Financial Statements
June 30, 2023

# Redevelopment Agency of Salt Lake City

(A Component Unit of Salt Lake City Corporation)

INTRODUCTORY SECTION:

Table of Contents ........ i

FINANCIAL SECTION:

Independent Auditor's Report ........ 2
Management's Discussion and Analysis ........ 5
Basic Financial Statements
Financial Statements
Statements of Net Position ........ 10
Statements of Revenues, Expenses and Changes in Net Position ........ 12
Statements of Cash Flows ........ 14
Notes to the Financial Statements ........ 15
Note 1. Summary of Significant Accounting Policies ........ 16
Note 2. Cash and Cash Equivalents ........ 19
Note 3. Restricted Net Position ........ 20
Note 4. Loans and Other Long-Term Receivables ........ 21
Note 5. Lease Receivables ........ 21
Note 6. Capital Assets ........ 22
Note 7. Bonds Payable ........ 22
Note 8. Pension Plans ........ 24
Note 9. Equity Interest in Joint Venture ........ 30
Note 10. Commitments and Contingencies ........ 32
Note 11. Concentrations ........ 35

Required Supplementary Information
Schedule of the Proportionate Share of the Net Pension Liability ........ 37
Schedule of Contributions ........ 38
Notes to Required Supplementary Information ........ 38

Supplementary Information
Combining Statement of Net Position Information by Project Area ........ 40
Combining Statement of Revenues and Expenses and Changes in Net Position by Project Area ........ 42
Selected Financial Information by Project Area ........ 43

# Financial Section

EideBailly

CPAs & BUSINESS ADVISORS

**Independent Auditor's Report**

The Board of Directors
Redevelopment Agency of Salt Lake City
Salt Lake City, Utah

**Report on the Audit of the Financial Statements**

***Opinions***

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, 2023, and the related statements of revenue, expenses and changes in net position and cash flows for the year then ended and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the Agency as of June 30, 2023, and the changes in its financial position, and, where applicable, cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Agency, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 Agency's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis Verify on pages 5 through 8 and Required Supplementary Information on pages 37 and 38 be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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.

***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Agency's basic financial statements. The supplementary information on pages 40 through 42 are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such 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. The 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
December 15, 2023

# 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 year ended, June 30, 2023. As management of the Agency, we encourage readers to consider information contained in this discussion.

## FINANCIAL HIGHLIGHTS

As of June 30, 2023, assets and deferred outflows of the Agency exceeded its liabilities and deferred inflows by $263,579,243 (net position). Of the total amount, $176,458,287 is available to meet ongoing obligations to creditors. The remaining net position amount of $87,120,957 is 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 $28,041,649.

A significant portion of total assets is the unrestricted cash amounting to $68,456,820. Statutorily, the Agency is required to spend the tax increment funds received within the boundaries of the project area for which it was collected, except for affordable housing projects that benefit any area within the City. No one project or project area has access to all of the unrestricted cash balance shown above. Restricted cash of $45,357,777 reflects remaining bond proceeds for the Eccles Theater and the Regent Street projects, and other funds already committed to specific projects.

Another significant portion of assets is the loans receivable balance. Loans are awarded to individuals and businesses for acquisition, rehabilitation, new construction or façade renovation, and continue to be an important aspect of the Agency's blight elimination mission. For fiscal year 2023, the Agency originated $30,315,133 in new loans. The amount of principal received on outstanding loans was $663,707. The Agency's loans receivable balance, including accrued interest is $67,920,453 an increase of $13,030,255.

## OVERVIEW OF THE FINANCIAL STATEMENTS

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

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

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

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

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

## OTHER INFORMATION

Required supplemental schedules containing pension information and other supplementary information containing selected data by project area are included in this report immediately following the notes to the financial statements and can be found on pages 36-42.

## FINANCIAL ANALYSIS

As mentioned earlier, changes in net position may over time indicate the Agency's financial position. A significant portion of the Agency's net position, 82.8%, is comprised of its unrestricted amounts and amounts invested in capital assets - net of related debt, and results from the Agency's ongoing purpose of eliminating urban blight. The Agency has issued debt to support several large scale economic development and public infrastructure projects. As an incentive to a developer, the Agency may sell land for less than its cost or market value. Newly developed properties generate increased property taxes, a portion of which the Agency receives to pay debt and finance ongoing activities. The remaining portion of net position, 17.2%, represents resources that have restrictions on how they can be used.

**REDEVELOPMENT AGENCY OF SALT LAKE CITY**

Net Position

| | Fiscal 2023 | Fiscal 2022 |
|---|---|---|
| Current and other assets | $ 295,641,061 | $ 274,450,675 |
| Capital assets | 41,763,180 | 41,633,453 |
| Total assets | $ 337,404,241 | $ 316,084,128 |
| Deferred outflow of resources | $ 4,613,873 | $ 5,110,747 |
| Bonds payable | $ 50,537,363 | $ 56,380,000 |
| Other liabilities | 3,570,374 | 3,397,092 |
| Total liabilities | $ 54,107,737 | $ 59,777,092 |
| Deferred inflow of resources | $ 24,331,134 | $ 25,880,190 |
| Net position | | |
| Invested in capital assets - net of related debt | $ 41,763,180 | $ 41,633,454 |
| Restricted for capital construction | 45,357,776 | 63,592,306 |
| Unrestricted | 176,458,287 | 130,311,834 |
| Total net position | $ 263,579,243 | $ 235,537,594 |

### Agency Activities

The Agency's receipt of incremental property taxes, the increase in property taxes in excess of the tax base when the project area was created, is generated from higher property values due to redevelopment activities. Incremental property taxes received increased by $146,513 or 0.46%, during the fiscal year.

Total operating expenses of the Agency decreased by $1,312,782 or 3.9%. This change was due to an decrease in overall redevelopment activities of the Agency of $1,299,326 and a decrease in Depreciation Expense of $13,456.

**REDEVELOPMENT AGENCY OF SALT LAKE CITY**

Changes in Net Position

| | Fiscal 2023 | Fiscal 2022 |
|---|---|---|
| Revenues | | |
| Program revenues | | |
| Rental and other income | $ 2,789,666 | $ 2,012,684 |
| General revenues | | |
| Transfers in from Salt Lake City Corporation | 22,627,900 | 39,855,868 |
| Interest and investment valuation income | 4,995,349 | (442,423) |
| Gain/(Loss) on sale of capital assets | — | (6,054,782) |
| Grants and other contributions | 32,252,004 | 32,105,491 |
| Miscellaneous income (expense) | 332 | (1,222) |
| Total revenues | 62,665,251 | 67,475,616 |
| Expenses | | |
| Personnel services | 2,262,907 | 1,588,385 |
| Operating and maintenance | 1,529,860 | 1,239,009 |
| Charges and services | 28,026,607 | 30,291,307 |
| Depreciation and amortization | 650,024 | 663,479 |
| Interest and fiscal charges | 2,043,494 | 3,973,156 |
| Change in equity interest in joint venture | 110,709 | (640,830) |
| Total expenses | 34,623,601 | 37,114,506 |
| Increase/(Decrease) in net position | 28,041,649 | 30,361,110 |
| Net position, beginning | 235,537,594 | 205,176,484 |
| Net position, ending | $ 263,579,243 | $ 235,537,594 |

**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 $129,726 in fiscal year 2023.

**REDEVELOPMENT AGENCY OF SALT LAKE CITY**

Capital Assets, Net of Depreciation

| | Fiscal 2023 | Fiscal 2022 |
|---|---|---|
| Land and easement rights | $ 21,324,975 | $ 20,455,049 |
| Parking facilities and plaza | 6,617,037 | 7,211,355 |
| Other buildings | 387,242 | 493,897 |
| Equipment | 85,290 | 124,518 |
| Construction in progress | 13,348,636 | 13,348,636 |
| Total | $ 41,763,180 | $ 41,633,455 |

Additional information relating to the capital assets of the Agency can be found in Note 6, on page 22 of this report.

**Long-term debt (net)** of the Agency totaled $44,462,363 as of June 30, 2023. The tax increment bonds require semi-annual interest payments and annual principal payments. Principal payments for the 2013 bonds began in April 2016. Principal payments for the 2015 bonds began in April 2018. Principal payment on the 2019 refunding bonds began in April 2020.

**REDEVELOPMENT AGENCY OF SALT LAKE CITY**

Long-Term Debt

| | Fiscal 2023 | Fiscal 2022 |
|---|---|---|
| 2013 Tax increment bonds, net | $ — | $ 3,765,000 |
| 2015A and 2015B Tax increment bonds | 8,845,000 | 10,075,000 |
| 2019 Tax Increment refunding bonds, net | 41,720,000 | 42,540,000 |
| Total | $ 50,565,000 | $ 56,380,000 |

Additional information on the Agency’s long-term debt can be found in Note 7, beginning on page 23 of this report.

## ***Requests for information***

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

* * * * *

# Basic Financial Statements

| | |
|---|---|
| Assets | |
| Current assets | |
| Unrestricted cash and cash equivalents | $ 68,456,820 |
| Restricted cash and cash equivalents | 45,357,777 |
| Loans and other long-term receivables, current portion | 724,895 |
| Other current receivables | 1,309,908 |
| Lease receivable, current portion | 393,438 |
| Prepaid expenses | 88,665 |
| Total current assets | 116,331,503 |
| Non-current assets | |
| Capital assets, at cost | |
| Land and rights | 21,324,975 |
| Parking facilities and plaza | 55,022,531 |
| Other buildings | 576,742 |
| Office furniture and equipment | 391,601 |
| Construction in progress | 13,348,636 |
| Accumulated depreciation | (48,901,305) |
| Net capital assets | 41,763,180 |
| Loans and other long-term receivables, net of current portion | 67,195,558 |
| Lease receivable, net of current portion | 24,889,855 |
| Land and buildings held for resale | 36,796,546 |
| Investment in joint venture | 50,427,599 |
| Total non-current assets | 221,072,739 |
| Total assets | 337,404,241 |
| Deferred Outflows | |
| Deferred outflows - Pension | 346,956 |
| Deferred outflows - refunding of debt | 4,266,916 |
| Total assets and deferred outflows | $ 342,018,114 |

The accompanying notes are an integral part of this statement

| | |
|---|---|
| **Liabilities** | |
| Current liabilities | |
| Accounts payable and accrued liabilities | $ 2,745,152 |
| Accrued compensation, current portion | 37,680 |
| Accrued interest payable | 333,401 |
| Bonds payable, current portion | 6,075,000 |
| Total current liabilities | 9,191,233 |
| Non-current liabilities | |
| Accrued compensation, net of current portion | 285,056 |
| Net pension liability | 169,084 |
| Bonds payable, net of discounts and current portion | 44,462,363 |
| Total non-current liabilities | 44,916,503 |
| Total liabilities | 54,107,737 |
| **Deferred inflows** | |
| Deferred inflows - Leases | 24,326,002 |
| Deferred inflows - Pensions | 5,132 |
| Total deferred inflows | 24,331,134 |
| **Net Position** | |
| Net investment in capital assets | 41,763,180 |
| Restricted for construction and loan commitments held in escrow | 45,357,776 |
| Unrestricted | 176,458,287 |
| Total net position | 263,579,243 |
| Total liabilities, deferred inflows and net position | $ 342,018,114 |

# Statement of Revenues, Expenses and Changes in Net Position

For the Fiscal Year Ended June 30, 2023

| | | |
|---|---|---|
| Operating revenues | | |
| Rental and other income | $ | 1,153,608 |
| Interest income from loans receivable | | 738,088 |
| Interest income from leases | | 897,970 |
| Miscellaneous income (expense) | | 332 |
| Total operating revenues | | 2,789,998 |
| Operating expenses | | |
| Personnel services | | 2,262,907 |
| Operating and maintenance | | 1,529,860 |
| Charges and services | | 28,026,607 |
| Depreciation | | 650,024 |
| Total operating expenses | | 32,469,399 |
| Operating Gain (Loss) | | (29,679,400) |
| Non-operating revenues (expenses) | | |
| Interest income (loss) | | 4,995,349 |
| Grants and other contributions | | 32,252,004 |
| Changes in equity interest in joint venture | | (110,709) |
| Interest and fiscal charges | | (2,043,494) |
| Total non-operating revenues (expenses) | | 35,093,150 |
| Gain/(Loss) before operating transfers | | 5,413,750 |
| Transfers in from Salt Lake City Corporation | | 22,627,900 |
| Change in net position | | 28,041,649 |
| Net position, beginning of year | | 235,537,594 |
| Net position, end of year | $ | 263,579,243 |

The accompanying notes are an integral part of this statement

| | |
|---|---|
| Cash flows from operating activites | |
| Cash received from rentals | $ 1,177,647 |
| Cash from miscellaneous income | 333 |
| Cash paid to suppliers | (29,841,379) |
| Cash paid to employees | (2,320,521) |
| Loans disbursed | (9,784,191) |
| Principal collected on loans receivable | 663,707 |
| Interests collected on loans receivable | 668,787 |
| Net cash used in operating activities | (39,435,617) |
| Cash flows from capital and related financing activities | |
| Payments for acquisition of land and buildings held for sale | (5,513,295) |
| Proceeds from sale of capital assets | 194,455 |
| Principal received on lease receivable | 379,715 |
| Principal payments made on bonds payable | (5,815,000) |
| Interest and fiscal charges paid on bonds payable | (1,562,318) |
| Net cash used in capital and related financing activities | (12,316,443) |
| Cash flows from non-capital and related financing activities | |
| Transfers in from Salt Lake City Corporation | 22,627,900 |
| Contributions from other taxing entities | 32,252,004 |
| Net cash from non-capital and related financing activities | 54,879,904 |
| Cash flows from investing activities | |
| Interest received from investments and cash and cash equivalents | 4,995,349 |
| Distributions received from Interest in Joint Venture | 730,930 |
| Net cash from investing activities | 5,726,279 |
| Net change in cash and cash equivalents | 8,854,123 |
| Cash and cash equivalents, beginning of year | 104,960,474 |
| Cash and cash equivalents, end of year | 113,814,597 |

The accompanying notes are an integral part of this statement

Redevelopment Agency of Salt Lake City
Statements of Cash Flows
For the Fiscal Year Ended June 30, 2023

| | | |
|---|---|---|
| Statement of net position presentation of cash and cash equivalents | | |
| Unrestricted | $ | 68,456,820 |
| Restricted | | 45,357,777 |
| Total cash and cash equivalents, end of year | $ | 113,814,597 |

| | | |
|---|---|---|
| Reconciliation of operating loss to net cash used for operating activities | | |
| Operating loss | $ | (29,679,400) |
| Adjustment to reconcile operating loss to net cash used for operating activities | | |
| Depreciation | | 650,024 |
| Principal forgiven on loans receivable | | 159,530 |
| Increase/(decrease) from: | | |
| Change in interest receivable | | (69,300) |
| Change in other receivables | | (419,763) |
| Change in prepaid expenses | | (52,665) |
| Change in pension assets | | 484,040 |
| Change in deferred outflows-pension | | (67,581) |
| Change in accounts payable | | 27,985 |
| Change in accrued compensation | | 31,857 |
| Change in net pension liability | | 169,084 |
| Changes in deferred inflows-pension | | (675,012) |
| Changes in deferred inflows - leases | | (873,932) |
| Total | | (30,315,133) |
| Loans disbursed | | (9,784,191) |
| Principal collected on loans | | 663,707 |
| Net cash used for operating activities | $ | (39,435,617) |

| | | |
|---|---|---|
| Schedule of Non-Cash Activities | | |
| Recognition of equity interest in joint venture | $ | (841,639) |
| Transfer of loans to Salt Lake City Corporation | | (622,448) |

# Notes to the Financial Statements

## 1. Summary of Significant Accounting Policies

### Organization and History

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

### Basis of Presentation

The Agency, a separate legal entity that operates as an enterprise fund, is a blended component unit of the City and is included in the City's annual comprehensive 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, 2023, 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. However, the Agency acquired two additional housing loan portfolios. Management believes there are potential impairments with those loan portfolios at June 30, 2023, therefore, a reserve for bad debt expense was established at the time of transfer. The current allowance totals $2,500,000. The allowance will be reviewed each year as portfolio performance changes.

**Lease Receivables**

Lease receivables are recorded by the Agency as the present value of future lease payments expected to be received from the lessee during the lease term, reduced by any provision for estimated uncollectible amounts. Lease receivables are subsequently reduced over the life of the lease as cash is received in the applicable reporting period. The present value of future lease payments to be received are discounted based on the interest rate the Agency charges the lessee.

**Capital Assets**

Property, equipment, and land are carried at cost. Depreciation of equipment and structures is computed using the straight-line method over the estimated useful lives that range from 5 to 35 years. No depreciation is recorded 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 $20,000.

**Land and Buildings Held for Resale**

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

**Deferred Outflows and Deferred Inflows of Resources**

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

Deferred inflows related to leases where Agency is the lessor is reported in the statement of net position. The deferred inflows of resources related to leases are recognized as an inflow of resources (revenue) on a straight-line basis over the term of the lease.

**Transfers In and Transfers Out**

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

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

**Revenue Recognition**

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

**Operating and Non-Operating Revenue and Expenses**

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

**Restricted and Unrestricted Resources**

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

**Pensions**

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

**Use of Estimates**

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

## 2. Cash and Cash Equivalents

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

| | |
|---|---|
| Cash and cash equivalents | |
| Money market accounts | $ (17,768,787) |
| Investments in the pooled investment account of Salt Lake City Corporation | 131,583,284 |
| Petty Cash | 100 |
| | $ 113,814,597 |
| Financial statement presentation | |
| Unrestricted cash and cash equivalents | $ 68,456,820 |
| Restricted cash and cash equivalents, current portion | 45,357,777 |
| | $ 113,814,597 |

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

### Deposits

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

City policy provides that not more than 25% of the total City funds or 25% of the Qualified Depository's allotment, whichever is less can be invested in any one Qualified Depository. Not more than 20% of total City funds may be invested in any one certified out-of-state depository institution. However, there shall be no limitation placed on the amount invested with the Treasurer's Fund and other money market mutual funds, provided that the overall standards of investments achieve the City's policy objectives. All of the Agency's deposits during the years ended June 30, 2023, 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, 2023, none of the Agency's cash balance was covered by federal depository insurance. The Agency's cash balance of $113,814,597 as of June 30, 2023, was uninsured and was not collateralized and therefore was exposed to some degree of custodial credit risk.

**Investments**

The Agency's investment balance as of June 30, 2023, included in cash and cash equivalents, was $129,433,923.

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 year ended June 30, 2023. 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, 2023, the Agency had $131,583,284 in investments in the pooled investment account of the City, which were invested in the State Public Treasurer's Investment Pool. These investments were valued by applying the fair value factor, as calculated by the Utah State Treasurer, to the Agency's average daily balance in the Treasurer's Fund at June 30, 2023. Such valuation is considered a Level 2 valuation for GASB Statement No. 72 purposes.

## 3. Restricted Net Position

Certain components of net position are restricted by provisions of the applicable bond resolutions adopted and entered into by the Agency (Note 7).

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

| | |
|---|---|
| Restricted for construction improvements under the related bond resolutions | $ 21,028,828 |
| Restricted for construction by appropriation | 24,328,949 |
| Total restricted net position | $ 45,357,777 |

## 4. Loans and Other Long-Term Receivables

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

| | |
|---|---|
| Tax increment rehabilitation loans bearing interest from 0% to 5%. Principal and interest are payable in monthly installments; includes accrued interest of $155,269 | $ 28,677,267 |
| 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 | 5,180,754 |
| Housing loans bearing interest from 0% to 3%, with principal and interest due monthly; collateralized by property; includes accrued interest of $271,341 | 18,197,187 |
| Housing Trust Fund loans bearing interest from 0% to 5%, principal and interest payments due monthly or annually; includes $0 accrued interest, net of allowance for doubtful accounts of $2,500,000 | 17,905,103 |
| Total | 69,960,311 |
| Less current portion | (724,895) |
| Total loans and other long-term receivables | $ 69,235,416 |

As of June 30, 2023, the Agency had committed to, and approved funding for, additional loans totaling $34,306,462, which funds had not yet been disbursed.

## 5. Lease Receivables

The Agency has accrued a receivable for three parking structure leases. The remaining receivable for these leases was $25,283,294 for the year ended June 30, 2023. Deferred inflows related to these leases were $24,326,002 as of June 30, 2023. Interest revenue recognized on these leases was $897,970 for the year ended June 30, 2023. Principal receipts of $393,438 were recognized during the fiscal year. The interest rate on the leases is 3.5%. Final receipt is expected in fiscal year 2052.

As of June 30, 2023, the Agency anticipates the following payments on lease receivables.

| Fiscal Year Ended June 30, | Principal | Interest | Total |
|---|---|---|---|
| 2024 | $ 392,417 | $ 884,367 | $ 1,276,784 |
| 2025 | 406,508 | 870,276 | 1,276,784 |
| 2026 | 458,233 | 855,085 | 1,313,318 |
| 2027 | 475,701 | 838,638 | 1,314,339 |
| 2028 | 492,737 | 821,602 | 1,314,339 |
| 2029-2033 | 3,026,961 | 3,810,403 | 6,837,365 |
| 2034-2038 | 3,829,401 | 3,701,373 | 7,530,774 |
| 2039-2043 | 4,725,443 | 3,586,401 | 8,311,844 |
| 2044-2048 | 6,062,344 | 3,464,495 | 9,526,839 |
| 2049-2052 | 5,413,547 | 3,337,023 | 8,750,570 |
| Total | $ 25,283,293 | $ 22,169,663 | $ 47,452,956 |

## 6. Capital Assets

The following is a summary of transactions affecting capital assets for the year ended June 30, 2023:

| Description | Balance July 1, 2022 | Additions | Transfers | Retirements | Balance June 30, 2023 |
|---|---|---|---|---|---|
| Office furniture and equipment | $ 500,836 | $ — | $ — | $ (109,235) | $ 391,601 |
| Parking facilities and plaza | 55,022,531 | — | — | — | 55,022,531 |
| Other buildings | 666,918 | — | (90,177) | — | 576,741 |
| Construction in process | 13,348,636 | — | — | — | 13,348,636 |
| Land and rights | 20,455,049 | — | 869,927 | — | 21,324,976 |
| Total | 89,993,970 | — | 779,750 | (109,235) | 90,664,485 |
| Accumulated depreciation | | | | | |
| Office furniture and equipment | (376,318) | (39,228) | — | 109,235 | (306,311) |
| Parking facilities | (47,811,176) | (594,318) | — | — | (48,405,494) |
| Other buildings | (173,022) | (16,478) | — | — | (189,500) |
| Total accumulated depreciation | (48,360,516) | (650,024) | — | 109,235 | (48,901,305) |
| Net capital assets | $ 41,633,453 | $ (650,024) | $ 779,750 | $ — | $ 41,763,180 |

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

## 7. Bonds Payable

The following is a summary of bonds payable at June 30, 2023.

| | |
|---|---|
| Series 2015A tax increment revenue bonds | |
| 2.57% due 2020 through 2029 | $ 8,845,000 |
| Series 2019 tax increment revenue refunding bonds | |
| (Advanced Refund Series 2013); 1.95% to 2.976%, due 2020 through 2031 | 41,720,000 |
| Less deferred outflows | (4,266,916) |
| Less unamortized discounts | (27,637) |
| Total bonds payable | 46,270,447 |
| Less amount due within one year | 6,075,000 |
| Total bonds payable less amount due within one year | $ 40,195,447 |

The following is a summary of transactions affecting bonds payable for the year ended June 30, 2023:

| | Balance July 1, 2022 | Additions | Principal Payments and Reductions | Balance June 30, 2023 | Due Within One Year |
|---|---|---|---|---|---|
| Federally taxable tax increment revenue bonds Series 2013 | $ 3,765,000 | $ — | $ (3,765,000) | $ — | $ — |
| Subordinate tax increment revenue bonds Series 2015A | 10,075,000 | — | (1,230,000) | 8,845,000 | 1,300,000 |
| Federally taxable subordinate tax revenue refunding bonds Series 2019 | 42,540,000 | — | (820,000) | 41,720,000 | 4,775,000 |
| Less unamortized discounts and deferred outflows | (4,831,373) | — | 536,819 | (4,294,554) | — |
| Total bond obligations | $51,548,627 | $ — | $ (5,278,181) | $ 46,270,447 | $ 6,075,000 |

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

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

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

Bond principal and interest maturities are as follows.

| Year ending June 30, | Principal | Interest | Total Obligation |
| --- | --- | --- | --- |
| 2024 | $ 6,075,000 | $ 1,333,604 | $ 7,408,604 |
| 2025 | 6,265,000 | 1,191,945 | 7,456,945 |
| 2026 | 6,455,000 | 1,038,946 | 7,493,946 |
| 2027 | 6,670,000 | 876,253 | 7,546,253 |
| 2028 | 6,885,000 | 701,961 | 7,586,961 |
| 2029-2033 | 18,215,000 | 1,019,062 | 19,234,062 |
| Less unamortized discounts and deferred outflows | (4,294,554) | — | (4,294,554) |
| Total | $ 46,270,446 | $ 6,161,771 | $ 52,432,217 |

## 8. Pension Plans

### General Information about the Plan

*Plan Description*

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

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

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

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

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

*Benefits Provided*

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

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

*with actuarial deductions

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

*Contributions*

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

Contributions rates as of June 30, 2023, are as follows:

| | Employee Paid | Employer Paid | Employer 401(k) |
|---|---|---|---|
| Noncontributory System | | | |
| 15 Local Government Div - Tier 1 | N/A | 17.97 % | N/A |
| Tier 2 DC Only | | | |
| 211 Local Government | N/A | 6.19 % | 10.00 % |

For the year ended June 30, 2023, the employer and employee contributions to the URS were as follows:

| | Employer Contributions | Employee Contributions |
|---|---|---|
| Noncontributory System | $ 103,603 | N/A |
| Tier 2 Public Employees System | 154,707 | N/A |
| Total Contributions | $ 258,310 | $ — |

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

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

At June 30, 2023, the Agency reported a net pension liability of $169,084.

| | Measurement Date: December 31, 2022 | | Measurement Date: December 31, 2022 | | |
|---|---|---|---|---|---|
| | Net Pension | Proportionate Share | Net Pension | Proportionate Share | Increase (Decrease) |
| Noncontributory System | $125,982 | 0.0736 % | $ — | 0.0933 % | (0.0197)% |
| Tier 2 Public Employees System | 43,102 | 0.0396 % | — | 0.0545 % | (0.0149)% |
| Total | $169,084 | | $ — | | |

The net pension asset and liability was measured as of December 31, 2022, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2020, and rolled forward using generally accepted actuarial procedures. The proportion of the net pension asset and liability is equal to the ratio of the employer's actual contributions to the URS' during the plan year over the total of all employer contributions to the URS during the plan year.

For the year ended June 30, 2023, the Agency recognized pension expense of $139,788.

At June 30, 2023, 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 | $ 57,290 | $ 1,710 |
| Changes in assumptions | 34,640 | 613 |
| Net difference between projected and actual earnings on pension plan investments | 100,477 | — |
| Changes in proportion and differences between contributions and proportionate share of contributions | 7,705 | 2,810 |
| Contributions subsequent to the measurement date | 146,845 | — |
| Total | $ 346,956 | $ 5,132 |

Contributions made by the Agency prior to fiscal year-end, but subsequent to the measurement date of December 31, 2022, resulted in $146,845 reported as deferred outflows of resources at June 30, 2023. 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 |
|---|---|
| 2023 | $ (38,169) |
| 2024 | 4,064 |
| 2025 | 48,337 |
| 2026 | 175,121 |
| 2027 | 1,424 |
| Thereafter | 6,092 |

*Actuarial assumptions*

The total pension asset in the December 31, 2022 actuarial valuations was determined using the following actuarial assumptions, applied to all periods included in the measurement:

| | |
|---|---|
| Inflation | 2.50% |
| Salary increases | 3.25 - 9.25%, average, including inflation |
| Investment rate of return | 6.85%, net of pension plan investment expenses, including inflation |

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

The actuarial assumptions used in the January 1, 2022, valuation were based on an experience study of the demographic assumptions as of January 1, 2020, and a review of economic assumptions as of January 1, 2021.

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

| Asset class | Target Asset Allocation | Real Return Arithmetic Basis | Long-Term Expected Portfolio Real Rate of Return |
|---|---|---|---|
| | Expected Return Arithmetic Basis | | |
| Equity securities | 35.00 % | 6.58 % | 2.30 % |
| Debt securities | 20.00 % | 1.08 % | 0.22 % |
| Real assets | 18.00 % | 5.72 % | 1.03 % |
| Private equity | 12.00 % | 9.80 % | 1.18 % |
| Absolute return | 15.00 % | 2.91 % | 0.44 % |
| Cash and cash equivalents | — % | (0.11)% | — % |
| Totals | 100.00 % | | 5.17 % |
| Inflation | | | 2.50 % |
| Expected arithmetic nominal return | | | 7.67 % |

The 6.85% assumed investment rate of return is comprised of an inflation rate of 2.50% and a real return of 4.35% that is net of investment expense.

*Discount Rate*

The discount rate used to measure the total pension liability was 6.85 percent. 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 benefit payments of current, active, and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments, to determine the total pension liability. The discount rate does not use the Municipal Bond Index Rate.

*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 6.85 percent, as well as what the proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is 1 percentage point lower (5.85 percent) or 1 percentage point higher (7.85 percent) than the current rate:

| | 1% Decrease 5.95% | Discount Rate 6.95% | 1% Increase 7.95% |
|---|---|---|---|
| Noncontributory System | $ 793,981 | $ 125,982 | $ (432,166) |
| Tier 2 Public Employees System | 188,334 | 43,102 | (68,780) |
| Total | $ 982,315 | $ 169,084 | $ (500,946) |

*Pension Plan Fiduciary Net Position*

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

**Defined Contribution Savings Plans**

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

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

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

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

| | 2023 | 2022 | 2021 |
|---|---|---|---|
| 401(k) Plan | | | |
| Employer contributions | $ 62,175 | $ 33,006 | $ 37,442 |
| Employee contributions | 79,079 | 55,449 | 43,410 |
| 457(b) Plan | | | |
| Employer contributions | — | — | — |
| Employee contributions | 43,280 | 34,450 | 9,830 |
| Roth IRA Plan | | | |
| Employer contributions | — | N/A | N/A |
| Employee contributions | 15,120 | 11,511 | 13,364 |
| Traditional IRA Plan | | | |
| Employer contributions | — | N/A | N/A |
| Employee contributions | 1,981 | — | — |

## 9. Equity Interest in Joint Venture

### Formation

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

### Structure

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

### Operation

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

### Equity

The Agency began construction on the Theater in 2014. The Theater, which hosts national touring Broadway shows, concerts, comedy and other entertainment events, opened its doors on October 20, 2016. The first full year of operations for UPACA ended December 31, 2017. The Agency formally transferred all assets to UPACA as of July 2017, for accounting purposes. The Agency's equity interest in the net position of UPACA at December 31, 2022 was $50,427,599.

Summary financial information for UPACA for 2022 is as follows:

**Utah Performing Arts Center Agency**
Summary Financial Information
As of and for the Year Ended December 31, 2022

| | |
|---|---|
| Pooled Cash and Investments | $ 13,142,789 |
| Accounts Receivable and prepaid expenses | 942,857 |
| Capital assets, net of accumulated depreciation | 115,398,120 |
| Total assets | 129,483,766 |
| | |
| Accounts payable and accrued expenses | 4,122,957 |
| Show proceeds held for others | 4,474,030 |
| Due to Salt Lake County | 390,724 |
| Total liabilities | 8,987,711 |
| Total net position | $ 120,496,055 |
| | |
| Charges for services | $ 8,597,041 |
| Contributions and other revenues | 50,000 |
| Operating expenses | (5,358,196) |
| Interest expense | (45,163) |
| Depreciation | (2,691,556) |
| Income (loss) before distributions | 552,126 |
| Distributions to owners | (2,563,210) |
| Change in Net Postion | $ (2,011,084) |

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

## 10. Commitments and Contingencies

During the year ended June 30, 2013, the City issued $15,000,000 of Bond Anticipation Notes (BANS) to begin construction on the Eccles Theater. These bonds were issued in expectation of the issuance of the Tax Increment Bonds (as discussed in Note 7) and the Sales Tax Revenue Bonds issued by the City (as discussed below). The City received the proceeds of the BANS and paid design and pre-construction costs. During the year ended June 30, 2014, the City issued Series 2013A Sales Tax Revenue Bonds in the amount of $51,270,000 to aid in financing the construction of the Eccles Theater. With the proceeds of these bonds, the City paid off the BANS and the remaining net proceeds of $34,349,587 were transferred to the Agency as a contribution from the City. Bond issuance costs and accrued interest of $1,920,413 were recognized by the Agency as expense. In addition, upon issuance of the bonds, the Agency used private donations of $2,596,649 and contributed $1,104,957 of its own funds into an escrow account for capitalized interest on the bonds. In December 2019, the City completely refunded the Series 2013A bonds by issuing Series 2019B taxable sales and excise tax revenue refunding bonds in the amount of $58,540,000, saving the Agency over $11,000,000 in principal and interest payments. As of June 30, 2023, anticipated cumulative payments remaining under the agreement were $76,689,609. Anticipated payments are included in the table below.

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

| Year ending June 30, | Annual Obligation |
|---|---|
| 2024 | 2,188,086 |
| 2025 | 2,187,723 |
| 2026 | 2,186,443 |
| 2027 | 2,184,427 |
| 2028 | 2,186,796 |
| 2029-2033 | 23,472,420 |
| 2034-2038 | 42,283,714 |
| Total | $ 76,689,609 |

As discussed previously, proceeds from the Series 2013 Agency bonds and Series 2013A City bonds provided financing for the construction of the Eccles Theater on Block 70 within the Central Business District (CBD). The remaining non-refunded portion of the Agency's Series 2013 bonds were paid in fiscal year 2023. The Series 2019 taxable tax increment revenue refunding bonds issued by the Agency mature in 2031. The Series 2019 taxable sales and excise tax revenue refunding bonds (advance refunding of Series 2013A) issued by the City are payable through fiscal year 2038. The annual debt service will be funded by the incremental property taxes generated from the CBD Project area, Block 70 Community Development Area (CDA) and private donations. Annual principal and interest payments on the bonds associated with the Theater are expected to require approximately 30% of tax increment revenues generated from CBD and Block 70, beginning in fiscal year 2016. As of June 30, 2023, the total principal and interest remaining to be paid on all bonds for the Eccles Theater project was $123,749,493. The Agency has pledged future tax increment revenues to repay the remaining Series 2019 Tax Increment and Series 2019A Sales Tax Revenue Refunding bonds. Through inter-local agreements entered into with the City and Salt Lake County (the County), CBD tax increment revenue that would have been remitted to these agencies has been pledged to the Agency through tax year 2040. In December 2011, the Agency entered into an agreement with the City in which the Agency will retain a portion of the City's Taxing Entity Committee (TEC) allocation, in order to pay principal and interest on the Theater bond obligations. Each year, beginning in tax year 2015 through 2040, the City will continue to receive from the Agency a dollar amount equal to the 2014 TEC allocation. The original inter-local agreement specified that the Agency will retain 80% of the remaining TEC allocation. This inter-local agreement was subsequently amended in May 2013 to provide that the Agency will retain up to 100% of the remaining TEC allocation, as is necessary to fund debt service payments. The Agency is required to reimburse the City for any portion of this additional TEC allocation that is utilized for debt service on the Eccles Theater, with the balance accruing interest at the City's general fund rate. The Agency is required to commit CBD tax increment in an amount equal to the City allocation under these agreements. Similarly, in October 2012, the Agency entered into an interlocal agreement with the County wherein the Agency is entitled to retain the County's portion of the CBD tax increment up to a maximum of $43,000,000. The County will continue to receive from the Agency a dollar amount equal to the 2014 TEC allocation each year beginning in tax year 2015 through 2040, and the Agency will retain the remaining TEC allocation to fund debt service on the Eccles Theater project. During the fiscal year ended June 30, 2023, the Agency transferred $6,520,478 in CBD incremental tax revenue to Block 70 for Eccles debt service per the agreements, and transferred an additional $2,469,853 in available CBD tax increment revenue. In addition, the Agency entered into an inter-local agreement with the City and the Salt Lake City School District (SLCSD) wherein the Agency is entitled to receive the City's and SLCSD's portions of the tax increment from the Block 70 CDA for twenty-five years, beginning in the tax year 2016, for the purpose of funding debt service on the Eccles Theater. The tax increment funds are not limited to funding debt service, but will also be used to fund the creation of a cultural core and for debt service on the Regent Street improvement bonds. In addition, in September 2012, the Agency entered into an agreement with the County wherein the Agency is entitled to receive the County’s portion of the Tax Increment from the Block 70 CDA for 25 years, beginning in tax year 2016, up to a maximum of $7,000,000 for the purposes of funding debt service on the Eccles Theater. During the year ended June 30, 2023, the Agency received an additional $4,150,044 in incremental property taxes under these agreements. The Agency expended $9,564,596 to cover the principal and interest payments due during the year.

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 the agreement through an assignment and assumption agreement signed in June 2016. NF IV-VA SSCI Salt Lake LLC assumed the agreement through an assignment and assumption agreement signed in Fiscal Year 2021. Under this agreement, the Agency is obligated to repay to the developers, from the tax increment revenue increases received from the prospective projects, at the lesser of $2,020,000 or 37.5% of the tax increment increases over the reimbursement term, plus accrued interest, but not to exceed the tax increment revenues received by the Agency from the individual projects. These obligations are also subject to the developers paying property taxes in a timely manner and the receipts of certificates project completion. For the year ended June 30, 2023, the Agency paid the developers $73,047.

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 year ended June 30, 2023, the Agency recorded expenses of $559,841.

During the year ended June 30, 2015, the Agency entered into a reimbursement agreement with Liberty Gateway Properties, L.C. (Liberty) for a mixed-use housing project located on 500 West between South Temple and 100 South, in the Agency's Depot District Project Area. The agreement provides a tax increment reimbursement to the Developer for costs incurred in connection with the associated parking garage component of the project from the tax increment created from the property. Under the agreement, the Agency will pay the Developer a reimbursement amount equal to the sum of 1) $3,000 multiplied by the actual number of eligible at-grade structured parking stalls (up to a maximum of 48 stalls), plus 2) $6,000 multiplied by the actual number of below-grade structured parking stalls (up to a maximum of 112), together with simple interest accrued thereon. The maximum that will be reimbursed is $816,000. The reimbursement term is for the tax years 2015 through 2022. The Agency will make an annual payment to the Developer during the reimbursement term in an amount equal to 72% of the tax increment for such year actually received by the Agency until the earlier to occur of 1) Developer has received an amount equal to the reimbursement amount or 2) the expiration of the reimbursement term. These obligations are subject to the Developer paying property taxes on a timely basis, receipts of certificates of project completion, and other annual reporting duties as defined in the reimbursement agreement. For the year ended June 30, 2023, the Agency recorded expenses of $129,148.

During the year ended June 30, 2017, the Agency and Larry H. Miller Arena Corporation (the "Lessee"), entered into a Participation and Reimbursement Agreement for the renovation of the Delta Center Arena at 301 West South Temple, as part of the Central Business District Neighborhood Redevelopment Project Area Plan. This agreement outlines the Agency's commitment to partially reimburse the Lessee for public area upgrades through tax increment financing, with a cap of $15,946,396 for Tax Increment (TI) Reimbursement Payments and $6,753,604 for Grant Reimbursement Payments, ensuring the total reimbursement does not exceed $22,700,000. The Reimbursement Term will expire December 31, 2040, with annual payments contingent on the Lessee's compliance with specific conditions, including project completion, property tax payments, and maintaining the Arena as the home venue for Utah Jazz NBA games. The Agency retains the right to issue bonds secured by the tax increment, with the understanding that this will not absolve it of its obligations under this agreement. The Agency's financial commitment, encompassing both TI and Grant Reimbursement Payments, is firmly capped, and any shortfall in tax increment generation will not extend the Agency's obligations beyond the agreed term. For the year ended June 30, 2023, the Agency recorded expenses of $657,881, which consisted of $350,899 of TI Reimbursement Payments and $306,982 of Grant Reimbursement Payments.

During the year ended June 30, 2019, the Agency entered into a reimbursement agreement with Stadler US, Inc, a developer of a project located within the Agency's Stadler Rail Project Area. Under the agreement, the Agency is obligated to reimburse the developers, from the tax increment revenues received from the respective projects, up to $9,610,721 over a twenty (20) year term, but not in excess of the tax increment revenues received from the individual projects. These obligations are also subject to the developers paying property taxes on a timely basis and the receipts of certificates of project completion. For the year ended June 30, 2023, the Agency made reimbursements to Stadler for tax years 2019-2022 totaling $350,941.

During the year ended June 30, 2020, the Agency entered into a reimbursement agreement with NWQ, LLC, a developer of a project located within the Agency's Northwest Quadrant Project Area. Under the agreement, the Agency is obligated to reimburse the developers, from the tax increment revenues received from the respective projects, up to $28,000,000 over a nineteen (19) year term, but not in excess of the tax increment revenues received from the individual projects. These obligations are also subject to the developers paying property taxes on a timely basis and the receipts of certificates of project completion. The first reimbursement was made for tax years 2019-2021. The total reimbursement paid for the year ended June 30, 2023 to NWQ LLC, was $154,107.

During the year ended June 30, 2020, the Agency entered into a reimbursement agreement with West Quarter Residential I, LLC, a developer of a project located within the Agency's Block 67 Project Area. Under the agreement, the Agency is obligated to reimburse the developers, from the tax increment revenues received from the respective projects, up to $15,000,000 over a twenty (20) year term as a pass-through from Salt Lake County for transportation funds from the State of Utah, but not in excess of the tax increment revenues received from the individual projects. These obligations are also subject to the developers paying property taxes on a timely basis and the receipts of certificates of project completion. The first year of reimbursement was anticipated to be for the 2022 tax year. No payments were made during the ended June 30, 2023.

In March, 2008, the Agency and the State of Utah (State) entered into a lease agreement for the rental by the State of 250 parking stalls in a parking structure owned by the Agency. The lease requires monthly payments of $20 per stall, for a total of $5,000 per month. The lease term is 20 years. In addition, the lease includes a provision for the repayment of a portion of the construction costs to be paid by the State of $350,000 over the term of the parking rental agreement. The repayment terms requires interest of 3% and monthly payments of $2,077, in addition to the monthly rent payments. The balance of the unpaid amount as of June 30, 2023, was $69,533, which has been recorded as a note receivable.

## 11. Concentrations

Operating revenues are not adequate to fund operations of the Agency. The Agency received $46,422,496 of transfers of tax increment from various taxing entities during the year ended June 30, 2023, which were recorded as non-operating revenues of $32,252,004 in Grants and other contributions, and $14,170,492 in Transfers In. These funds are critical for the continuing operations of the Agency.

Required Supplementary Information
June 30, 2023

# Redevelopment Agency of Salt Lake City

Redevelopment Agency of Salt Lake City
Schedule of the Proportionate Share of the Net Pension Liability
December 31, 2022
Last 10 Years*

| **Noncontributory System** | **2023** | **2022** | **2021** | **2020** | **2019** | **2018** | **2017** | **2016** |
|---|---|---|---|---|---|---|---|---|
| Proportion of the net pension liability | 0.07% | 0.08% | 0.09% | 0.04% | 0.07% | 0.06% | 0.05% | 0.07% |
| Proportionate share of the net pension liability | $ 125,982 | $(465,973) | $ 351,656 | $ 285,453 | $ 301,169 | $ 405,107 | $ 297,064 | $ 317,700 |
| Covered payroll | $ 573,163 | $ 631,023 | $ 743,599 | $ 312,019 | $ 558,845 | $ 477,356 | $ 432,740 | $ 611,285 |
| Proportionate share of the net pension liability as a percentage of its covered payroll | 21.98% | (73.84)% | 47.29% | 91.49% | 53.89% | 84.86% | 68.65% | 51.97% |
| Plan fiduciary net position as a percentage of the total pension liability | 97.50% | 107.70% | 93.70% | 87.00% | 91.90% | 87.30% | 87.80% | 90.20% |

| **Tier 2 Public Employees System** | **2023** | **2022** | **2021** | **2020** | **2019** | **2018** | **2017** | **2016** |
|---|---|---|---|---|---|---|---|---|
| Proportion of the net pension liability | 0.04% | 0.04% | 0.05% | 0.02% | 0.02% | 0.03% | 0.04% | 0.02% |
| Proportionate share of the net pension | $ 43,102 | $ (18,067) | $ 12,332 | $ 9,117 | $ 2,007 | $ 3,445 | $ (83) | $ (726) |
| Covered payroll | $ 942,654 | $ 792,345 | $ 761,977 | $ 248,511 | $ 222,660 | $ 269,084 | $ 245,666 | $ 117,554 |
| Proportionate share of the net pension as a percentage of its covered payroll | 4.57% | (2.28)% | 1.62% | 3.67% | 0.09% | 1.28% | (0.03)% | (0.62)% |
| Plan fiduciary net position as a percentage of the total pension liability | 97.70% | 103.80% | 90.80% | 90.80% | 97.40% | 95.10% | 100.20% | 103.50% |

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

| Noncontributory System | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 |
|---|---|---|---|---|---|---|---|---|
| Actuarial determined contributions | $103,603 | $114,810 | $134,849 | $ 56,778 | $105,455 | $ 91,614 | $140,147 | $175,299 |
| Contributions in relation to the contractually required contribution | (103,603) | (114,810) | (134,849) | (56,778) | (105,455) | (91,614) | (140,147) | (175,299) |
| Contribution deficiency | $ — | $ — | $ — | $ — | $ — | $ — | $ — | $ — |
| Covered employee payroll | $573,163 | $625,677 | $734,726 | $309,377 | $575,011 | $499,259 | $432,740 | $637,982 |
| Contributions as a percentage of covered payroll ** | 18.08% | 18.35% | 18.35% | 18.35% | 18.34% | 18.35% | 32.39% | 27.48% |

| Tier 2 Public Employee System *** | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 |
|---|---|---|---|---|---|---|---|---|
| Actuarial determined contributions | $ 17,566 | $ 17,836 | $ 16,191 | $ 5,582 | $ 5,169 | $ 40,101 | $ 33,041 | $ 16,040 |
| Contributions in relation to the contractually required contribution | (17,566) | (17,836) | (16,191) | (5,582) | (5,169) | (40,101) | (33,041) | (16,040) |
| Contribution deficiency | $ — | $ — | $ — | $ — | $ — | $ — | $ — | $ — |
| Covered employee payroll | $942,654 | $228,743 | $230,509 | $276,833 | $204,783 | $268,954 | $244,828 | $122,688 |
| Contributions as a percentage of covered payroll ** | 1.86% | 7.80% | 7.02% | 2.02% | 2.52% | 14.91% | 13.50% | 13.07% |

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

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

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

Supplementary Information

June 30, 2023

# Redevelopment Agency of Salt Lake City

| | 9-Line | Block 70 CDA | CBD | Citywide Housing | Depot District | Granary District | Housing Development Trust | North Temple | North Temple Viaduct | Northwest Quadrant | Northwest Quadrant Housing | Program Income Fund | Project Area Housing | RDA Admin | Revolving Loan Fund | Stadler | State Street | Sugarhouse Project | West Capital Hill | West Temple Gateway | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Assets** | | | | | | | | | | | | | | | | | | | | | |
| Cash and cash equivalent (unrestricted) | $3,072,061 | $ (17,729,058) | $ 14,215,990 | $ 10,698,233 | $ 4,035,812 | $6,266,190 | $ 6,514,036 | $ 3,030,782 | $ 58,395 | $1,042,251 | $ 873,866 | $9,171,682 | $ 2,321,522 | $ 2,631,180 | $15,080,779 | $ 12,249 | $6,101,351 | $ 60,758 | $ 912,693 | $ 86,049 | $ 68,456,820 |
| Loans and other receivable | — | 1,309,908 | 3,727,703 | 17,128,528 | — | 136,962 | 22,547,385 | 4,475,342 | — | — | — | 26,261,003 | — | — | 18,926,823 | — | — | — | — | — | 94,513,654 |
| Cash and cash equivalent (restricted) | | 25,246,305 | 1,990,429 | 91,584 | 8,311,474 | | 2,345,770 | 645,664 | | 2,060,459 | | 3,774,933 | 43,721 | 12,295 | 194,908 | | | | 636,507 | 3,727 | 45,357,777 |
| Land and water rights | — | 4,790,823 | 15,664,227 | — | — | — | — | — | — | — | — | 869,927 | — | — | — | — | — | — | — | — | 21,324,976 |
| Improvements - other than buildings | — | — | 55,022,530 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 55,022,530 |
| Buildings | — | — | — | — | — | — | — | — | — | — | — | — | 576,742 | — | — | — | — | — | — | — | 576,742 |
| Machinery and equipment | — | — | 191,265 | — | — | — | — | — | — | — | — | 34,975 | — | 165,361 | — | — | — | — | — | — | 391,601 |
| Construction in process | — | 12,683,590 | 665,047 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 13,348,636 |
| Accumulated depreciation | — | — | (48,510,558) | — | — | — | — | — | — | — | — | (34,975) | (189,500) | (166,272) | — | — | — | — | — | — | (48,901,305) |
| Land and buildings held for sale | — | — | 4,615,001 | 1,000,000 | 18,633,492 | — | — | — | — | — | — | 6,402,452 | 3,454,690 | — | 1,247,515 | — | — | 1,414,806 | 28,590 | — | 36,796,546 |
| Investment in Joint Venture | — | 50,427,599 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 50,427,599 |
| Other assets | 2,344 | 4,688 | 9,375 | — | 23,047 | — | — | 2,148 | — | — | — | — | — | 33,000 | — | — | — | 7,031 | 4,688 | 2,344 | 88,665 |
| **Total Assets** | **3,074,405** | **76,733,854** | **47,591,008** | **28,918,346** | **31,003,825** | **6,403,152** | **31,407,190** | **8,153,936** | **58,395** | **3,102,710** | **873,866** | **46,479,998** | **6,207,174** | **2,675,563** | **35,450,025** | **12,249** | **6,101,351** | **1,482,595** | **1,582,478** | 92,120 | 337,404,241 |
| Deferred outflows | — | 4,266,916 | — | — | — | — | — | — | — | — | — | — | — | 346,956 | — | — | — | — | — | — | 4,613,873 |
| **Total assets and deferred outflows** | **$3,074,405** | **$81,000,771** | **$ 47,591,008** | **$ 28,918,346** | **$ 31,003,825** | **$6,403,152** | **$ 31,407,190** | **$ 8,153,936** | **$ 58,395** | **$3,102,710** | **$ 873,866** | **$46,479,998** | **$ 6,207,174** | **$ 3,022,520** | **$35,450,025** | **$ 12,249** | **$6,101,351** | **$1,482,595** | **$1,582,478** | **$ 92,120** | **$ 342,018,114** |
| **Liabilities** | | | | | | | | | | | | | | | | | | | | | |
| Accounts payable and accrued liabilities | $ — | 1,838,407 | (108,528) | — | 123,958 | 1,000 | — | — | — | — | — | 288,282 | 19,521 | 64,890 | 23,261 | — | — | 63,000 | **428,361** | 3,000 | $ 2,745,152 |
| Accrued compensation - current | — | — | — | — | — | — | — | — | — | — | — | — | — | 37,680 | — | — | — | — | — | — | 37,680 |
| Accrued interest payable - current | — | 333,401 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 333,401 |
| Bonds payable - current portion | — | 6,075,000 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 6,075,000 |
| Pension liability | — | — | — | — | — | — | — | — | — | — | — | — | — | 169,084 | — | — | — | — | — | — | 169,084 |
| Long term compensation liability | — | — | — | — | — | — | — | — | — | — | — | — | — | 285,056 | — | — | — | — | — | — | 285,056 |
| Advances from (to) other funds | — | 1,150,000 | (1,150,000) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Bonds payable, net | — | 44,462,363 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 44,462,363 |
| **Total liabilities** | **—** | **53,859,171** | **(1,258,528)** | **—** | **123,958** | **1,000** | **—** | **—** | **—** | **—** | **—** | **288,282** | **19,521** | **556,711** | **23,261** | **—** | **—** | **63,000** | **428,361** | 3,000 | 54,107,737 |
| Deferred inflows | — | — | — | — | — | — | — | — | — | — | — | 24,326,002 | — | 5,132 | — | — | — | — | — | — | 24,331,134 |
| **Fund Balance** | | | | | | | | | | | | | | | | | | | | | |
| Net position, beginning | 1,370,211 | 24,045,385 | 44,022,184 | 26,197,294 | 28,084,228 | 4,543,887 | 27,928,124 | 7,348,647 | 34,412 | 2,085,658 | 573,696 | 21,045,331 | 6,149,883 | 1,922,779 | 34,604,624 | 240,381 | 2,631,695 | 667,394 | **1,551,432** | 490,347 | 235,537,594 |
| Revenues | 4,342,047 | 11,057,955 | 30,114,898 | 5,119,245 | 7,592,514 | 1,942,255 | 8,079,495 | 1,807,482 | 2,745,502 | 1,587,495 | 1,674,276 | 12,625,595 | 78,669 | 4,666,017 | 1,253,972 | 144,088 | 7,806,726 | 768,782 | **634,645** | 16,980 | 104,058,639 |
| Expenses | 2,637,853 | 7,961,740 | 28,032,048 | 2,398,193 | 4,796,875 | 1,286,360 | 4,600,429 | 1,002,193 | 2,721,519 | 570,444 | 1,374,106 | 7,858,340 | 40,899 | 4,128,119 | 431,832 | 372,220 | 4,337,070 | 16,581 | **1,031,961** | 418,208 | 76,016,990 |
| Net transfers in (out) | (543,115) | 6,525,166 | (8,169,250) | 2,322,243 | (2,355,107) | (378,582) | 3,081,321 | (294,533) | (40,800) | (274,226) | (1,374,106) | 3,585,025 | — | 20,125,624 | 550,000 | (21,751) | (867,414) | 750,744 | **6,323** | 337 | 22,627,900 |
| Total net position, ending | 3,074,405 | 27,141,600 | 46,105,034 | 28,918,346 | 30,879,867 | 5,199,782 | 31,407,190 | 8,153,936 | 58,395 | 3,102,710 | 873,866 | 25,812,585 | 6,187,654 | 2,460,677 | 35,426,764 | 12,249 | 6,101,351 | 1,419,595 | **1,154,117** | 89,120 | 263,579,243 |
| **Total liabilities, deferred inflows and net position** | **$3,074,405** | **81,000,771** | **44,846,506** | **28,918,346** | **31,003,825** | **5,200,782** | **31,407,190** | **8,153,936** | **58,395** | **3,102,710** | **873,866** | **50,426,869** | **6,207,174** | **3,022,520** | **35,450,025** | **12,249** | **6,101,351** | **1,482,595** | **1,582,478** | 92,120 | $ 342,018,114 |

# Redevelopment Agency of Salt Lake City
## Combining Statement of Revenues and Expenses and Changes in Net Position by Fund
### Fiscal Year Ended June 30, 2023

| | 9-Line | Block 70 CDA | CBD | Citywide Housing | Depot District | Granary District | Housing Develop-ment | State Street | North Temple | North Temple Viaduct CDA | Northwest Quadrant | Northwest Quadrant Housing / UIPA | Program Income Fund | Project Area Housing | RDA Admini-stration | Revolving Loan Fund | Stadler | Sugarhouse Project | West Capital Hill | West Temple Gateway | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Revenue** | | | | | | | | | | | | | | | | | | | | | |
| Net transfers In(Out) | $ (543,115) | $6,525,166 | $ (8,169,250) | $2,322,243 | $ (2,355,107) | $ (378,582) | $3,081,321 | $ (294,533) | $ (40,800) | $ (274,226) | $ (1,374,106) | $3,585,025 | $ — | $20,125,624 | $ 550,000 | $ (21,751) | $ (867,414) | $ 750,744 | $ 6,323 | $ 337 | $22,627,900 |
| Grants and Other Contributions | 2,601,746 | 1,925,503 | 25,941,783 | — | 5,316,113 | 1,081,675 | — | 988,936 | 2,720,019 | 1,371,125 | 1,545,843 | (171,737) | — | (15,544,598) | — | 138,526 | 4,337,070 | — | — | — | 32,252,004 |
| Interest on Investments | — | 144,087 | 2,336,613 | 332,754 | 370,203 | 147,486 | 218,740 | 110,886 | 25,483 | 74,259 | 128,433 | 408,211 | 68,669 | 84,659 | 1,398 | 5,562 | — | 1,457 | 525,969 | 10,478 | 4,995,349 |
| Rental & other income | — | — | 45,138 | 66,056 | — | — | 307,005 | — | — | — | — | 2,013,893 | — | — | 357,574 | — | — | — | — | — | 2,789,666 |
| Miscellaneous revenue | — | — | — | — | — | — | — | — | — | — | — | — | — | 332 | — | — | — | — | — | — | 332 |
| Changes in Equity in JV | — | (110,709) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | (110,709) |
| Gain/Loss on sale of capital assets | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| **Total revenue** | **$2,058,631** | **$8,484,047** | **$20,154,284** | **$2,721,052** | **$3,331,209** | **$ 850,580** | **$3,607,066** | **$ 805,289** | **$2,704,702** | **$1,171,158** | **$ 300,169** | **$5,835,393** | **$ 68,669** | **$ 4,666,017** | **$ 908,972** | **$ 122,337** | **$3,469,656** | **$ 752,201** | **$ 532,293** | **$ 10,815** | **$62,554,541** |
| **Expense** | | | | | | | | | | | | | | | | | | | | | |
| Personal Services | $ — | $ — | $ — | $ — | $ — | $ — | $ — | $ — | $ — | $ — | $ — | $ — | $ — | $ 2,262,907 | $ — | $ — | $ — | $ — | $ — | $ — | $ 2,262,907 |
| O & M | — | — | — | — | — | — | — | — | — | — | — | — | — | 14,572 | — | — | — | — | — | — | 14,572 |
| Charges & Services | 354,437 | 3,344,338 | 17,470,961 | — | 535,570 | 194,685 | 128,000 | — | 2,680,719 | 154,107 | — | 1,068,139 | 14,421 | 1,817,568 | 86,832 | 350,470 | — | — | 929,609 | 412,042 | 29,541,896 |
| Depreciation | — | — | 600,473 | — | — | — | — | — | — | — | — | — | 16,478 | 33,072 | — | — | — | — | — | — | 650,024 |
| Interest & Fiscal Charges | — | 2,043,494 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 2,043,494 |
| Contribs to SLC | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| **Total expense** | **354,437** | **5,387,832** | **18,071,434** | **—** | **535,570** | **194,685** | **128,000** | **—** | **2,680,719** | **154,107** | **—** | **1,068,139** | **30,899** | **4,128,119** | **86,832** | **350,470** | **—** | **—** | **929,609** | **412,042** | **34,512,892** |
| **Changes in net position** | **$1,704,194** | **$3,096,215** | **$ 2,082,850** | **$2,721,052** | **$2,795,639** | **$ 655,895** | **$3,479,066** | **$ 805,289** | **$ 23,983** | **$1,017,051** | **$ 300,169** | **$4,767,254** | **$ 37,771** | **$ 537,897** | **$ 822,140** | **$(228,132)** | **$3,469,656** | **$ 752,201** | **$(397,316)** | **$ (401,227)** | **$28,041,649** |

# Redevelopment Agency of Salt Lake City
## Selected Financial Information by Project Area
## Fiscal Year Ended June 30, 2023

| | 9-Line | Block 70 CDA | CBD | Citywide Housing | Depot District | Granary District | Housing Develop-ment | State Street | North Temple | North Temple Viaduct CDA | Northwest Quadrant | Northwest Quadrant Housing / UIPA | Program Income Fund | Project Area Housing | RDA Admini-stration | Revolving Loan Fund | Stadler | Sugarhouse Project | West Capital Hill | West Temple Gateway | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Grants and Other Contributions | $2,601,746 | $1,925,503 | $25,941,783 | $ — | $5,316,113 | $1,081,675 | $ — | $ 988,936 | $2,720,019 | $1,371,125 | $1,545,843 | $ (171,737) | $ — | $ (15,544,598) | $ — | $ 138,526 | $4,337,070 | $ — | $ — | $ — | $ 32,252,004 |
| Loans receivable principal received | — | — | — | 39,930 | — | — | 321,379 | — | — | — | — | — | 38,642 | — | — | 263,757 | — | — | — | — | 663,707 |
| Interest on investments | — | 144,087 | 2,336,613 | 332,754 | 370,203 | 147,486 | 218,740 | 110,886 | 25,483 | 74,259 | 128,433 | 408,211 | 68,669 | 84,659 | 1,398 | 5,562 | — | 1,457 | 525,969 | 10,478 | 4,995,349 |
| Bonds payable | — | 50,537,363 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 50,537,363 |
| Interest and fiscal charges | — | 1,562,318 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 1,562,318 |
| Debt principal paid | — | 5,815,000 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 5,815,000 |
| Origination of loans | — | — | 225,437 | 2,622,658 | — | 136,962 | 4,768,750 | 4,475,342 | — | — | — | — | — | — | 1,872,994 | — | — | — | — | — | 14,102,143 |
| Refunds of tax increment | 284,437 | 505,445 | 12,704,953 | — | 202,195 | — | — | — | — | 154,107 | — | — | — | — | — | 350,941 | — | — | — | — | 14,202,078 |
| Personal Services | — | — | — | — | — | — | — | — | — | — | — | — | — | 2,262,907 | — | — | — | — | — | — | 2,262,907 |
| Operating & Maintenance | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 1,529,860 | — | — | — | — | — | 1,529,860 |
| Charges & Services | 354,437 | 3,344,338 | 17,470,961 | — | 535,570 | 194,685 | 128,000 | — | 2,680,719 | 154,107 | — | 1,068,139 | 14,421 | 1,817,568 | 86,832 | 350,470 | — | — | 929,609 | 412,042 | 29,541,896 |
| Budgetary transfers in (out) | (336,889) | 6,623,842 | (9,381,157) | 1,993,593 | (1,807,887) | (316,685) | — | (657,924) | (197,990) | (36,542) | (310,605) | | | 103,535 | 4,340,960 | | (16,250) | | | — | — |
| Depreciation | | | 613,146 | | | | | | | | | | | 16,478 | 33,855 | | | | | | 663,479 |