shows that 2019 was at 4.4%, with 2018 unemployment rate at 4.5%. While Lincoln County is lagging both the State and Federal unemployment rates Lincoln County has seen a significant reduction since the highest February rate of 12.3% in 2010. Prior to the COVID pandemic, the February 2020 unemployment rate was at 4.6%. The rate rose to a high point of 25.9% in April and once the economy opened the rate dropped to 8.45 as of June 30, 2020.

The City Council of Newport acts as the Urban Renewal Agency for the City of Newport on all matters of business. As part of the budget process, the Budget Committee will also review the Urban Renewal budget for the fiscal year beginning July 1. The Urban Renewal Agency consists of three distinct districts.


The first activity center within the Urban Renewal Agency Fund is the South Beach Urban Renewal District. This District is actively capturing taxes for various improvements through tax increment financing. Under tax increment financing, any operating taxes levied within the district continue going to each of the taxing entities for the property value when that district was originally established. Any taxes generated from within the established district from growth in assessed value through appreciation or new investment becomes the increment that can be utilized to fund debt for various improvements within the district. These improvements are part of the plan that has been previously adopted for completion of various projects within a fixed time period.

MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)

The South Beach District has a number of significant projects which are occurring now and in the next fiscal year. These projects have been bonded utilizing tax increment financing from the District to repay these bonds. The projects will significantly redevelop the corridor near the Yaquina Bay Bridge in the vicinity of Highway 101 in the South Beach area.

In addition to the South Beach Urban Renewal District there are two other districts included in the budget. The first is the Northside Urban Renewal District Fund, and the second is McLean Point Urban Renewal District Fund. Both districts will receive their increment of taxes beginning in fiscal year 2017-18. There will be limited activity with either of these urban renewal districts until the increments are sufficient to cover those costs. The first expenditures from these districts will likely be a refinement plan for the City Center area and the Agate Beach area that will provide details as to what type of projects should occur within the guidelines of the Urban Renewal Plan that has been adopted for those areas. The situation is a little different in the McLean Point District. This district will see a significant increment because the Port has cancelled its leases of private property on the point and that property has been added to the tax rolls. This will help kick start financing for significant investment in infrastructure in order to connect McLean Point with the rest of the city utility systems.

Request for information. The financial report is designed to provide a general overview of the Newport Urban Renewal Agency's financial condition. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Director, Newport Urban Renewal Agency, 169 SW Coast Highway, Newport, Oregon 97365.



Michael A. Murzynsky, Finance Director



Steve Baugher, Assistant Finance Director

NEWPORT URBAN RENEWAL AGENCY
STATEMENT OF NET POSITION
June 30, 2020

	<u>Governmental Activities</u>
ASSETS:	
Cash and cash equivalents	\$ 2,040,561
Property taxes receivable	187,997
Land	<u>1,535,015</u>
Total assets	<u><u>3,763,573</u></u>
LIABILITIES:	
Accounts payable	66
Payroll and related liabilities	2,373
Interest payable	11,664
Long-term obligations	
Due within one year	1,345,000
Due in more than one year	<u>4,470,070</u>
Total liabilities	<u>5,829,173</u>
NET POSITION:	
Investment in capital assets	1,535,015
Restricted for debt service	166,711
Unrestricted	<u>(3,767,326)</u>
Total net position	<u><u>\$ (2,065,600)</u></u>

The accompanying notes are an integral part of these financial statements

NEWPORT URBAN RENEWAL AGENCY
STATEMENT OF ACTIVITIES
For the Fiscal Year Ended June 30, 2020

	Expenses	Net Revenue (Expenses) and Changes in Net Position
	<u>Expenses</u>	<u>Net Position</u>
PROGRAM EXPENSES:		
General government	\$ 2,810,685	\$ (2,810,685)
Interest on long-term debt	214,783	(214,783)
	<u>214,783</u>	<u>(214,783)</u>
Total program expenses	<u>\$ 3,025,468</u>	<u>(3,025,468)</u>
 GENERAL REVENUES AND TRANSFERS:		
General revenues:		
Property taxes, levied for debt service		3,023,927
Unrestricted investment earnings		84,595
Rents and leases		47,700
		<u>47,700</u>
Total general revenues and transfers		<u>3,156,222</u>
Change in net position		130,754
NET POSITION, BEGINNING		<u>(2,196,354)</u>
NET POSITION, ENDING		<u><u>\$ (2,065,600)</u></u>

The accompanying notes are an integral part of these financial statements

NEWPORT URBAN RENEWAL AGENCY
BALANCE SHEET - GOVERNMENTAL FUNDS
June 30, 2020

	Total Governmental Fund
ASSETS:	
Cash and cash equivalents	\$ 2,040,561
Property taxes receivable	187,997
	<hr/>
Total assets	\$ 2,228,558
	<hr/> <hr/>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE	
LIABILITIES:	
Accounts payable	\$ 66
Payroll and related liabilities	2,373
	<hr/>
Total liabilities	2,439
	<hr/>
DEFERRED INFLOWS OF RESOURCES:	
Unavailable revenue - Property taxes	142,234
	<hr/>
Total deferred inflows of resources	142,234
	<hr/>
FUND BALANCE:	
Restricted for debt service	166,711
Unrestricted	1,917,174
	<hr/>
Total fund balance	2,083,885
	<hr/>
Total liabilities, deferred inflows of resources and fund balance	\$ 2,228,558
	<hr/> <hr/>

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

Total fund balance	\$ 2,083,885
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds	1,535,015
Some liabilities are not due and payable in the current period and, therefore, are not reported in the funds.	(5,826,734)
Long-term assets which are not available for current-period expenditures are reported as unavailable revenue in the funds. However, such amounts are recognized as revenue in the	142,234
Net position of governmental activities	\$ (2,065,600)
	<hr/> <hr/>

The accompanying notes are an integral part of these financial statements

NEWPORT URBAN RENEWAL AGENCY
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - GOVERNMENTAL FUNDS
For the Fiscal Year Ended June 30, 2020

	<u>Total Governmental Fund</u>
REVENUES:	
Property taxes	\$ 3,034,246
Interest	84,595
Rents and leases	<u>47,700</u>
Total revenues	<u>3,166,541</u>
EXPENDITURES:	
Newport south beach operations	84,113
Newport northside operations	26,553
Mclean point operations	19
Debt service	
Principal	1,294,000
Interest	<u>222,817</u>
Total expenditures	<u>1,627,502</u>
Revenues over (under) expenditures	<u>1,539,039</u>
OTHER FINANCING SOURCES (USES):	
Transfers to the City of Newport	<u>(2,700,000)</u>
Total other financing sources (uses)	<u>(2,700,000)</u>
Net change in fund balance	(1,160,961)
FUND BALANCE, BEGINNING	<u>3,244,846</u>
FUND BALANCE, ENDING	<u><u>\$ 2,083,885</u></u>

The accompanying notes are an integral part of these financial statements

**NEWPORT URBAN RENEWAL AGENCY
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCE OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Fiscal Year Ended June 30, 2020**

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

Net change in fund balance - total governmental fund	\$ (1,160,961)
Some revenue reported in the statement of activities do not provide current financial resources in the governmental fund	(10,319)
The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.	
Amortization of bond premium	5,023
Accrued interest	3,011
Principal payments	<u>1,294,000</u>
Changes in net position of governmental activities	<u><u>\$ 130,754</u></u>

**NEWPORT URBAN RENEWAL AGENCY
STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -
GENERAL (SPECIAL REVENUE) FUND
For the Fiscal Year Ended June 30, 2020**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance</u>
REVENUES:				
Property taxes	\$ 2,892,053	\$ 2,892,053	\$ 3,034,246	\$ 142,193
Interest	55,752	55,752	84,595	28,843
Rents and leases	44,625	44,625	47,700	3,075
Total revenues	<u>2,992,430</u>	<u>2,992,430</u>	<u>3,166,541</u>	<u>174,111</u>
EXPENDITURES:				
Newport south beach operations	102,069	102,069	84,113	17,956
Newport northside operations	35,615	35,615	26,553	9,062
Mclean point operations	600	600	19	581
Debt service				
Principal	1,294,954	1,294,954	1,294,000	954
Interest	222,817	222,817	222,817	-
Contingency	2,683,071	1,728,294	-	1,728,294
Total expenditures	<u>4,339,126</u>	<u>3,384,349</u>	<u>1,627,502</u>	<u>1,756,847</u>
Revenues over (under) expenditures	(1,346,696)	(391,919)	1,539,039	1,930,958
OTHER FINANCING SOURCES (USES):				
Transfers in*	737,000	737,000	737,000	-
Transfers out*	(2,437,000)	(3,437,000)	(3,437,000)	-
Total other financing sources (uses)	<u>(1,700,000)</u>	<u>(2,700,000)</u>	<u>(2,700,000)</u>	<u>-</u>
Net changes in fund balances	(3,046,696)	(3,091,919)	(1,160,961)	1,930,958
FUND BALANCES, BEGINNING BUDGETARY BASIS	<u>3,056,963</u>	<u>3,102,186</u>	<u>3,244,846</u>	<u>142,660</u>
FUND BALANCES, ENDING BUDGETARY BASIS	<u>\$ 10,267</u>	<u>\$ 10,267</u>	<u>\$ 2,083,885</u>	<u>\$ 2,073,618</u>

* As a blended component unit of the City of Newport the Agency budgets amounts paid to and received from other City funds as transfers out and transfers in.

NEWPORT URBAN RENEWAL AGENCY
NOTES TO THE BASIC FINANCIAL STATEMENTS
June 30, 2020

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Newport Urban Renewal Agency of Newport, Oregon (Agency) financial statements are prepared in accordance with generally accepted accounting principles (GAAP). The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The more significant accounting policies are described below.

DESCRIPTION OF THE REPORTING ENTITY

The Agency was established by the City of Newport by Resolution #1647. The Agency Council consists of six members appointed by the Mayor with the approval of the majority of the City Council. In April of 2007, Resolution #1910 was adopted whereby full authority of the Agency was transferred to the Mayor and City Council and the appointed board was named as an advisory committee. Although the Agency Board and the City Council are made up of the same members, each is a legally separate entity and conducts all business as such. Based on standards set forth in GASB Statement 61, the Agency is considered a component unit of the City. Accordingly, the financial statements of the Agency are included in the City's basic financial statements.

There are many governmental agencies which provide services within the Newport Urban Renewal Agency. These agencies have independent governing boards and are not considered component units as the Agency does not have any oversight responsibility. Financial reporting information for these agencies is not included in these financial statements.

BASIS OF PRESENTATION

Government-wide financial statements

The government-wide statements report information irrespective of fund activity, and the fund financial statements report information using funds. The government-wide statements focus on the sustainability as an entity and the change in aggregate financial position resulting from the activities of the fiscal period. These aggregated statements consist of the statement of net position and the statement of activities. These statements were prepared using the economic resources measurement focus and the accrual basis of accounting. Revenues, expenses, gains, losses, assets and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

General revenues are from property taxes and interest. All expenses are categorized as general government and interest on long-term obligations.

Fund financial statements

The accounts are organized and operated on the basis of funds. A fund is an independent fiscal and accounting entity with a self-balancing set of accounts. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with finance-related legal and contractual provisions. The minimum number of funds is maintained consistent with legal and managerial requirements.

NEWPORT URBAN RENEWAL AGENCY
NOTES TO THE BASIC FINANCIAL STATEMENTS
June 30, 2020

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

BASIS OF PRESENTATION (continued)

Fund financial statements (continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the agency considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due. Capital asset acquisitions are reported as expenditures in the governmental funds and proceeds from general long-term debt and acquisitions under capital leases are reported as other financing sources.

Property taxes and interest associated with the current fiscal period are considered to be susceptible to accrual and have been recognized as revenues of the current period. All other revenue items are considered to be measurable and available only when cash is received.

General Fund

As the Agency's only fund, the General Fund accounts for general administration of the Agency's urban renewal areas, for principal and interest payments on outstanding debt utilized to finance projects, and for acquisition of property within the urban renewal areas. The major source of revenue comes from property taxes.

BUDGETS

A budget is prepared for the governmental funds in accordance with the legal requirements set forth in the Oregon Local Budget Law. The budget process begins early in each fiscal year with the establishment of the budget committee. Recommendations are developed through late winter with the budget committee approving the budget in early spring. Public notices of the budget hearing are generally published in early spring with a public hearing being held approximately three weeks later. The budget may be amended prior to adoption. However, budgeted expenditures for each fund may not be increased by more than ten percent. The budget is then adopted, appropriations are made, and the tax levy declared no later than June 30.

While financial position, results of operations, and changes in fund balance/net position are reported on the basis of accounting principles generally accepted in the United States of America (GAAP), the budgetary basis of accounting differs from generally accepted accounting principles. The budgetary statements provided in the basic financial statements are presented on the budgetary basis to provide a meaningful comparison of actual results with the budget. The budgetary basis of accounting differs in that capital outlay expenditures, including items below the capitalization level, are expensed when purchased, debt, including debt issuance costs, are expensed when paid, property taxes are recorded when received instead of when levied, and depreciation is not recorded. Taxes receivable are not recorded as revenue until collected and inventories are budgeted as expenditures when purchased.

NEWPORT URBAN RENEWAL AGENCY
NOTES TO THE BASIC FINANCIAL STATEMENTS
June 30, 2020

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

BUDGETS (continued)

The expenditure budgets are appropriated at the following levels:

- Newport south beach operations
- Newport northside operations
- McLean point operations
- Debt service
- Operating contingency

Expenditures cannot legally exceed the above appropriation levels except in the case of grants which could not be estimated at the time of budget adoption. Appropriations lapse at the fiscal year end. Management may amend line items in the budget without Council approval as long as appropriation levels (the legal level of control) are not changed. If additional budgetary needs arise after the original budget adoption, Council can approve a supplemental budget.

PROPERTY TAXES AND PROPERTY TAXES RECEIVABLE

Uncollected real and personal property taxes are reflected on the statement of net position and the balance sheet as receivables. Uncollected taxes are deemed by management to be substantially collectible or recoverable through liens; therefore, no allowance for uncollectible taxes has been established. All property taxes receivable are due from property owners within the City of Newport boundaries. Under state law, county governments are responsible for extending authorized property tax levies, computing tax rates, billing and collecting all property taxes, and making periodic distributions of collections to entities levying taxes. Property taxes become a lien against the property when levied on July 1st of each year and are payable in three installments due on November 15th, February 15th and May 15th. Discounts are allowed if the amount due is received by November 15th. Taxes unpaid and outstanding on May 16th are considered delinquent. Property tax collections are distributed monthly except for November, when such distributions are made weekly.

Taxes collected within approximately sixty days of the fiscal year end are recognized as revenue in the fund statements. The remaining balance of property taxes receivable is recorded as unavailable revenue as it is not considered by management to be available to finance operations of the current period.

CAPITAL ASSETS

The Agency reports as capital assets real property that has been acquired for redevelopment which the Agency has legal title and responsibility for management and maintenance. Other capital assets acquired by the Agency are transferred to the City of Newport.

LONG-TERM OBLIGATIONS

Long-term obligations are reported in the government-wide financial statements as liabilities. The governmental individual fund financial statements do not report long-term obligations because they do not require the use of current financial resources.

NEWPORT URBAN RENEWAL AGENCY
NOTES TO THE BASIC FINANCIAL STATEMENTS
June 30, 2020

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

FUND BALANCE

GASB Statement No. 54, Fund Balance Reporting and Governmental Fund-type Definitions, establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed on the use of the resources reported in governmental funds. Under this standard, the fund balance classifications are as follows:

- Nonspendable - represents amounts that are not in a spendable form. The nonspendable fund balance represents inventories and prepaid items.
- Restricted - represents amounts that are legally restricted by outside parties for a specific purpose (such as debt covenants, grant requirements, donor requirements, or other governments) or are restricted by law (constitutionally or by enabling legislation).
- Committed - represents funds formally set aside by the governing body for a particular purpose. The use of committed funds would be approved by resolution.
- Assigned - represents amounts that are constrained by the expressed intent to use resources for specific purposes that do not meet the criteria to be classified as restricted or committed. Intent can be stipulated by the governing body or by an official to whom that authority has been given by the governing body. Both the Finance Director and Assistant Finance Director have been given the authority to assign fund balances.
- Unassigned - is the residual classification of the General Fund. Only the General Fund may report a positive unassigned fund balance. Other governmental funds would report any negative residual fund balance as unassigned.

The governing body has approved the following order of spending regarding fund balance categories: Restricted resources are spent first when both restricted and unrestricted (committed, assigned or unassigned) resources are available for expenditures. When unrestricted resources are spent, the order of spending is committed (if applicable), assigned (if applicable) and unassigned.

NET POSITION

Net position is comprised of the various net earnings from operations, non-operating revenues, expenses and contributions of capital. Net position is classified in the following three categories:

- Investment in capital assets - consists of all capital assets, net of accumulated depreciation and reduced by any outstanding balances of any bonds or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- Restricted - consists of external constraints placed on asset use by creditors, grantors, contributors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation.
- Unrestricted – consists of all other assets that are not included in the other categories previously mentioned.

NEWPORT URBAN RENEWAL AGENCY
NOTES TO THE BASIC FINANCIAL STATEMENTS
June 30, 2020

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

DEFERRED INFLOWS OF RESOURCES

In addition to liabilities, the financial statements 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 so will not be recognized as an inflow of resources (revenue) until that time. The Agency has only one type of item which qualifies for reporting in this category. Accordingly, the item, unavailable revenue, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues for property taxes. This amount is deferred and recognized as an inflow of resources in the period that the amount becomes available.

2. CASH AND CASH EQUIVALENTS

As a component unit of the City of Newport, the Agency’s cash, cash equivalents and investments are comingled with the City’s pool of cash, cash equivalents and investments that are available for use by all funds.

The City’s cash, cash equivalents and investments and the amount allocable to the Agency at June 30, 2020 were as follows:

	City of Newport	Allocable to Newport Urban Renewal Agency
	<u> </u>	<u> </u>
Cash and cash equivalents		
Deposits with financial institutions	428,578	30,162
Cash on hand	1,730	-
State of Oregon Treasurer's short-term investment pool	27,978,059	1,968,977
Money market	<u>588,584</u>	<u>41,422</u>
 Total cash and cash equivalents	 28,996,951	 2,040,561
 Investments	 <u>10,105,248</u>	 <u> -</u>
 Total cash, cash equivalents, and investments	 <u>39,102,199</u>	 <u>2,040,561</u>

Custodial Credit Risk – Deposits

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

NEWPORT URBAN RENEWAL AGENCY
NOTES TO THE BASIC FINANCIAL STATEMENTS
June 30, 2020

2. CASH AND CASH EQUIVALENTS (Continued)

The State Treasurer's Local Government Investment Pool is not registered with the U.S. Securities and Exchange Commission as an investment company. The Oregon Revised Statutes and the Oregon Investment Council govern the State's investment policies. The State Treasurer is the investment officer for the Council and is responsible for all funds in the State Treasury. These funds must be invested, and the investments managed, as a prudent investor would, exercising reasonable care, skill and caution. Investments in the Fund are further governed by portfolio guidelines issued by the Oregon Short-Term Fund Board, which establish diversification percentages and specify the types and maturities of investments. The portfolio guidelines permit securities lending transactions as well as investments in repurchase agreements and reverse repurchase agreements.

Amounts in the State Treasurer's Local Government Investment Pool are not required to be collateralized. There is no material difference between the fair value of the Agency's position in the LGIP and the value of the pool shares at June 30, 2020. There were no known violations of legal or contractual provisions for deposits and investments during the fiscal year.

Interest Rate Risk

Oregon Revised Statutes require investments to not exceed a maturity of 18 months, except when the local government has adopted a written investment policy that was submitted to and reviewed by the OSTFB. There are no investments that have a maturity date.

Credit Risk - Investments

Oregon Revised Statutes do not limit investments as to credit rating for securities purchased from US Government Agencies or USGSE. The State Investment Pool is not rated.

Concentration of Credit Risk

At June 30, 2020, investments were comingled with the City of Newport investments. The City's investments attributable to the Agency were all held in the State Treasurer's Investment Pool. State statutes do not limit the percentage of investments in this instrument.

3. CAPITAL ASSETS

Activity in the Agency's capital assets are as follows for the year ended June 30, 2020:

	<u>Balance</u> <u>July 1, 2019</u>	<u>Acquisitions</u>	<u>Dispositions</u>	<u>Balance</u> <u>June 30, 2020</u>
Land	<u>\$ 1,535,015</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,535,015</u>

4. UNAVAILABLE REVENUES

Resources owned by the Agency, which were measurable but unavailable in the governmental fund as of June 30, 2020 consisted of the following:

Property taxes receivable	<u>\$ 142,234</u>
---------------------------	-------------------

NEWPORT URBAN RENEWAL AGENCY
NOTES TO THE BASIC FINANCIAL STATEMENTS
June 30, 2020

5. LONG-TERM DEBT

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

	<u>Balances July 1, 2019</u>	<u>Increase</u>	<u>Decrease</u>	<u>Balances June 30, 2020</u>	<u>Due within one year</u>
Long-term debt obligations					
Urban renewal bonds					
2015A & 2015B Tax Exempt UR Bonds	\$ 4,829,000	\$ -	\$ 624,000	\$ 4,205,000	\$ 865,000
Full Faith & Credit Refunding Series 2010B	<u>2,265,000</u>	<u>-</u>	<u>670,000</u>	<u>1,595,000</u>	<u>480,000</u>
	7,094,000	-	1,294,000	5,800,000	1,345,000
Other long-term obligations:					
Unamortized premium	<u>20,093</u>	<u>-</u>	<u>5,023</u>	<u>15,070</u>	<u>5,023</u>
	<u>\$ 7,114,093</u>	<u>\$ -</u>	<u>\$ 1,299,023</u>	<u>\$ 5,815,070</u>	<u>\$ 1,350,023</u>

Full Faith & Credit Refunding Obligations, Series 2015 A and B

In March 2015, the South Beach Urban Renewal District completed a bank borrowing, Series 2015A & 2015B, totaling \$5,456,000 to finance property acquisitions, infrastructure projects, and a trail project in the South Beach urban growth area. The interest rate ranges from 2.45 percent to 3.45 percent. In the event of a default, the interest rate may be increased an additional 5 percent over the then existing rate. Final maturity is June 1, 2025. As of June 30, 2020, the outstanding balance was \$4,205,000. Annual debt service requirements to maturity for this bond is as follows:

Year Ending <u>June 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ 865,000	\$ 107,140	\$ 972,140
2022	662,000	82,967	744,967
2023	718,000	66,522	784,522
2024	968,000	48,820	1,016,820
2025	<u>992,000</u>	<u>24,642</u>	<u>1,016,642</u>
	<u>\$ 4,205,000</u>	<u>\$ 330,091</u>	<u>\$ 4,535,091</u>

Full Faith & Credit Refunding Obligations, Series 2010B

In July 2010, Full Faith & Credit Refunding Obligations, Series 2010B was issued in the amount of \$8,465,000 to refinance one loan agreement with the Oregon DEQ (loan #68931) and two loan agreements with the Oregon Business Development Department (OBDD), formerly the Oregon Economic and Community Development Department (OECDD), which were issued to help finance a portion of the City's sewer treatment plant. An additional \$2,000,000 was borrowed as part of the refunding to help finance transportation infrastructure improvements, which has enhanced access to the Pacific Marine Operation Center. The DEQ loan was considered a current refunding and was called July 14, 2010. The OBDD loans advanced refunded, whereby \$3,711,619 was used to purchase United States Government obligations, which were deposited into an escrow account. These funds were sufficient to call the bonds on January 1, 2011. The new bonds were issued at a premium of \$276,407 with bond issue cost totaling \$129,484. Interest range from 2.0 percent to 4.5 percent, with a final maturity of June 15, 2023.

NEWPORT URBAN RENEWAL AGENCY
NOTES TO THE BASIC FINANCIAL STATEMENTS
June 30, 2020

5. LONG-TERM DEBT (Continued)

As of June 30, 2020, the outstanding balance of the Full Faith & Credit Refunding Obligations, Series 2010B, was \$1,595,00. Annual debt service requirements to maturity for this bond is as follows:

Year Ending June 30	Principal	Interest	Total
2021	\$ 480,000	\$ 65,075	\$ 545,075
2022	565,000	44,675	609,675
2023	550,000	19,250	569,250
	<u>\$ 1,595,000</u>	<u>\$ 129,000</u>	<u>\$ 1,724,000</u>

6. RISK MANAGEMENT

There is exposure to various risks of loss related to torts; errors and omissions; and natural disasters. The Agency is covered by The City of Newport's commercial insurance to minimize its exposure to these risks. Settled claims have not exceeded coverage for the last three years.

7. PROPERTY TAX LIMITATION

The State of Oregon imposes a constitutional limit on property taxes for schools and non-school government operations. School operations include community colleges, local school districts, and education service districts. The limitation provides that property taxes for non-school operations are limited to \$10.00 for each \$1,000 of property market value. This limitation does not apply to taxes levied for principal and interest on general obligation bonded debt.

The State further reduced property taxes by replacing the previous constitutional limits on tax bases with a rate and value limit in 1997. This reduction is accomplished by rolling property values back to their 1995-96 values less 10% and limiting future tax value growth of each property to no more than 3% per year, subject to certain exceptions. Taxes levied to support bonded debt are exempted from the reductions. The State Constitution sets restrictive voter approval requirements for most tax and many fee increases and new bond issues, and requires the State to minimize the impact to school districts from the impact of the tax cuts.

8. TAX ABATEMENTS

Lincoln County has established an enterprise zone under ORS 285C.050-250 that abates property taxes on new business development within the zone. As a result, the property taxes that the Agency will receive for the 2019-20 levy year has been reduced by \$5,114.

9. SUBSEQUENT EVENTS

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

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

The Agency Officials
Newport Urban Renewal Agency
Newport, Oregon

We have audited the basic financial statements of Newport Urban Renewal Agency, a component unit of the City of Newport, Oregon, as of and for the year ended June 30, 2020 and have issued our report thereon dated May 19, 2021. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the provisions of the *Minimum Standards of Audits of Oregon Municipal Corporations*, prescribed by the Secretary of State.

Compliance

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

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

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

OAR 162-10-0230 Internal Control

In planning and performing our audit of the financial statements, we considered the Newport Urban Renewal Agency's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate

in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Newport Urban Renewal Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Newport Urban Renewal Agency's internal control.

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Purpose of this Report

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



For Merina+Co
Tualatin, Oregon
May 19, 2021